

PILL CREEK
FEOCK

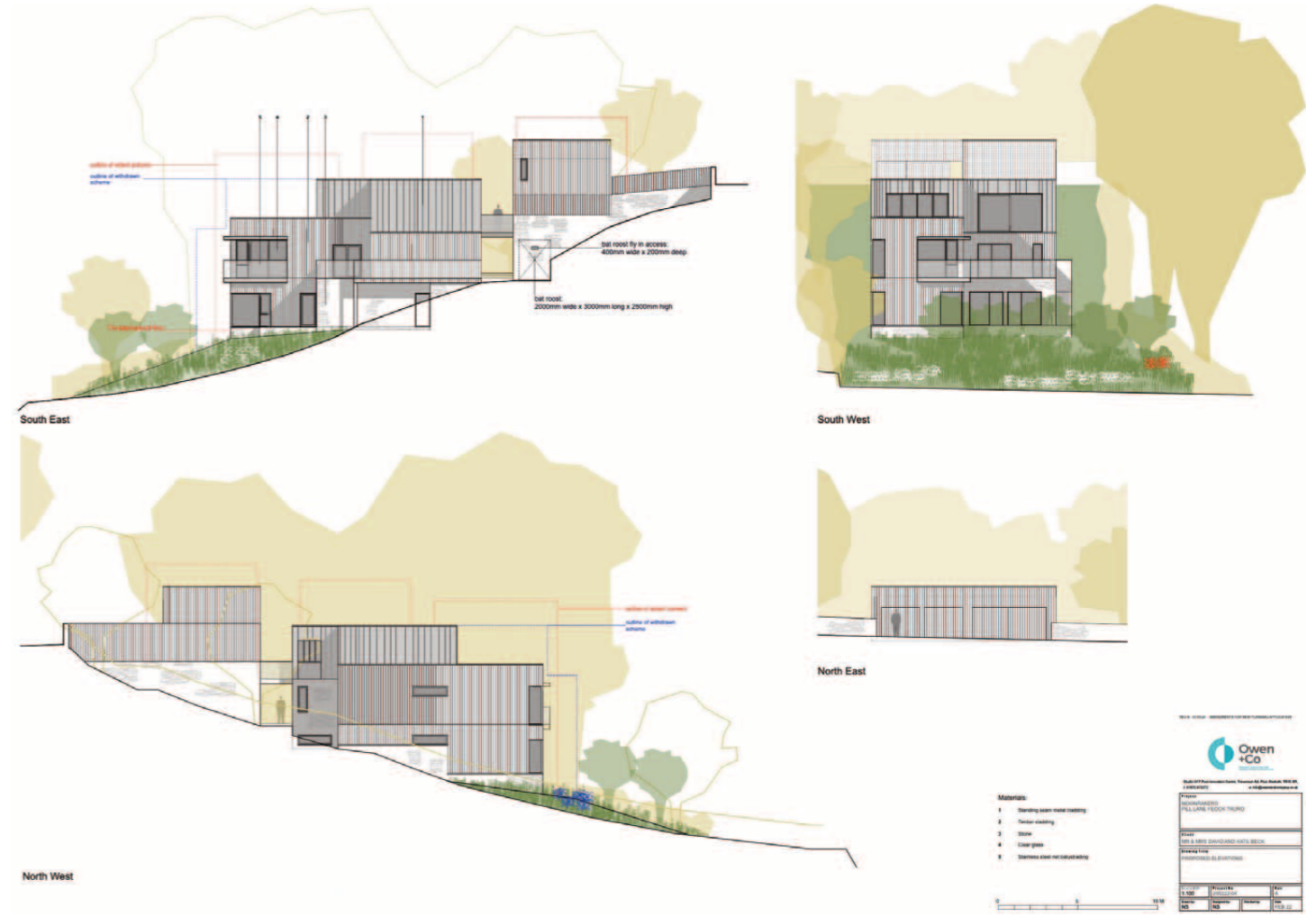
JONATHAN

CUNLIFFE

Pill Lane, Feock, Truro, TR3 6SE

An exciting opportunity for the purchaser to build themselves an exceptional contemporary home at the head of Pill Creek. A large plot with creek frontage and its own woodland, with planning consent for the construction of a detached 3 storey, 4 bedroom home to a modern design by Owen & Co.





- Large creekside plot
- Planning consent for detached 3-storey, 4 bedroom home with home office/bedroom 5
 - Double garage cleverly incorporating a gym beneath it
 - Striking contemporary modern design by Owen & Co
 - Long frontage to the head of the Pill Creek
- Private woodland which protects the view from the property
- 3390 sqft
- Approx 0.71 acres



SETTING THE SCENE

The beautiful, part wooded Pill Creek extends from the head of the Carrick Roads inland to the north, in between Loe Beach and the National Trust-owned Trelissick Estate. It certainly is an idyllic setting, yet one that is just 10-15 minutes drive from the heart of Truro, with its Cathedral, schooling, high street shops, theatre, Waitrose and mainline railway station.

Pill Creek itself has become home to a handful of iconic modernist houses, ever since the construction of one of Sir Richard Rogers' early commissions; Creek Vean. Much of the surrounding countryside is owned and managed by the National Trust and is designated as an Area of Outstanding Natural Beauty, with numerous country and creekside coastal walks easily accessible from the house. For messing about in boats, it really doesn't get any better, with all the villages surrounding the estuary hosting regattas through the summer.

Cornwall's south coast, facing the English Channel, is the fairer counterpart to its rugged, Atlantic-bashed northern side. This is the Cornwall of sheltered fishing villages, fields that gently slope into tidal creeks and verdant gardens filled with exotic plants that take to the warm summers. Almost due south of Pill Creek is the yachting haven of Mylor Yacht Harbour, while the port and university town of Falmouth sits sheltered inside the entrance to the Carrick Roads.

The site is the last undeveloped plot on Pill Creek. Due to the nature of the site, which wraps around the head

of the creek, the view from the new property will always be protected by the area of private woodland along the eastern boundary.

AGENTS NOTE

Please note a CIL (Community Infrastructure Levy) will apply to the development of this site. There are exemptions available, including where the property is a main residence for 3 years following self-build.

SERVICES

Connection available to mains electricity, gas and drainage.

DISTANCES (All distances approximate)

Pill Creek 50 yards, Truro 5 miles,
Mylor Yacht Harbour 9.5 miles, Falmouth 10.5 miles

WHAT3WORDS LOCATION

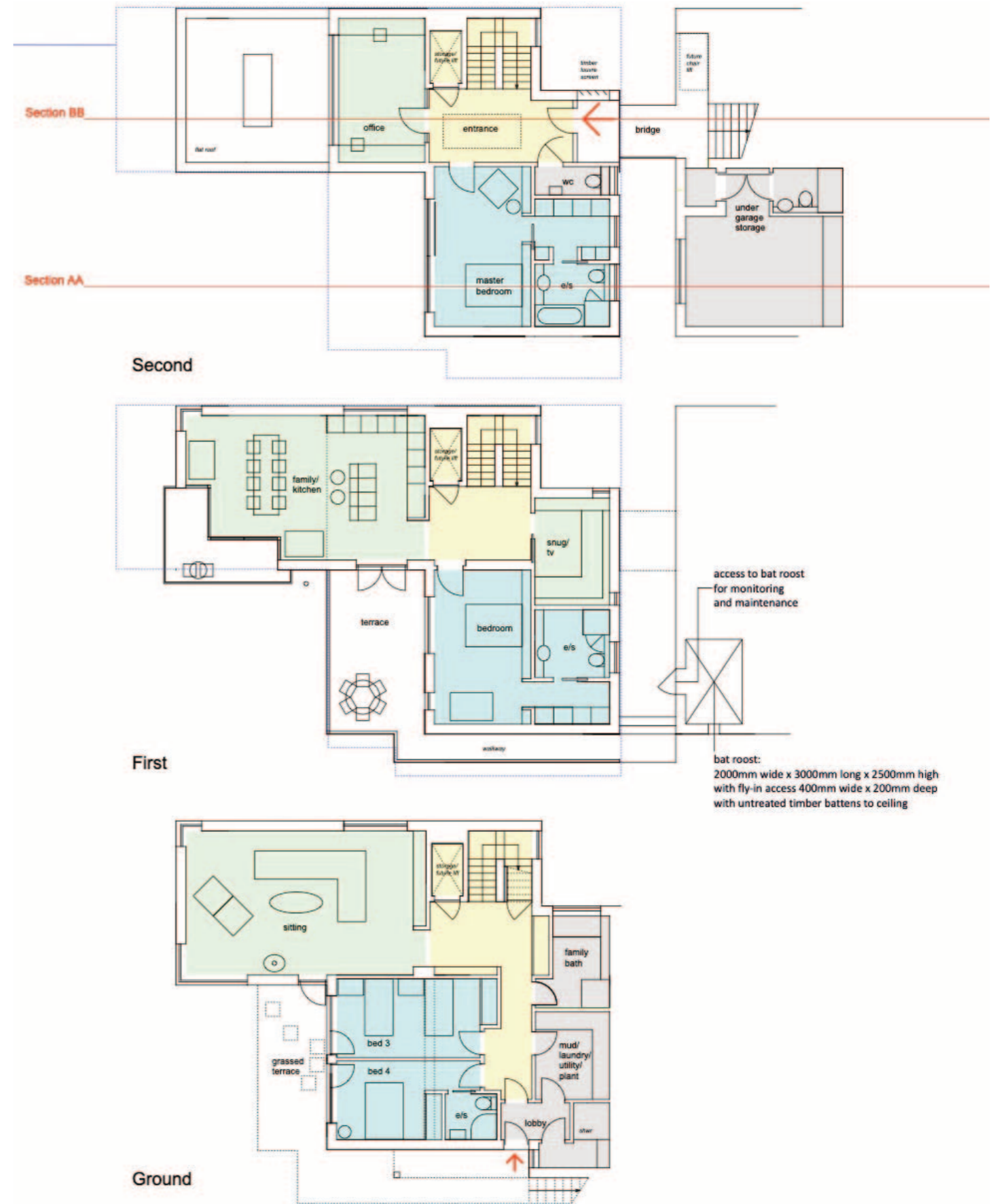
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DIRECTIONS

Entering Pill Lane, which runs down the eastern shore of the creek, the plot is on the right hand side after 'Creek End'.

PLANNING DETAILS

Planning permission PA22/03183 and two extant planning consents PA15/10538 and PA18/09313 from Cornwall Council for a 4 bedroom, 3 storey home and accompanying double garage with gym.



ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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