

BODENNICK
RESTRONGUET POINT, FEOCK

JONATHAN

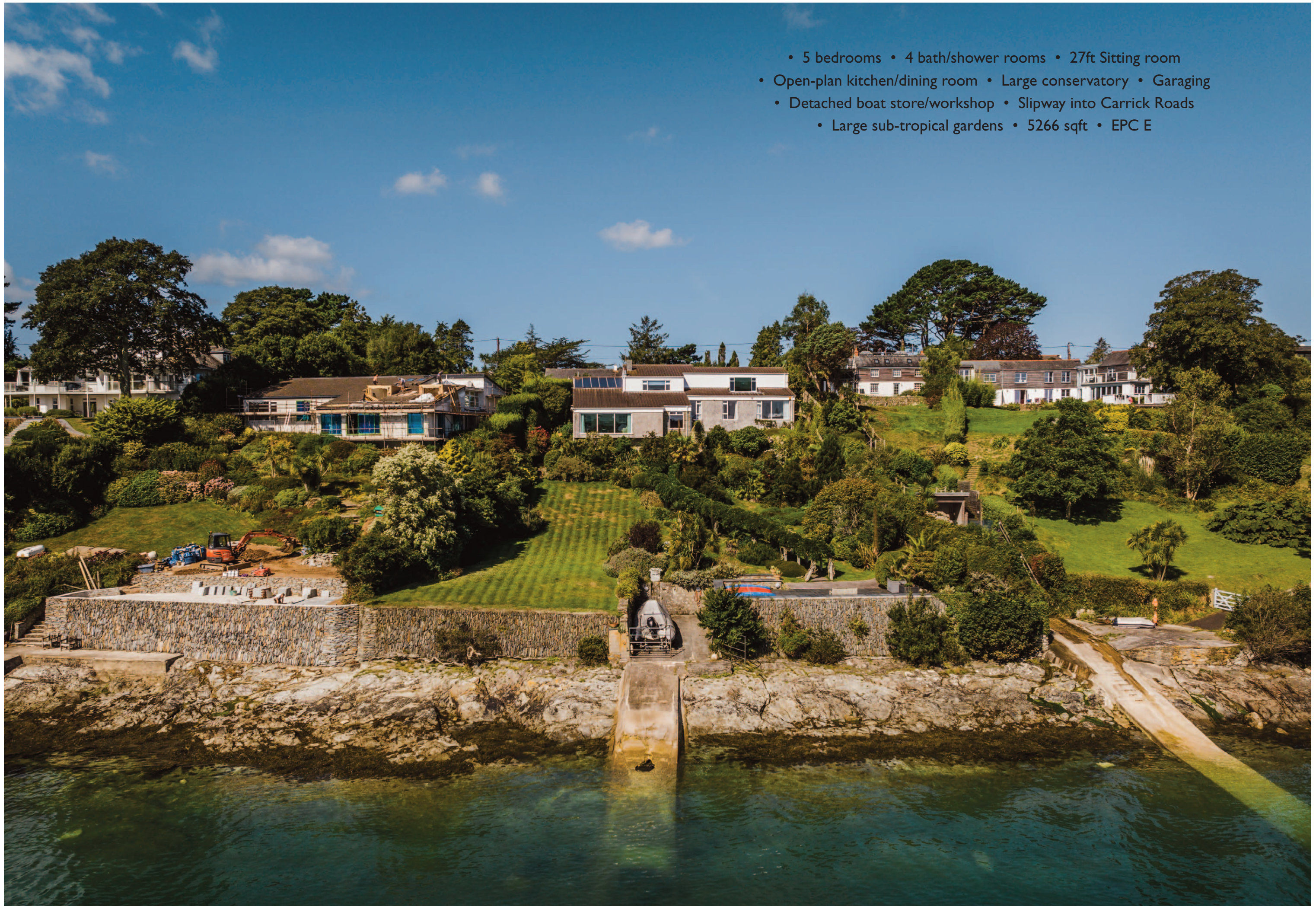
CUNLIFFE

Bodennick, Restronguet Point, Feock TR3 6RB

A superb and spacious waterfront home unfolding over 5,000 sqft, with slipway on the deep water side of this exclusive peninsula, yet just 5 miles from the cathedral city of Truro and its schools and mainline railway station.



- 5 bedrooms • 4 bath/shower rooms • 27ft Sitting room
- Open-plan kitchen/dining room • Large conservatory • Garaging
- Detached boat store/workshop • Slipway into Carrick Roads
- Large sub-tropical gardens • 5266 sqft • EPC E







SETTING THE SCENE

Restronguet Point is a beautiful, narrow peninsula jutting out into the Fal Estuary in south Cornwall, and is arguably one of the most desirable and exclusive waterfront locations on the south coast of England.

At the head of the Carrick Roads, the nearby village of Feock has a pretty church, boatyard, sailing school and garage, while the city of Truro (5 miles away) centred around its magnificent cathedral offers an excellent range of shopping and schooling, with mainline link to London Paddington including overnight 'sleeper' service. This part of South Cornwall is perhaps best known for its wonderful sailing and water sports with deep water moorings and first-class yacht marinas at Mylor and Falmouth. It also has one of the most wonderful climates in the United Kingdom, ensuring some of the most spectacular gardens in the country including nearby Trelissick.

THE TOUR

Perfectly positioned halfway along the deepwater side of Restronguet Point, Bodennick has a truly breathtaking vista of the Carrick Roads. With exquisite sub-tropical gardens descending towards the shoreline, the sweeping estuary views take in the western shore of the Roseland Peninsula and reach right up to Mylor Yacht Harbour, framing the open waters in-between.

Built to a contemporary split-level design in the 1960's, it is clear that Bodennick occupies one of the very best plots on the peninsula. There are no trees obstructing the views and the deep plot continues to widen as it slopes gently down to the waters edge. Impeccably maintained by the current owners, the house is very much 'turnkey' and is the ultimate paradise for a keen sailor or water enthusiast.

With exceptionally generous accommodation, the house unfolds over 5,000 sq ft across three floors, including 5 large bedrooms, a wide reception hall and expansive living areas. There is a modern, mid-century style kitchen, and tucked behind this, there is an impressive double-height conservatory leading to a series of useful ancillary rooms - perfect for the end of a busy family day on or in the water. There are beautiful parquet wooden floors underfoot, while the enormous windows not only celebrate the water views but bathe the interiors with natural light.

THE GREAT OUTDOORS

Set at the bottom of its own gated driveway, the house affords much privacy from the road and includes integral garaging and a further detached boat store/workshop. There is useful vehicular access down the side of the house to the bottom of the garden and a delightful terrace to while away the hours by the waters edge.

The magnificent landscaped gardens include a large upper terrace by the house, a hidden circular stone terrace, a winding pathway to the water framed by wisteria, and an enormous variety of mature, colourful specimen and sub-tropical plants. These mature and established gardens descend to a wide terrace just above the water where there is about 135 ft direct frontage (with ownership to mean high water) including a superb concrete slipway with winch.

SERVICES

Mains water and electricity and drainage with oil-fired central heating system.
Deep water moorings by application from Truro Harbour Authority.

DISTANCES (All distances approximate)

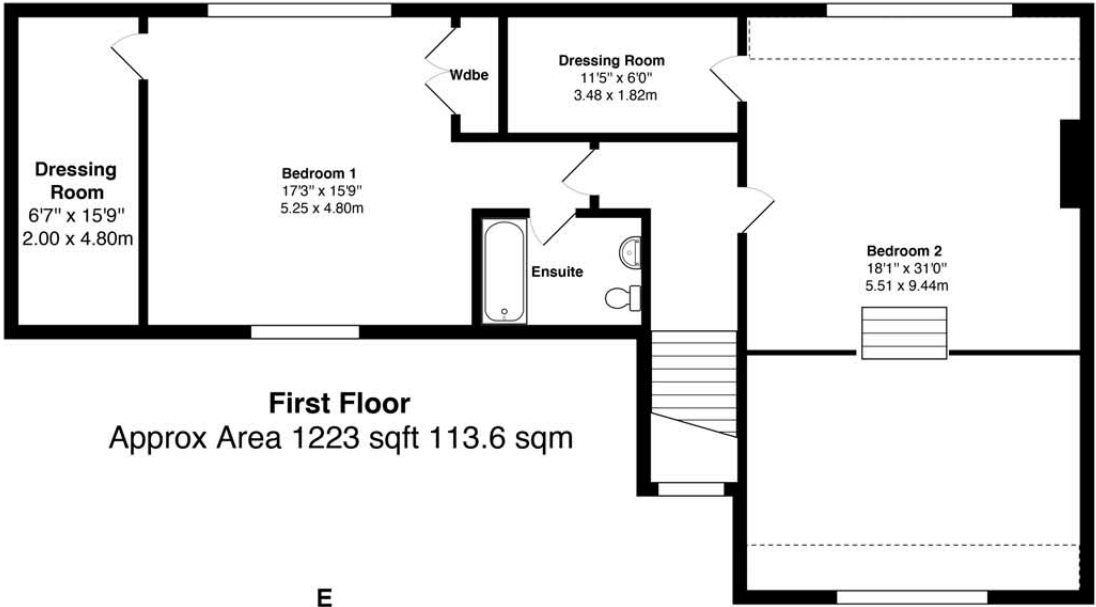
Feock ¾ mile, Truro 6 miles, Falmouth 10 miles, Newquay Airport 24 miles, M5 (Exeter) 93 miles

WHAT3WORDS LOCATION

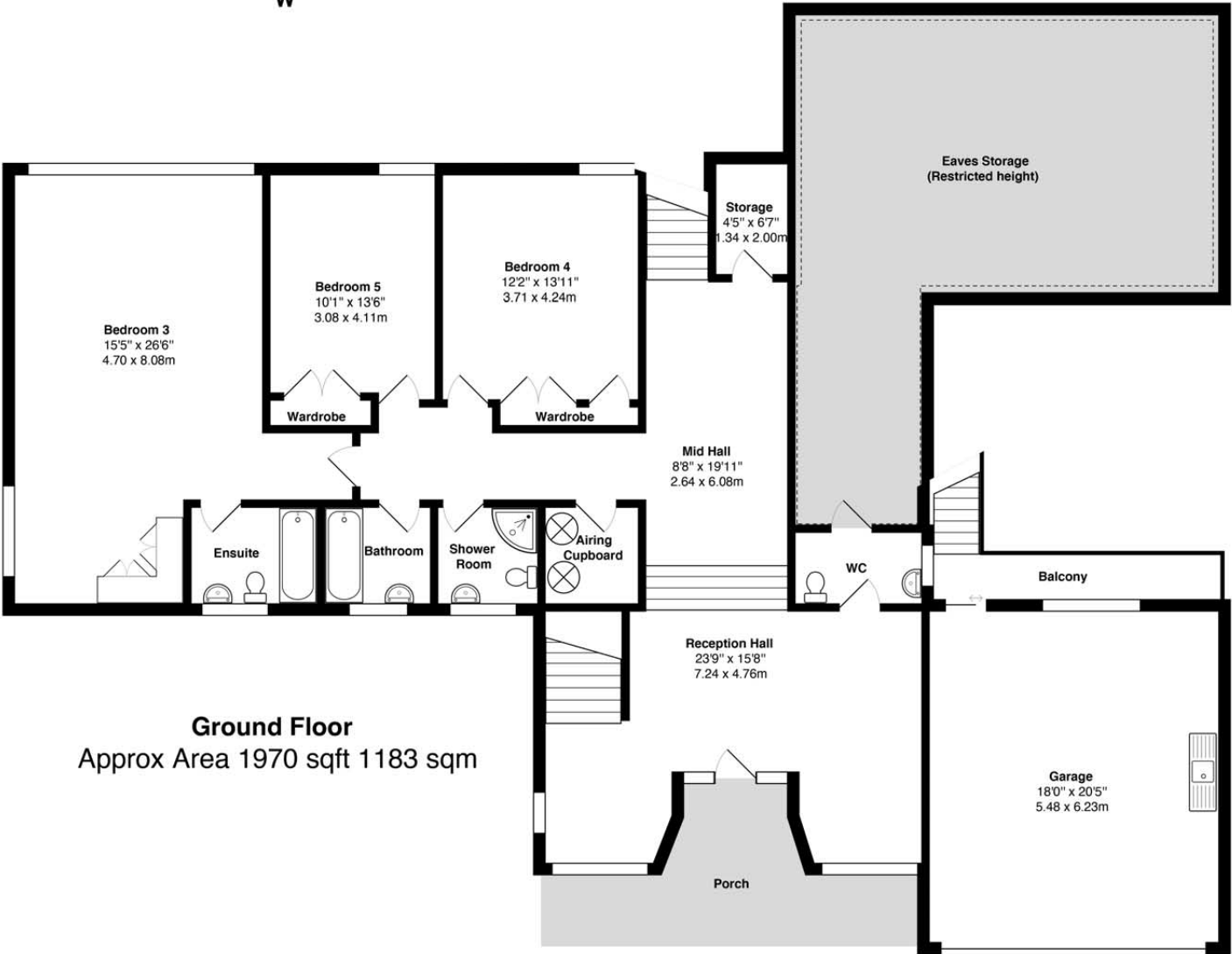
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COUNCIL TAX BAND

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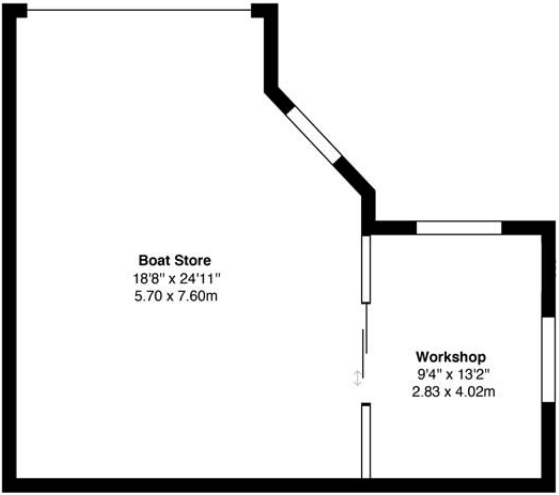


First Floor
Approx Area 1223 sqft 113.6 sqm

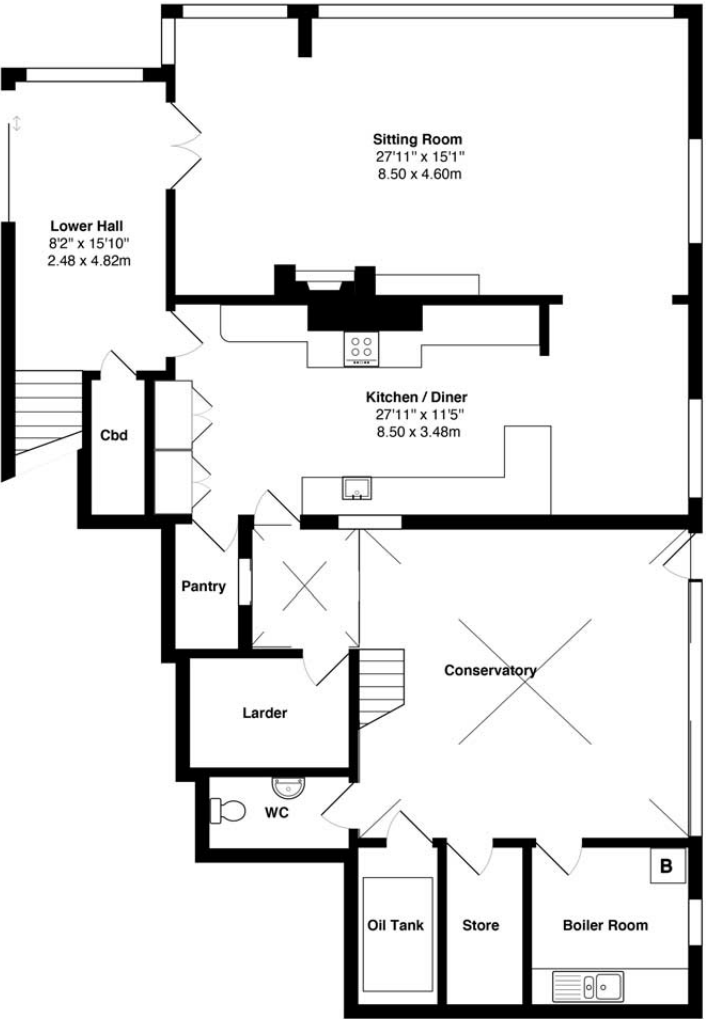


Ground Floor
Approx Area 1970 sqft 1183 sqm

BODENNICK RESTRONGUET POINT FEOCK TR3 6RB
TOTAL APPROX. FLOOR AREA 5266 sqft (489.3 sqm)
(excluding Porch, Balcony & Eaves Storage)



Boat Store
Approx Area 525 sqft 48.8 sqm



Lower Ground Floor
Approx Area 1550 sqft 144 sqm



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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