



The Nook

Feock



Feock, Truro, TR3 6RG

Located in the heart of Feock, this enchanting Grade II Listed thatched cottage has been sensitively restored to celebrate its historic character. Rich in period detail and brimming with charm, this exquisite home offers warm and bespoke interiors, just moments from the tranquil waters of the Carrick Roads.

The Location

Situated at the head of the Carrick Roads, the sought-after village of Feock is centred around its picturesque church and enjoys a privileged setting on Cornwall's south coast. Just a short stroll away is the church and Loe Beach, with its watersports centre, café, slipway and moorings. From here, the tree-lined creeks and rivers of the Fal Estuary are directly accessible — celebrated as some of the finest day-sailing grounds in the UK.

The surrounding area abounds with scenic walks, including the woodland trails at nearby Trelissick, which wind along the banks of the River Fal. Loe Beach itself offers sailing, kayaking and dinghy launching, while the wider Carrick Roads host numerous sailing clubs, most notably at Mylor Harbour — Cornwall's premier boating hub. For land-based leisure, golf can be enjoyed at Truro and Falmouth, while excellent primary schools are close at hand in Devoran and Kea.

Only four miles away, Truro serves as Cornwall's commercial and cultural heart, with excellent shopping, a choice of private and state schooling, and a mainline rail link to London Paddington. Around nine miles to the south, the vibrant university town of Falmouth offers a lively mix of restaurants, quayside bars, galleries and sub-tropical gardens, along with safe sandy beaches and access to the South West Coast Path leading towards Swanpool, Maenporth and the unspoilt Helford River.

The Roseland Peninsula also lies within easy reach via the iconic King Harry Ferry, where celebrated coastal villages including St Mawes, Portscatho, Veryan, Carne and Pendower provide outstanding opportunities for sailing, dining, walking and beachside relaxation.

The Property

- Charming thatched cottage, beautifully restored and full of character
- Sought-after village location within walking distance of Loe Beach
- Hugely characterful throughout, retaining period details including beamed ceilings and feature fireplaces
- Tastefully presented with a blend of traditional and modern style incorporating flagstone and oak flooring with underfloor heating throughout the ground floor (except study)
- Spacious living / dining room with Chesney woodburner set within inglenook fireplace
- Stylish and well-appointed galley kitchen with Smeg range cooker
- Utility room opening from the kitchen
- Ground floor shower room
- Charming snug featuring butler's pantry and character fireplace
- Versatile study/ground floor bedroom
- Three first floor double bedrooms, all with built-in wardrobes
- Family bathroom with marble feature basin, free-standing bath and separate shower



The Gardens, Garage and Parking

- Gated driveway with parking for two cars
- Detached garage
- Southerly facing terrace accessed from the living room
- Additional terrace with pergola
- Generous garden mainly laid to lawn, planted with a variety of fruit trees
- Well-established kitchen garden

Services, tenure and material information

Freehold. Grade 2 Listed. Mains electricity, water and drainage. Bottled gas for the range and boiler. NEST-controlled heating; Wired fire alarm.

Council Tax: band E

Broadband: Full Fibre available in the postcode (source: <https://www.openreach.com/broadband-network/fibre-availability>)

A note on finishes

The owner has paid attention to detail and gone to great lengths to sympathetically and tastefully finish The Nook, including English-made lighting and ironmongery:

Fired Earth tiles and flagstone flooring; Farrow & Ball paint throughout; Colour-matched Cornish Lime specialist paint on cob walls; Jim Lawrence lighting; From the Anvil fixtures and fittings.

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Main House = 1508 sq ft / 140 sq m

Garage = 159 sq ft / 14.8 sq m

Total = 1667 sq ft / 154.8 sq m

For identification only - Not to scale



What3Words

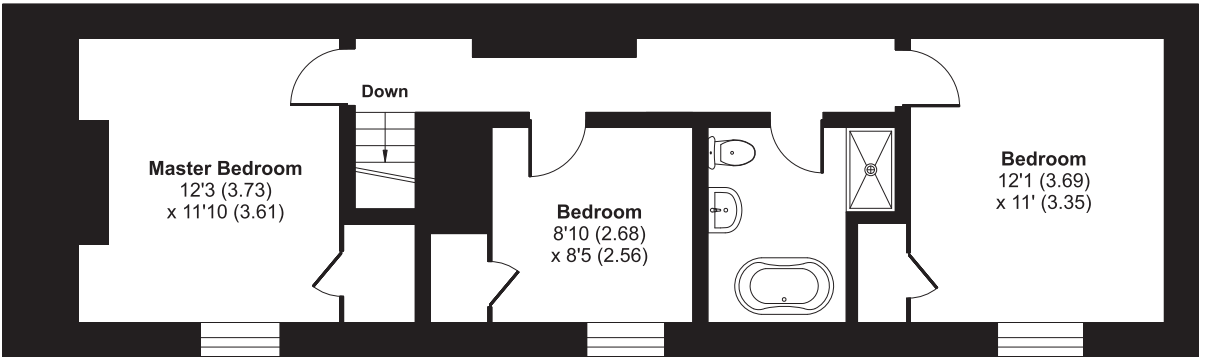
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Distances

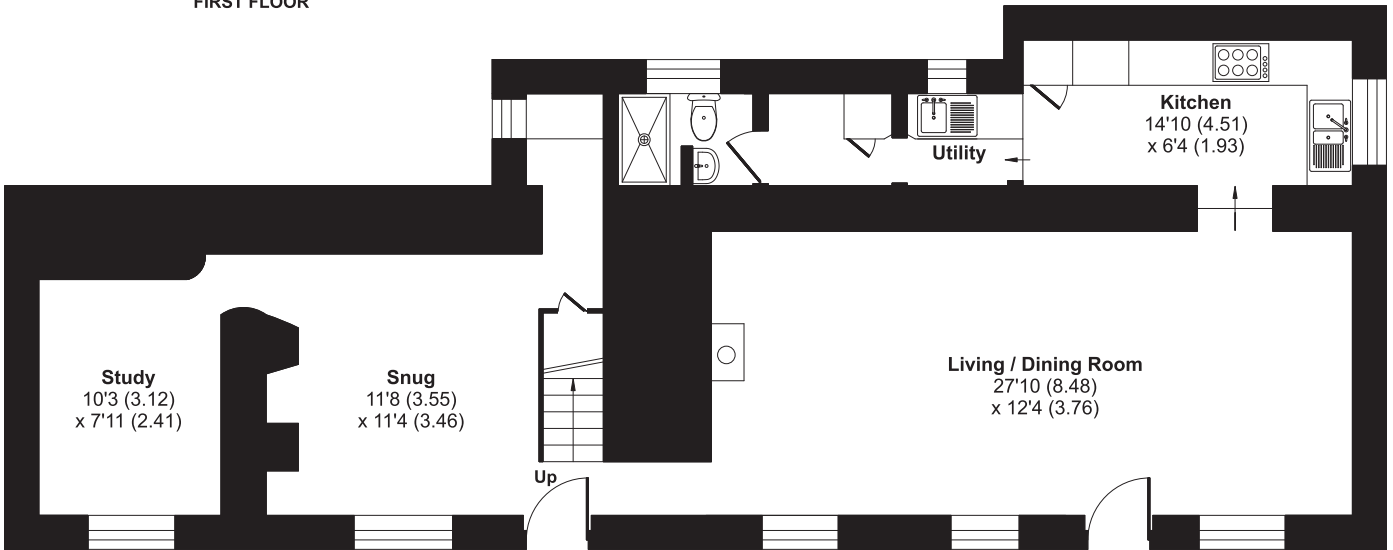
Loe Beach Watersports (Feock) – 500 yards (via lane and footpath);
Trelissick Gardens (National Trust) – 2;
Devoran – 2.5; Truro – 4;
Pendower beach – 6.5 (via King Harry Ferry);
St Mawes (via KHF) – 7.3; Falmouth – 8.5;
Mylor Yacht Harbour – 9.1; St Agnes – 11.2;
Cornwall Airport (Newquay) – 23.7
(All distances are approximate and in miles)

Directions

Travelling into Feock, passing Ferris Garage on the right, turn left at the grass triangle and follow the road for approximately 350 yards. The gate to The Nook is situated after a short distance on the right-hand side.



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Shore Partnership Limited. REF: 1354560

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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Ben Davies
Director



Tim May
Director

WHERE YOU LIVE MATTERS

Telephone: 01872 484484

Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

