



1 Dozmere Close

Feock



1 Dozmere Close, Feock, Truro TR3 6RL

Remodelled and refurbished, this detached bungalow sits in the heart of Feock, one of Cornwall's most desirable waterside villages, prized for its tranquil estuary setting and sought after lifestyle. Surrounded by generous private gardens to the front and rear, offering up to four bedrooms and two bath/shower rooms, this stylish and very comfortable family home is complemented by an attached gym/studio and the convenience of two driveways.

The Location

Dozmere Close enjoys a tranquil setting on a no-through road in the heart of Feock, one of Cornwall's most desirable villages. Situated near the banks of the River Fal, the location offers easy access to scenic woodland walks around Trelissick and is just a short drive from Truro, making it perfectly placed for both countryside and city amenities.

Nearby Loe Beach provides a hub for water sports, with a café, slipway and moorings that open onto the Carrick Roads, well renowned as some of the UK's finest sailing waters. Activities such as dinghy launching, kayaking and sailing are popular here, while Mylor Harbour has grown into one of the country's leading boating destinations.

The area also offers golf courses in Truro and Falmouth, along with highly regarded primary schools in Devoran and Kea. Just 10 miles away, Falmouth boasts sandy beaches, vibrant restaurants, galleries and access to the South West Coast Path, along with a thriving cultural scene, performing arts and the University of Exeter campus at Tremough.

The Property

- Contemporary family home, recently remodelled and refurbished
- Stylish new kitchen and two modern bath/shower rooms
- Centrally positioned within generous, private front and rear gardens
- All rooms enjoy an attractive garden outlook
- Extended reception porch creating a bright and welcoming reception area
- Stunning Plykea kitchen (www.plykea.com) with oak veneer and Fenix laminate finish, featuring premium appliances: Fisher & Paykel fridge and freezer; Bora hob with concealed downdraught extractor; NEFF double ovens and warming drawer; Bosch dishwasher; Quooker tap providing hot, cold, boiling, chilled and sparkling water
- Spacious double aspect living room with patio doors to the garden. Timber flooring and Penguin woodburner.
- Inner hall with fitted storage
- Master bedroom with full-width fitted wardrobes
- Two further bedrooms with integrated shelving and drawers
- Luxurious bathroom with separate shower and wet room, both fully tiled and finished with Lusso Stone and RAK fittings
- Versatile fourth bedroom / study / family room

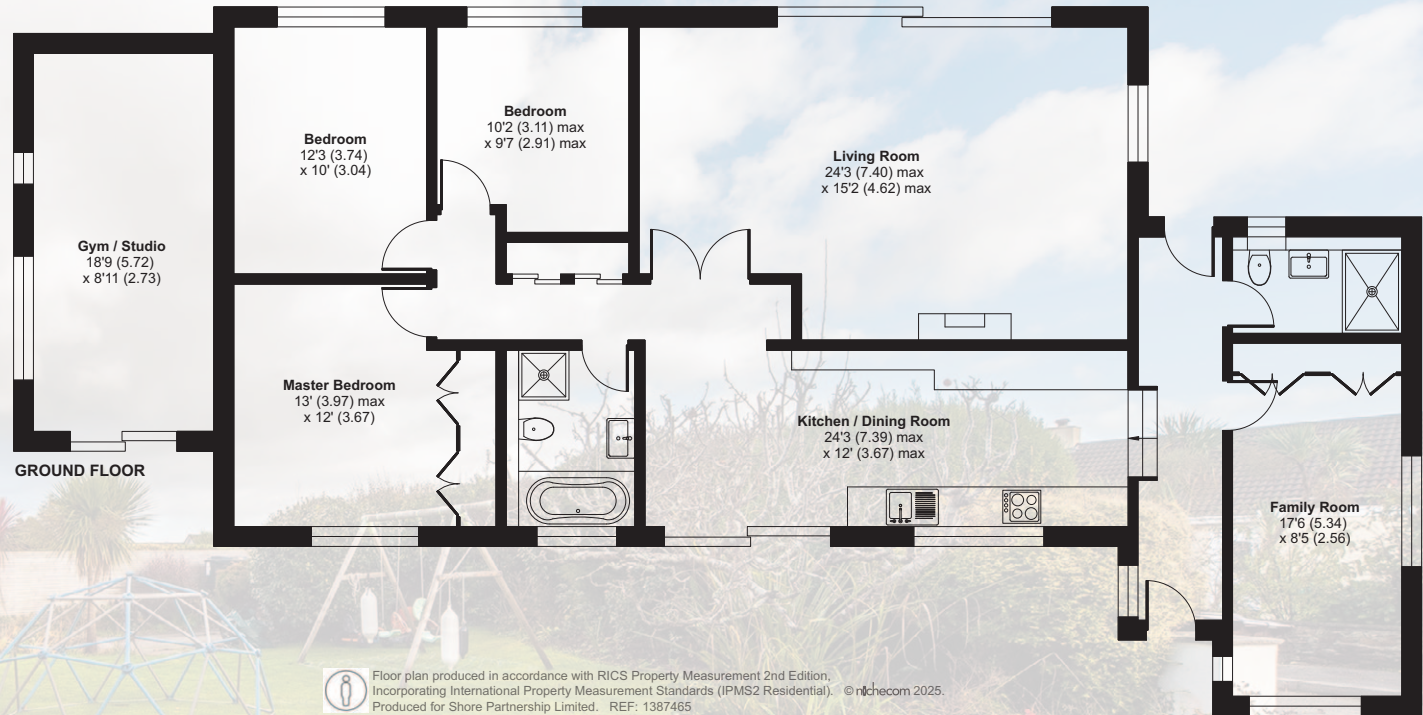




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Main House = 1389 sq ft / 129 sq m
Total = 1557 sq ft / 144.6 sq m (includes outbuildings)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Shore Partnership Limited. REF: 1387465

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	70 C
39-54	E		
21-38	F		
1-20	G		

Directions

From Truro, take the A390 to Falmouth, turning left at the second roundabout at Playing Place. (just past the Shell garage) following signs to Feock. Continue straight along this road for two miles. Just after passing the Ferris garage on the right, bear right as the road forks following the sign to Restranguet Point. Continue past the turning to Gwel-an-Scol and turn left in Dozmere. Continue into Dozmere and take the first left in Dozmere Close. Number 1 is the first property on the left.

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.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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The Gardens and Grounds

- Generous, private and level gardens
- Two separate driveways providing ample parking
- Front garden with level lawns and mature, well-established borders
- West-facing rear garden featuring a part-lawned area with vibrant, well-stocked beds and mature planting. Paved patio ideal for outdoor dining and entertaining, complete with a barbecue area. Fruit cage and vegetable bed.

Tenure, services and material information

Freehold. Mains electricity and water. Private drainage. Oil-fired central heating.

Council Tax: band E

Broadband: Full Fibre To Property (source: www.openreach.com/broadband-network/fibre-availability)

What3Words

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Distances

Loe Beach (watersports and moorings) - 0.8;
Trelissick Gardens - 2; Truro - 3.9;
Falmouth / Exeter University (Tremough Campus) - 7.5;
Mylor Yacht Harbour - 9.1; Falmouth - 10;
St Agnes (north coast) - 11;
Cornwall Airport (Newquay) - 23

(All distances are approximate and in miles)





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