



Sandoes Gate, King Harry Road, Feock, TR3 6QN  
Offers in excess of £650,000



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# Key Features

- Detached Grade II listed Cornish cottage dating from the 1640s
- Much-loved family home in peaceful Feock, near Treliissick & Loe Beach
- Three double bedrooms, one en-suite shower room & generous family bathroom
- Beautifully restored original features - beams, fireplaces & handcrafted details
- South-facing, professionally planted gardens, rich in wildlife
- Detached outbuilding, ample parking & scope for thoughtful expansion
- No onward chain, video tour available





*A rare and characterful Grade II listed detached cottage situated in the peaceful parish of Feock, near Trelassick and Loe Beach. A much-loved three bedroom, two bath/shower room, two reception room home with south-facing country garden and off road parking.*





# The Property

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This is a truly special property and one that felt only right to let the owners describe in their own words...

Sandoes Gate is a rare and remarkable Grade II listed Cornish cottage, dating from the 1640s and quietly nestled in the parish of Feock - just moments from Trelissick Gardens and the Carrick Roads waterways. Once a spiritual meeting house, this much-loved home has been cared for by our family for over 20 years. It now offers the chance for a new custodian to step in and continue its long, unfolding story.

From the moment you enter, there's a deep sense of welcome. The entrance hall leads into a warm and characterful interior where original beams, historic fireplaces, and handmade details have been lovingly preserved.



The accommodation includes three double bedrooms, one en-suite, a family bathroom, a first floor hobby/office space, a sitting room, a cosy snug, and a separate kitchen/breakfast room with adjoining utility. Every room carries a quiet invitation to slow down, connect and gather.

The ground floor layout offers both comfort and flexibility, with living spaces looking onto the garden and inviting in natural light. The kitchen is a true heart of the home - already generous, but also offering clear potential for a contemporary glazed extension (subject to necessary consents) that would create an exceptional indoor-outdoor flow. Upstairs, the principal bedroom enjoys elevated views over the garden and towards the Carrick Roads.

With sustainability upgrades including an air source heat pump, and provision for a solar and battery storage system, Sandoes Gate is future-ready and soul-rich.











# The Outside

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The grounds at Sandoes Gate are a rare sanctuary - south-facing, level, generous and extending to just under a third of an acre. Lovingly designed and tended over many years by a professional plantsman, the garden is an ever-evolving tapestry of colour, texture, and life. From mature trees and rare specimens to fruit trees and organic vegetable beds, it's a true haven for nature lovers, complete with a thriving resident bird population.

There are two separate patio areas: one open and sun-drenched - ideal for quiet morning coffees or evening stargazing; the other a large, secluded sun trap - perfect for al fresco dining and entertaining. The views are equally captivating: far-reaching countryside stretches towards Truro at the rear, while open fields to the front offer glimpses of the sea. On clear nights, the sky becomes a show in itself.



The gravelled driveway provides ample off-road parking. A detached outbuilding offers potential for a home office, creative studio, or ancillary accommodation. Subject to the necessary consents, there is scope to add a double garage with annexe above.

This is a garden that gives generously - whether you wish to enjoy it just as it is, or bring your own vision to life. At Sandoes Gate, the connection between home, land and legacy is beautifully alive.

This has been a home that holds you, inspires you, and quietly reminds you of what matters most.



# The Location

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Sandoes Gate enjoys a truly special setting on the edge of the Trelissick Garden estate, in the picturesque and highly sought-after parish of Feock. Surrounded by unspoilt countryside and within walking distance of the renowned National Trust gardens, this enchanting location offers a rare combination of rural beauty, privacy, and coastal access.

From the doorstep, scenic footpaths lead across fields to Pill Creek, Cowlands, and the peaceful waterside hamlet of Penpol, with its creekside views and charming walks to Point Quay. The nearby Punchbowl & Ladle pub at Penelewey is a favourite local landmark.

Just a short stroll away lies Loe Beach, a hidden gem facing the Carrick Roads, offering moorings, a café, and a well-regarded water sports centre where sailing dinghies, paddleboards, kayaks and motorboats can be hired—perfect for those drawn to the sea. Mylor Yacht Harbour is just a short drive away, offering a full-service marina, bistro, café, and sailing club.

Despite its peaceful setting, Sandoes Gate is wonderfully well-connected. The cathedral city of Truro—with its vibrant mix of independent shops, excellent schools, mainline rail station to London, and the Hall for Cornwall theatre—is around four miles away. Falmouth, a lively university town with a rich maritime heritage, is within 9 miles to the south.

Newquay Airport is approximately 40 minutes by car and offers daily direct flights to London and other UK and European destinations, while the King Harry Ferry provides swift access to the Roseland Peninsula and the south coast's many idyllic beaches.

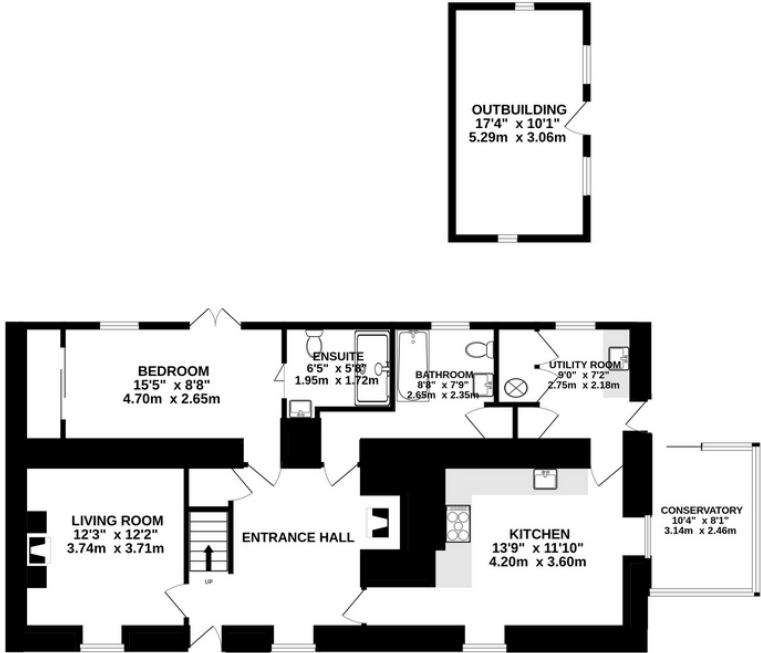
Feock and its surrounding area offer a unique blend of countryside charm and coastal living—a true sanctuary for those seeking nature, space, and serenity within reach of Cornwall's most celebrated towns and waters.



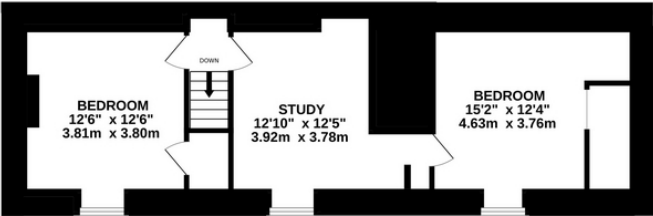


# Floorplan

GROUND FLOOR  
1195 sq.ft. (111.0 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



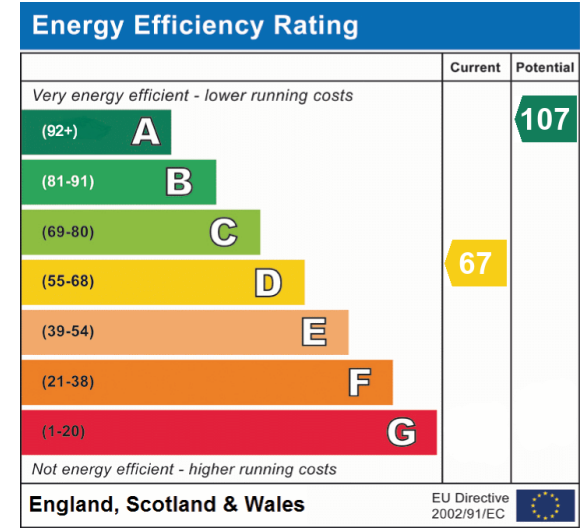
TOTAL FLOOR AREA : 1733 sq.ft. (161.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Property Information

Tenure: Freehold  
Council Authority: Cornwall  
Council Tax Band: F  
Services: Mains water, drainage & electric are all connected. The property is heated via a recently fitted air source heat pump.  
Mobile Signal: Likely (all networks)  
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.  
Note: The property is Grade II listed.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

