



Appleby
Restronguet Point | Feock | Truro | Cornwall | TR3 6RB

FINE & COUNTRY

Step inside

Appleby

A rare waterfront opportunity in one of Cornwall's most prestigious coastal enclaves.

Perfectly positioned on the exclusive and highly coveted Restronguet Point, Appleby presents a once-in-a-generation opportunity to secure a residence in one of Cornwall's most desirable and tightly held addresses. With far-reaching views across the tranquil waters of the Carrick Roads and the lush, undulating countryside beyond, this detached bungalow enjoys a truly privileged setting where natural beauty, privacy, and lifestyle come together.

Location

Widely considered one of Cornwall's most exclusive and picturesque addresses, Restronguet Point is a private peninsula set between the sheltered waters of Restronguet Creek and the expansive Carrick Roads estuary. With its peaceful atmosphere, stunning scenery, and direct access to the water, it offers a truly exceptional coastal lifestyle. The Point is renowned for its breathtaking natural surroundings — with ever-changing water views, wooded shorelines, and the constant presence of wildlife. Many homes here enjoy dual water aspects, creating a sense of calm and connection with nature that is rare to find. While feeling wonderfully secluded, Restronguet Point is also ideally located, just a short drive from Falmouth, Truro, and Mylor Harbour, offering easy access to sailing, fine dining, and local amenities. For boating enthusiasts, the area is a dream, with world-class sailing waters right on the doorstep.

Property

This delightful, three bedroom detached bungalow benefits from shared access to the creek, a unique and valuable feature for boating enthusiasts or those wishing to enjoy paddleboarding, kayaking, or simply launching from the shore. From its position on Restronguet Point, the property benefits from generous natural light and hours of sunshine, with the morning sun on the front elevation, with the midday, afternoon and evening sun on the rear elevation. Internally the accommodation is spacious and flexible, with a generous size kitchen, lounge dining room with open fire, and a conservatory which affords simply wonderful views of Restronguet Creek. With its double garage, ample driveway parking, and gently sloping gardens, the setting is both functional and inspiring. While the existing bungalow offers comfortable accommodation, the true value of Appleby lies in the extraordinary potential it offers. For those seeking a project, the property offers exciting scope to modernise, extend, or completely redevelop (subject to planning permission), creating a landmark home in one of Cornwall's most sought-after addresses. Opportunities such as this are vanishingly rare, a blank canvas in a world-class location. The property is also being sold with no onward chain.









Step outside

Appleby

The Gardens

The property benefits from a generous plot, comprising lawn areas and off-road parking for several vehicles to the front elevation. Access on both sides leads to the rear garden. To the rear is a large terrace laid to slate, providing a good space for dining, a Masterspa Swim Spa and affords panoramic views over the river & surrounding countryside. Steps down from the terrace lead to the spacious lawn area, gently sloping and complimented with mature trees & bushes to both borders. The lower level of the garden features growing areas, fruit trees, green house, and a timber shed equipped with power and light. Gated access onto the shared footpath, that leads down to the Creekside.

Cornwall

Cornwall, on England's southwestern coast, is a region of breathtaking natural beauty, famed for its dramatic cliffs, golden beaches, and turquoise waters. Its coastline stretches for over 400 miles, offering everything from world-class surfing at Fistral Beach in Newquay to peaceful, picturesque coves like Kynance and Porthcurno. Beyond the beaches, Cornwall is rich in heritage and charm, with historic fishing villages such as St Ives and Padstow, the iconic St Michael's Mount, and attractions like the Eden Project. Despite its coastal seclusion, Cornwall is well connected via the A30 trunk road, regular mainline train services to London, and flights from Newquay Airport, making it both a sought-after destination and a practical place to call home.

Services

Mains water and electricity. Septic tank drainage. Air source heat pump for central heating, and an additional air source heat pump for the Masterspa Swim Spa. Solar panels. Freehold tenure. Council Tax band G.

Agents note

Our clients have informed us that they share the access at the bottom of the garden with the neighbouring property, which leads down to the steps to access the creek.

Agents note 2

The property benefits from a mooring in the creek which can be passed on to the new owners. Our clients have also informed us that the Masterspa Swim Spa can be included in the sale, subject to negotiation.

What 3 words

shadow.muddle.shifts

Important information

Every effort has been made with these details but accuracy is not guaranteed, and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with Fine & Country Mid-West Cornwall. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'. General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.

Viewings are strictly by appointment with Fine & Country Mid-West Cornwall.



**Approximate Gross Internal Area 2409 sq ft - 224 sq m
(Including Garage)**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Fine & Country Mid West Cornwall
Tel: 01326 334658
midwestcornwall@fineandcountry.com
Manor Office, The Square, St Mawes, Truro, Cornwall TR2 5AG

