



# COBWEBS

CHURCHTOWN, FEOCK, TRURO, CORNWALL



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT





# COBWEBS

## CHURCHTOWN, FEOCK, TRURO, CORNWALL

Located in the heart of Feock Churchtown walking distance from Pill creek and Loe beach; a superb highly individual 5 bedroomed, 4 bath/shower roomed home with over 2,500sq.ft. of recently refurbished, remodelled and extended. Set within glorious profusely stocked and beautifully tended plantsman's garden which extends in total to approximately ½ an acre. With parking, double garage and enjoying peace, tranquillity and seclusion in one of Cornwall's most sought after waterside villages.

**SUMMARY OF ACCOMMODATION**  
**In all, 2,616sq.ft.**

**Ground Floor** Entrance hall, utility room, cloakroom/wc. Kitchen opening into dining/family room. Living room. Inner hall. Conservatory, bedroom 2 with en-suite shower room, 2 further double bedrooms, family bathroom.

**First Floor** Landing with study area, principal bedroom with Juliet balcony, en-suite shower room and walk-in wardrobe. Secondary staircase leads to bedroom 5 with en-suite shower room, walk-in wardrobe and steps up to hobbies room. External door to external staircase. Integral double garage.

**Outside** Driveway parking for 4-5 cars. Detached timber workshop. 2 aluminium framed greenhouses, vegetable garden with raised beds, fruit cage. Beautiful gently sloping lawned garden interspersed with profusely stocked flowerbeds and borders, raised paved sun terrace with plate glass balustrade, south facing side terrace, gravelled courtyard.

**In all, about ½ an acre.**



Viewing strictly by appointment through the vendor's Sole Agent:

**Lillicrap Chilcott**  
Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.  
Tel: 01872 273473  
Email: [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)  
[www.lillicrapchilcott.com](http://www.lillicrapchilcott.com)





## LOCATION

Situated in a tucked away elevated position close to Feock's historic church, walking distance from Pill creek and adjacent to the National Trust land of the Treilissick Estate. The situation and facilities are a yachtsman's delight, and the creek is home for many local boats. Pill creek is extremely sheltered and has a beautiful wooded shoreline with a mixture of historic traditional cottages and more contemporary dwellings. Pill creek is renowned for its tranquillity and is a haven for birdlife including pheasants, swans, curlews, ducks, herons and egrets that shelter in one of the warmest and most tranquil environments in mainland Britain which allows for the cultivation of exotic plants.

The creek below opens into the sheltered and safe northern waters of the Carrick Roads (Fal Estuary) which are a perfect learning ground for budding sailors along with being regarded as some of the finest sailing waters in the United Kingdom with many creeks, inlets and beaches and waterside villages to explore. There are deep water moorings available nearby at Loe beach and marina facilities are available at Mylor and Falmouth which are on the opposite side the Carrick Roads to the historic harbour town of St Mawes. Cobwebs is a perfect place to enjoy all of these opportunities but also enjoys peace, tranquillity and seclusion from the village that surrounds it.

Cobwebs lies in the parish of Feock, one of Cornwall's most eagerly and sought after addresses and is only 4 miles from the cathedral city of Truro. Truro has the widest range of facilities in Cornwall including supermarkets, excellent business opportunities, first class shopping and a wide range of highly regarded restaurants and bars, a cinema, the Hall for Cornwall theatre (which has recently undergone a comprehensive multi million pound refit) and exceptional state and private schooling. Truro is also an historic and attractive city with a mix of Georgian and Victorian properties lining many of its cobbled streets. For sports enthusiasts there are golf courses nearby at Truro, Falmouth and Perranporth. There is an active tennis club, rugby club and football club to name just a few. Truro has a mainline railway station with direct links to London Paddington taking approximately 4½ hours whilst the road access is excellent to the A30 expressway which links to the motorway network at Exeter. Cornwall Airport Newquay is at St Mawgan and offers an increasing range of regular flights to both international and domestic locations.



## DESCRIPTION

The availability of Cobwebs represents a fantastic opportunity to acquire a wonderful home located right in the heart of Feock Churchtown which has long been regarded as one of Cornwall's most desirable waterside villages. The property has been in the same ownership for the last 13 years during which time the house has undergone a significant schedule of refurbishment, remodelling and extension to create a superb highly individual detached family home, with highly versatile accommodation set within incredible profusely stocked and beautifully tended plantsman's gardens which need to be seen first hand to be fully appreciated.

Cobwebs is located close to the historic church of St Feock and a short walk away from the incredibly picturesque Pill creek and also within walking distance of Loe beach where there is direct access to the sailing waters of the Carrick Roads and deep water moorings are available by application. This combined with the convenience of being only 4 miles from the cathedral city of Truro underline what a fantastic place it is to live and provides a fantastic quality of life. The property is approached off a private drive which is owned by Cobwebs but also provides access to the neighbouring property, there is a large parking area for numerous vehicles and an integral double garage. The house has over 2,500sq.ft. of very versatile accommodation which is entered through a welcoming entrance hall which in turn opens into a light filled inner hall with turning staircase to first floor. The sitting room has an inset contemporary woodburning stove and full height glazed sliding doors overlooking and opening out onto south east facing sun terrace onto the beautiful gardens and grounds at mature trees which flank its boundary. The sitting room opens into a lovely large dining/family room with space for eight seater dining table plus easy chairs and sofas, with this triple aspect room overlooking and opening out onto a south facing sun terrace with further views over the garden. This room is linked through a square arch to the kitchen which is over 23' long with a full range of attractive cream Shaker style units with thick beech worksurfaces over. There is an attractive Rangemaster cooking range with gas hobs and integrated dishwasher and fridge/freezer. Completing the living accommodation is a stunning conservatory with amazing wraparound views of the profusely stocked garden. Off the side hall there is a very useful large utility room and a downstairs cloakroom/wc with access into the integral double garage with electric roller door.

On the ground floor there are three good sized double bedrooms and a separate family bathroom, the largest of the bedrooms has a lovely view of the garden and a well fitted en-suite shower room meaning the house can accommodate single storey living if required. However the main bedroom is accessed from the first floor study landing, a magnificent large double room (17'7" x 16'4") with a fabulous Juliet balcony with views over the garden below with both en-suite shower room and walk-in wardrobe. Above the garage is a further large bedroom suite, a fantastic large double bedroom with raised hobbies room area with en-suite shower room and further walk-in wardrobe. This room is linked to the house by an internal staircase, however it also has its own separate external access via a flight of stairs and has great potential to create a self-contained studio annexe, perfect for guests, dependant relatives, teenage children etc would be looking for semi-independent living accommodation. The house is well presented throughout with double glazing and oil fired central heating. The house was built in 1966 but has attractive white rendered elevations under an attractive natural slate roof. In addition there is solar thermal heating which helps keep heating costs to a minimum.

Outside the gardens and grounds extend in total to approximately ½ an acre surrounding it on three sides featuring fabulous sun terraces and sitting out areas. To the rear a raised terrace with plate glass balustrade enjoys fabulous views over the garden below, and to the side a broad sun terrace is the perfect spot for barbecues, alfresco dining etc in morning sun or late afternoon sunshine. The gardens feature gently sloping lawns and profusely stocked flowerbeds and borders which are bounded by mature deciduous trees and mature rhododendrons and camellias affording the house peace, tranquillity and seclusion. In the winter months when the trees shed their leaves there are even views down to the creek and sailing waters beyond. For those interested self-sufficient living, there are two large greenhouses and a fabulous vegetable garden with raised vegetable beds and large fruit cage which are productive and will provide an exciting prospect for green fingered plantsman. Also to the side of the house is a very useful large timber workshop with power and light connected.

**All in all, a fabulous highly versatile home in delightful gardens, located in the heart of Churchtown Feock just a short walk from the waterfront and the sailing waters of the Carrick Roads (Fal Estury). Early viewing wholeheartedly recommended by the vendor's sole agent.**









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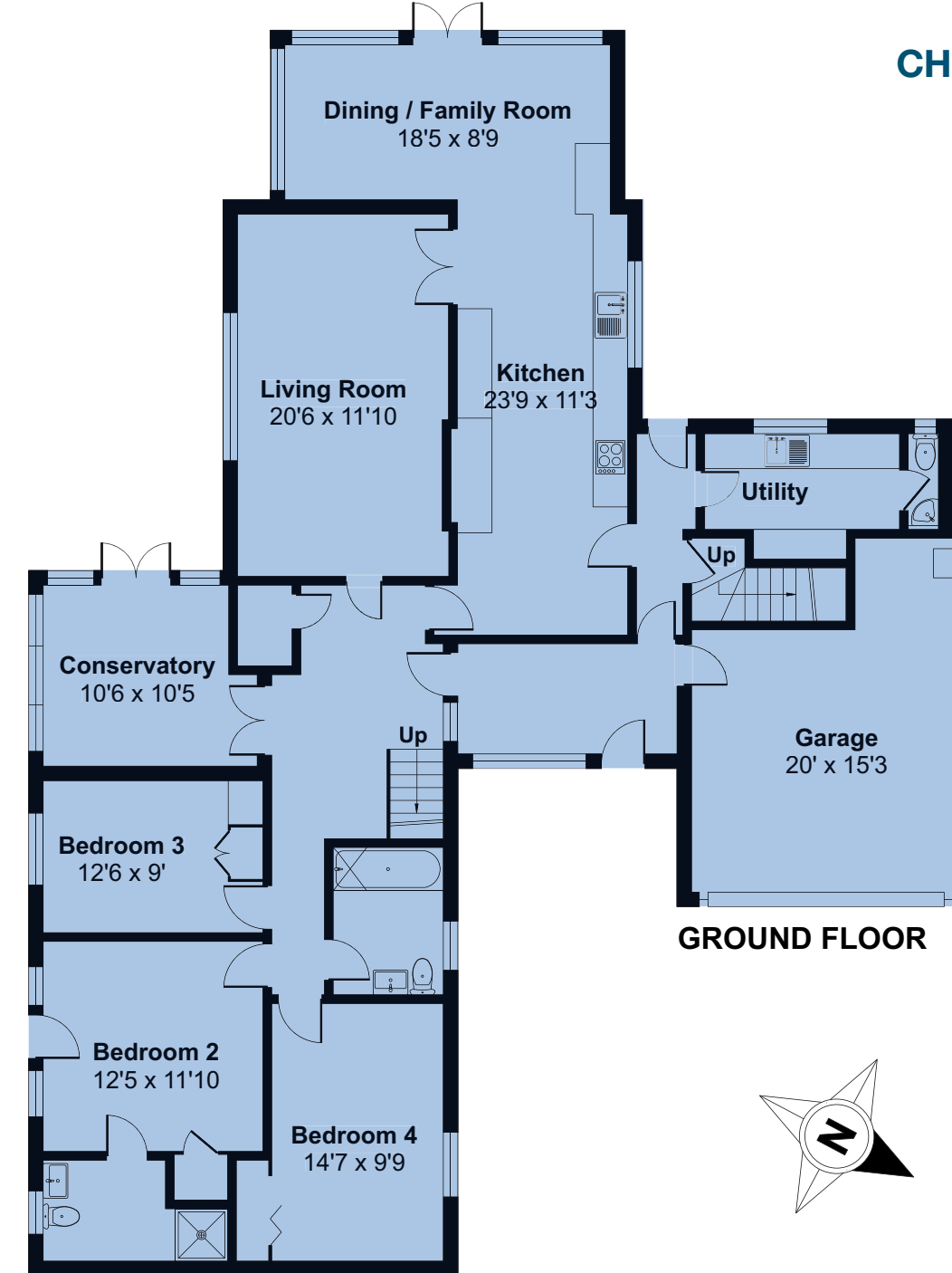
Approximate Area = 2616 sq ft / 243 sq m

Limited Use Area(s) = 75 sq ft / 6.9 sq m

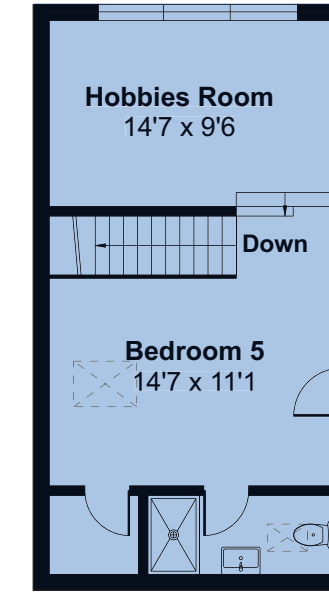
Garage = 258 sq ft / 23.9 sq m

Total = 2494 sq ft / 273.8 sq m

For identification only - Not to scale



GROUND FLOOR



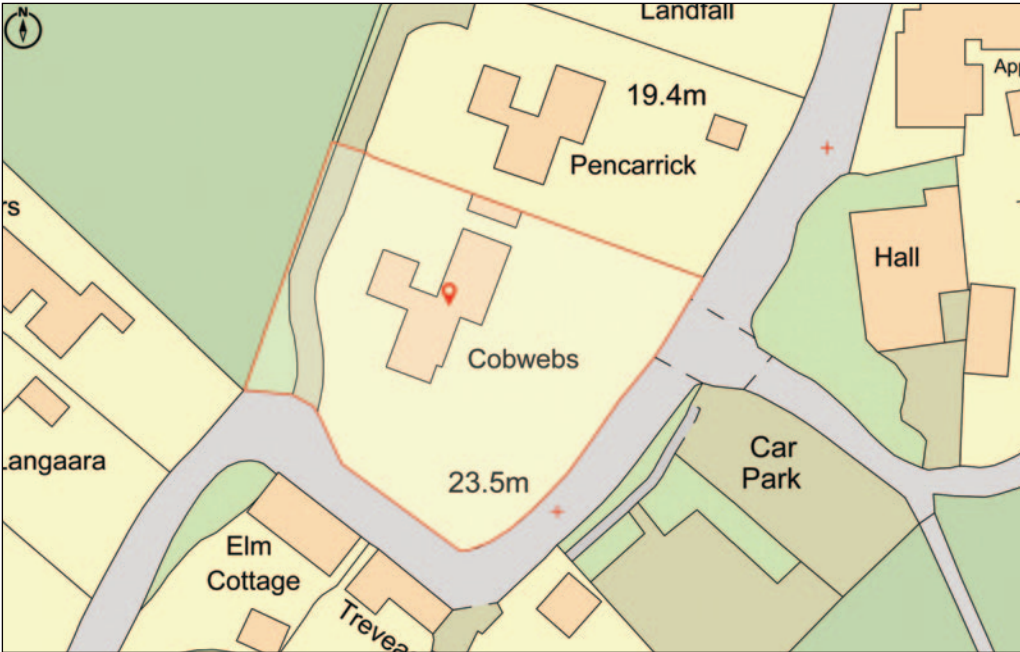
FIRST FLOOR 1



FIRST FLOOR 2

Denotes restricted  
head height





## GENERAL INFORMATION

**VIEWING** Strictly by prior appointment through:  
Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE.  
Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** TR3 6SD.

**SERVICES** Mains water, drainage and electricity. Oil fired central heating plus solar thermal water.

**COUNCIL TAX BAND** F (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** what3words/// shook.radiates.beam. Proceed from the roundabout at the Shell petrol station at Playing Place, taking the turning to Feock and the King Harry Ferry. Proceed down this road and pass the Punchbowl and Ladle Inn where after a short while there is a turning on the left to King Harry Ferry (B3289) also signposted to Treillick Gardens. Proceed down this road for approximately 200 yards before taking the next right hand turn signposted Feock and Loe beach and proceeding along this road until reaching a T-junction at which point you turn right towards Feock for just over ¼ of a mile. Just before Feock church the road bears round to the right and then sharply round to the left. As the road bears round to the left you will see an entrance drive on the right hand side signposted Cobwebs. Proceed up this driveway and the parking area for Cobwebs will be found on the right hand side.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**





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