



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9664

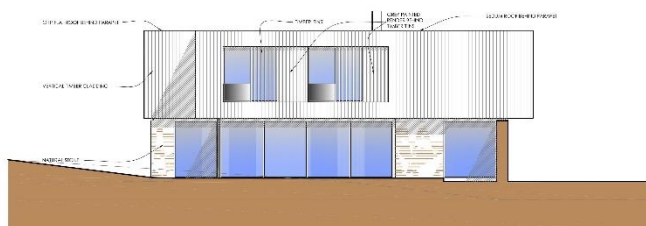
Offers around £375,000

Building plot adjacent to Little Trevilla,
Trevilla Hill, Feock, Cornwall, TR3 6QG

FREEHOLD



A genuinely rare and exciting opportunity to acquire a building plot measuring circa 0.2 of an acre off of Trevilla Hill, in the highly desirable, sought after creekside village of Feock. There is planning permission in place to erect a detached 4 double bedrooomed residence measuring approximately 190m².



SOUTH WEST ELEVATION 1:100



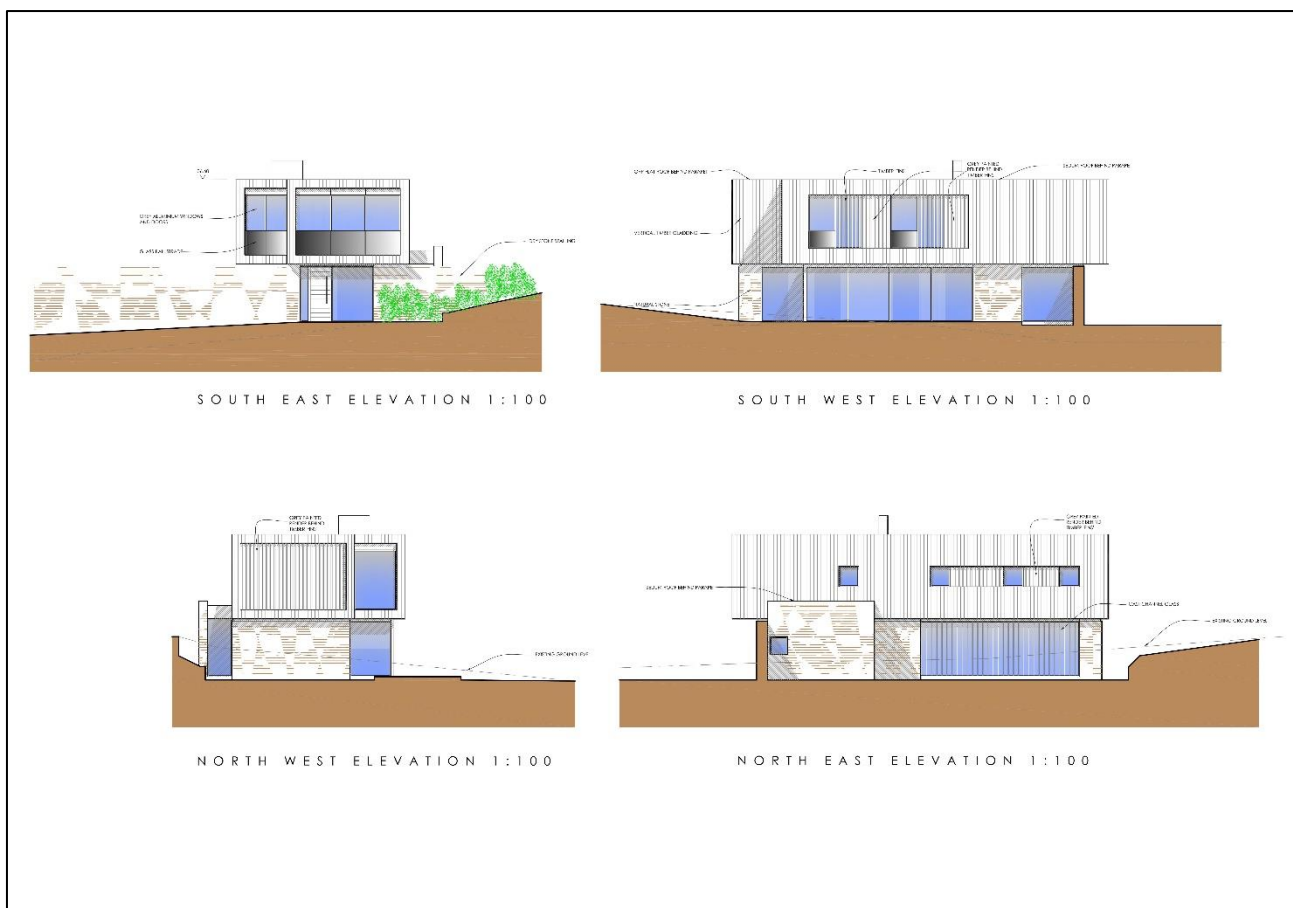
SUMMARY OF PROPOSED ACCOMMODATION

Ground Floor Entranced hallway opening into an open-plan kitchen/dining/living room, snug/office, utility room, wc.

First Floor 4 double bedrooms in total with the principal having an en-suite shower room and dressing room and 1 en-suite double bedroom and a family bathroom.

Outside Private driveway from Trevilla Hill with gardens surrounding the proposed property.

**Not to scale – for identification purposes only.
Proposed Elevations**



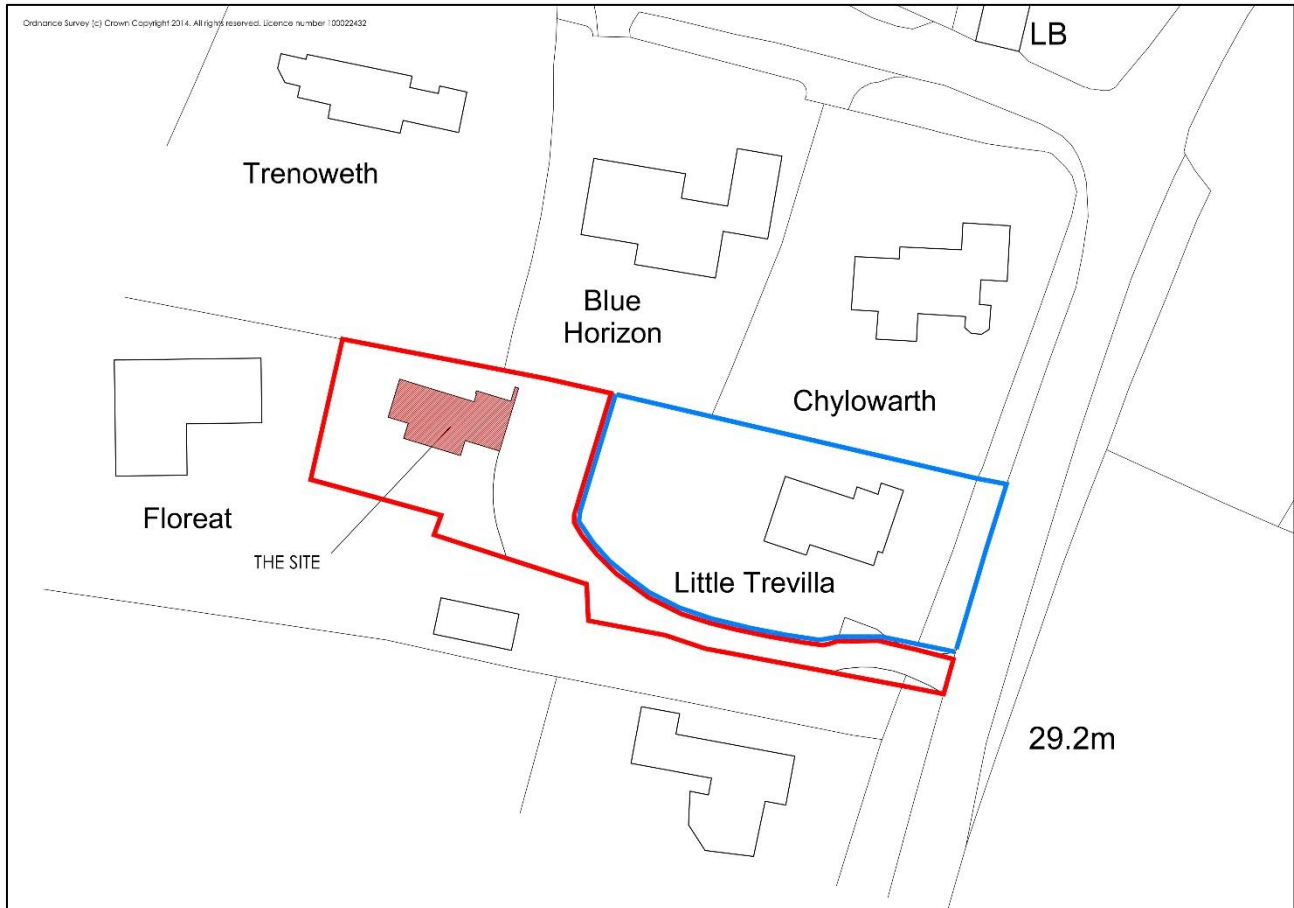
DESCRIPTION

A genuinely rare and very exciting opportunity to acquire a one off building plot situated in a quiet, sylvan setting, set back off of Trevilla Hill, a quiet village lane on the outskirts of the highly desirable creekside village of Feock. The plot measures circa 0.2 of an acre and has detailed planning approved for a stylish, contemporary four double bed roomed residence measuring approximately 190m².

Planning permission has been approved under application number PA22/05891 for the erection of the new house. Extracts of the planning permission approval and plans can be

found later within these sales particulars. The full application can be readily viewed using the planning reference number at www.cornwall.gov.uk/planning-and-building-control/planning-applications/online-planning-register/

**Not to scale -for identification purposes only.
Proposed Block Plan**



The plot is situated off Trevilla Hill, at the head of Pill Creek, perhaps one of the most desirable and convenient places to live in Cornwall. The situation and nearby facilities are a yachtman's delight and Pill Creek is home for many local boats. The creek is extremely sheltered and has a wonderful wooded shoreline with a mixture of historic traditional cottages and more contemporary dwellings. Also close at hand is the National Trust land of the Treilissick Estate and the highly desirable village of Feock.

Pill Creek also opens onto the sheltered and safe northern waters of the Carrick Roads which are renowned to be some of the best day sailing waters in the UK. Loe beach is also just a few minutes away for further water sports activities.

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 6QG.

SERVICES No services are connected to the plot, however we understand that both mains water and mains electric are available in Trevilla Hill.

COUNCIL TAX BAND N/A (see www.mycounciltax.org.uk).

DIRECTIONS Approaching the village of Feock from the Truro direction, turn left at Four Turnings onto the B3289 towards the King Harry Ferry. This turning is circa ½ a mile after passing The Punchbowl & Ladle in Penelewey. Proceed along the B3289 taking the next turning right onto Trevilla Road, proceed to the end of this road until you reach a T-junction, turn right and the plot will be found adjacent to Little Trevilla, the second house on your right hand side as you proceed down Trevilla Hill.

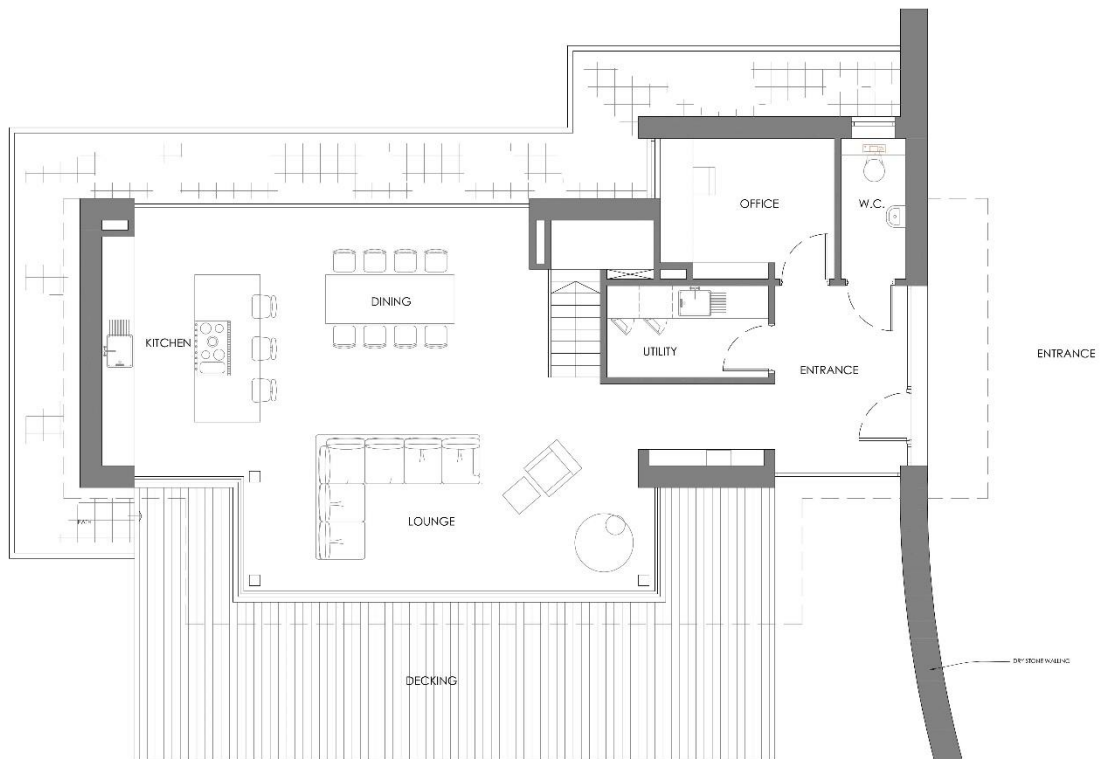
AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the building plot. No specific survey or detailed inspection has been carried out in relation to the plot, or the services. All buyers should rely on their own surveys and investigations in connection with any purchase of the building plot. All measurements, proposed 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.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

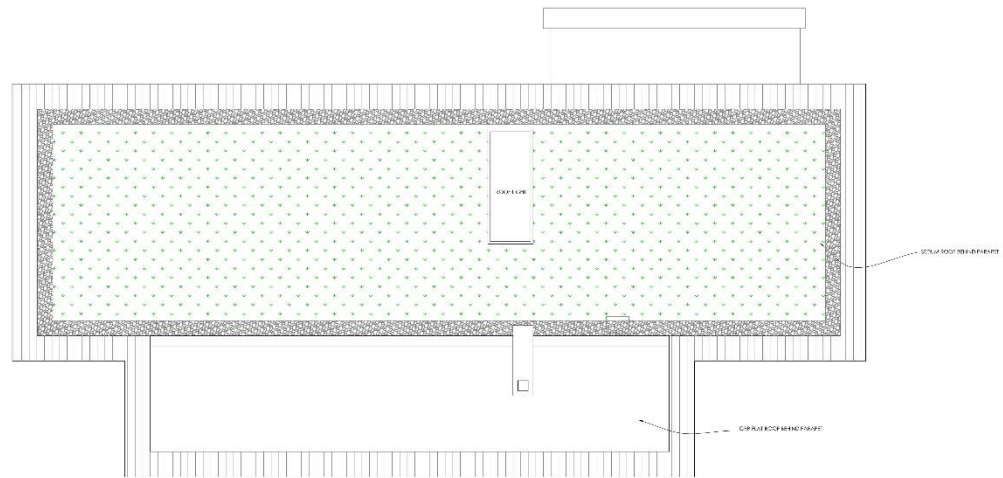
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GROUND FLOOR PLAN 1:50

GROUND INTERNAL FLOOR AREA = 90M²

Not to scale – for identification purposes only.



ROOF PLAN 1:50



FIRST FLOOR PLAN 1:50 FIRST INTERNAL FLOOR AREA = 100M²

