



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9775

Guide £1,100,000

Tall Pines,  
Goonpiper, Feock, Truro, Cornwall, TR3 6RA

**FREEHOLD**



**An architecturally impressive, detached, 4 bedroomed house with driveway parking, detached double garage and level lawned south facing gardens which back onto rolling countryside. With stunning, highly specified, light filled living accommodation, 3 en-suite bedrooms and a 26' long lounge. Situated in the highly sought after village of Feock, close to Loe Beach and the highly regarded sailing waters of the Carrick Roads and within very easy reach of both the cathedral city of Truro and the harbourside town of Falmouth.**







### **SUMMARY OF ACCOMMODATION – In all, about 2,346sq.ft.**

**Ground Floor** Open-plan kitchen/dining room, lounge, utility cupboard, bedroom 4/study with en-suite shower room.

**First Floor** Galleried landing, principal en-suite bedroom with balcony, guest bedroom with en-suite shower room, bedroom 3, family bath/shower room.

**Outside** Driveway parking for several vehicles plus turning space, detached double garage, level south facing lawned gardens.

**In all, about a ¼ of an acre.**

### **DESCRIPTION**

Tall Pines was built, we understand, in 1976, was extended during our clients ownership in 2022 and occupies a broad and level plot of just over a ¼ of an acre which backs on to open rolling countryside to the west.

Originally a 2 bedroomed house, our client has modernised, renovated, completely remodelled and extended the accommodation to create what is now a wonderful 4 bedroom home including re-plumbing and re-wiring. Comprising an open vaulted light filled

kitchen/dining room with windows and double doors facing south over lawned gardens and several Velux skylights. The kitchen is beautiful with white gloss base units under wooden worktops with high end integrated appliances and a central island/breakfast bar. There is an extremely convenient and deep utility cupboard which has plenty of space for a washer and a dryer as well as some inbuilt shelving and to the far end is a large double bedroom, which is currently used as a study, with a beautifully appointed en-suite shower room.

From the dining area, double wooden doors open to a 26' long triple aspect lounge with a woodburning stove and double patio doors opening to the garden and allowing light in from the south.

A stunning, open tread, oak turning staircase ascends to a galleried landing which leads to the large double aspect principal bedroom with a superb en-suite shower room and doors opening to a balcony which is large enough for a bistro table and chairs and from which one can enjoy lovely westerly views over miles of rolling countryside. There is another large double bedroom, a large family bathroom with walk-in shower cubicle and freestanding bath plus a guest bedroom with an en-suite shower room.



The plot extends to just over a ¼ of an acre with parking for several vehicles plus turning space and a detached double garage. The gardens lie to the south, are laid to lawn and are very level with well established hedgerows and another area of lawn to the far end with a greenhouse.

Tall Pines is perfect for families and retired couples alike who seek a main home and is to be sold with no onward chain.

## **LOCATION**

Tall Pines is located in the extremely well regarded village of Feock, close to the sailing facilities of Loe beach. Loe beach faces south over the Carrick Roads which offers some of the most idyllic and tranquil sailing waters found anywhere along the south coast of Britain. There is a well regarded café and a popular sailing school along with a water craft hire business just behind the beach, which acts as the hub of the areas social life during the summer months. For those with their own boats there is a large dinghy park and car park on site, whilst there is a slipway and deep water moorings for larger vessels. The local gig



club also rows from here and with all these activities going on it is also an interesting place to just lie on the beach and while away the hours.

Truro, the cathedral capital city of Cornwall, is around 4 miles away and offers exceptional facilities including a cinema, theatre, farmer's markets, well regarded bars, restaurants and cafés and a great selection of shops amongst the Victorian and Georgian streets. There are primary schools at Devoran and Kea whilst secondary schooling is in Truro where there are also three independent schools. Truro is the main administrative centre of the county and has the largest hospital as well as a mainline railway station on the Penzance to Paddington line.



*Loe Beach*

**THE ACCOMMODATION COMPRISES**  
**(all floor plans and dimensions are approximate)**

From the gravelled gated driveway, the front door opens to:-

**OPEN-PLAN KITCHEN / DINING ROOM – 25'1" x 23'1" (L-shaped and max wall to wall)**

A stunning open-plan room with vaulted ceiling and three Velux skylights plus a further sealed unit, oak open tread turning staircase ascending to the galleried landing on the first floor, double doors opening to the lounge, sealed unit overlooking the patio and rear garden, uPVC double glazed double doors opening to the patio and rear garden, two radiators, further uPVC double glazed door opening to the rear garden, door to bedroom4/study, double doors opening to:-

**UTILITY CUPBOARD** With plumbing and space for a washer and a dryer as well as an undercounter fridge, built-in shelving.



**KITCHEN** Comprising white gloss soft close base units and drawers underneath a wooden worktop with matching central island with breakfast bar to one side and matching wall mounted units. Integrated AEG appliances include an eye level oven, four ring induction hob with stainless steel extractor hood above. Indesit integrated dishwasher, 1½ bowl sink and drainer, space for an American style fridge/freezer.

From the kitchen/dining room oak double doors open to:-

**LOUNGE – 26'2" x 14'10"** A beautiful triple aspect room with uPVC double glazed door opening to the gravelled driveway, uPVC double glazed double doors opening to the patio



and triple paned window with tilt and turn windows overlooking the rear garden, inset woodburning stove with slate hearth in wooden mantle, vertical contemporary radiator.



Off the kitchen, an oak door opens to:-

**BEDROOM 4 / STUDY – 13'8" x 12'9"** A spacious and light room with small uPVC double glazed window overlooking the rear property and the neighbouring fields, tilt and turn door overlooking the rear garden and opening to the rear patio, contemporary vertical radiator and door to:-





**EN-SUITE SHOWER ROOM** Contemporary wc with concealed cistern, cantilevered wash basin, walk-in shower cubicle with additional rain shower head, chrome ladder style heated towel rail.

From the entrance, a turning oak open tread staircase ascends:-

### FIRST FLOOR

**GALLERIED LANDING** With glass and oak balustrading overlooking the kitchen/dining room, loft access hatch, two contemporary vertical radiators and doors to:-

**PRINCIPAL BEDROOM – 20'2" x 14'9" (including recess)** A spacious and light double aspect room with tilt and turn uPVC double glazed window overlooking the patio and rear garden, further uPV double glazed double doors opening to a decked balcony facing south west providing a lovely outlook over neighbouring fields and the surrounding rolling countryside, contemporary vertical radiator. Door to:-

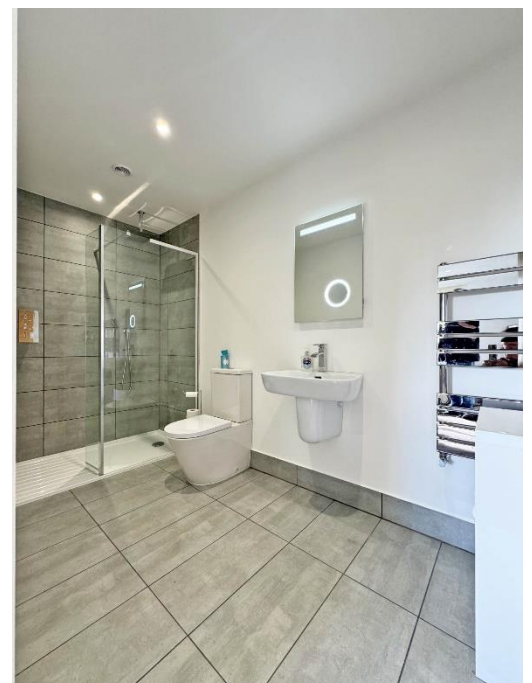






**EN-SUITE SHOWER ROOM** Beautifully appointed with wc, cantilevered wash basin, walk-in shower cubicle with additional rain shower head, chrome ladder style heated towel rail.

**BEDROOM 2 – 15'9" x 11'7"** A superb light room with three large uPVC double glazed windows overlooking the rear garden and providing a pleasant outlook over neighbouring fields with glimpses of the rolling countryside beyond, contemporary vertical radiator. Door to:-





**EN-SUITE SHOWER ROOM** Beautifully appointed with wc, cantilevered wash basin, walk-in shower with additional rain shower head, chrome ladder style heated towel rail.

**BEDROOM 3 – 14'10" x 10'10"**

A spacious and light double bedroom with tilt and turn uPVC double glazed window overlooking the patio and rear garden as well as the neighbouring fields and providing glimpses of the rolling countryside beyond, contemporary vertical radiator, loft access hatch.



**FAMILY BATHROOM**

Beautifully appointed and fully tiled with contemporary wc with concealed cistern, cantilevered wash basin, walk-in shower cubicle with additional rain shower head, freestanding bath, recessed shelf with mirror, chrome ladder style heated towel rail, Velux skylight.





**OUTSIDE**

A five bar timber gate with adjoining pedestrian gate open to a deep gravelled driveway which provides parking for several vehicles and leads to the:-

**DETACHED DOUBLE GARAGE – 18'10" x 16'2"** Electrically operated up and over door, window to the rear which leads back to the gravelled pathway, built-in shelving, worksurfaces with base units under and wall mounted units, open roof trusses providing extra storage and rear





From the driveway, a gravelled pathway leads to the rear of the garage and around the side of the property to a paved patio with wooden pergola over and a level south/south east facing lawn with an array of mature shrubs and hedges on its borders and a small gravelled seating area to one side from which one can enjoy complete privacy and overlook the neighbouring fields and countryside. From the lawn, an opening and small pathway leads to another gravelled pathway and another area of level lawn with a low wall on its boundaries, a flowerbed, a number of trees and a greenhouse. From the gravelled pathway that adjoins the two areas of lawn is a wooden gate opening onto a grass verge.

## **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 6RA.

**SERVICES** Mains water, drainage and electricity.

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

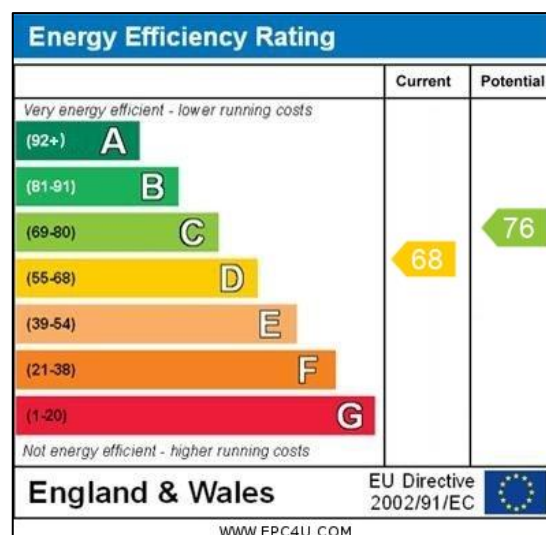
**DIRECTIONS** Heading towards Falmouth from Truro, at the Shell garage at Playing Place take the left hand turning at the second roundabout signposted to Feock. Pass the Punchbowl and Ladle pub on your left hand side and the crossroads to the Trelissick Estate and the King Harry ferry. Tall Pines will be found on the right hand side marked by our For Sale board and is the last property before Ferris Garage.

**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.**

## **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme





Not to scale – for identification purposes only.

