



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9855

Guide price £649,950

16 Dozmere,  
Feock, Truro, Cornwall, TR3 6RJ

**FREEHOLD**



**A very broad detached 4 double bed roomed residence occupying a prominent position within a highly desirable residential no-through road. The property would benefit from a degree of modernisation but represents an ideal opportunity to add value. There are well tended front and rear gardens of a level gradient with ample driveway parking and a detached double garage. In particular at first floor level, the bedrooms enjoy pleasant views towards the Carrick Roads.**





**SUMMARY OF ACCOMMODATION – In all, around 1,953sq.ft.**

**Ground Floor** Entrance porch, inner entrance hallway, open-plan living/dining room, kitchen, wc, ground floor en-suite double bedroom.

**First Floor** Part galleried landing, 3 double bedrooms, family bathroom and wc.

**Outside** Ample driveway parking, detached double garage, well tended, beautifully stocked front and rear gardens which are predominantly laid to lawn and of a level gradient.

**DESCRIPTION**

Occupying a generous plot in a prominent position within the highly desirable residential road of Dozmere within the sought after creekside village of Feock. No. 16 sits centrally within its plot with a well tended densely stocked front garden providing privacy from the roadside, a driveway leads from the roadside to a parking area to the rear and provides ample parking.

Internally, there is an entrance porch which provides access to an inner entrance hallway, off of which is a large open-plan living/dining room with maximum measurements of 30' x 16'. Also off of the inner hallway is a kitchen, wc and ground floor double bedroom with en-suite facilities. At first floor level there are three double bedrooms, with the largest benefitting

from windows to the front and side elevation allowing much natural light and having partial distant views of the Carrick Roads. The first floor is completed by a family bathroom and wc.

To the rear, there is a detached double garage and level rear garden which is predominantly laid to lawn and profusely stocked with a range of shrubs and plants.

The property would benefit from a degree of modernisation but represents the perfect opportunity for someone to transform to their taste and add value.

## **LOCATION**

Dozmere is a quiet residential cul-de-sac situated within the ever desirable highly sought after village of Feock. The desirability of many to live in the village undoubtedly comes from the close proximity of Loe beach and its sailing facilities, which faces south over the Carrick Roads and 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 popular sailing school along with a watercraft hire business just behind the beach which acts as a hub for the area's social scene 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 deepwater moorings for larger vessels. The local gig club also rose from here and with all of these activities going on it is also an interesting place to just sit on the beach and while away the hours. Also close by is the National Trust Trelissick Gardens, a stunning country estate with café and brilliant creekside walks.

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

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

Accessed to the rear of the property, via the driveway with a glazed uPVC entrance door opening into the:-

**ENTRANCE PORCH** With tiled flooring and double glazed windows to the rear and side elevations overlooking the rear garden. Internal entrance door with glazed panels and glazed side returns opening into the:-

**INNER ENTRANCE HALLWAY** A long entrance hallway with a coved ceiling and multiple doors providing access to the kitchen, open-plan living/dining room, downstairs en-suite bedroom and the wc. There is a staircase rising to first floor level. The hallway also houses a cloaks cupboard and a wall mounted radiator.

**OPEN-PLAN LIVING / DINING ROOM – 15'10" x 13'10" plus 15'11" x 9'11"** An impressive dual aspect room with a coved ceiling throughout and wall mounted radiator.



**LIVING AREA** With a broad, full height double glazed window to the front elevation and sliding uPVC entrance door opening onto the front garden, both of which benefit from pleasant views over the front garden and the quiet road of Dozmere. To the rear, there is a further double glazed window benefitting from views out over the rear garden. Coal effect gas fire with a wooden hearth, surround and lintel over. Doorway from the inner entrance hallway.



**DINING AREA** A broad, full height set of double glazed windows to the front elevation overlooking the front garden and beyond, also allowing much natural light. Serving hatch from the kitchen. Doorway from the inner entrance hallway.

**KITCHEN – 13'2" x 9'11" plus return of 8'3" x 5'11" wall to wall measurements taken** A comprehensively fitted kitchen with a range of working surfaces with tiled splashbacks and solid timber base units





beneath with additional solid timber eye level cupboards and shelves above. Integrated appliances include Whirlpool double eye level oven, four ring ceramic hob with extractor hood above, Whirlpool dishwasher, inset 1½ bowl sink with side drainer, space and plumbing for washing machine, space for undercounter fridge/freezer, wall mounted radiator, coved ceiling, three sets of double glazed windows to the front and side elevations allowing much natural light. Eurostar oil fired central heating boiler and obscured glazed uPVC entrance door opening to the rear.

**WC** Low flush wc, part sloping ceiling, wall mounted wash hand basin with hot and cold taps and tiled splashback, obscured double glazed window to the rear elevation.

**GROUND FLOOR BEDROOM – 16'5" x 13'7" maximum measurements taken and inclusive of en-suite shower room** Coved ceiling, 16'5" of built-in wardrobes and cabinetry with central vanity station, with wall mounted mirror and downlighter above, wall mounted radiator, high level double glazed window to the side elevation and further double glazed windows to the rear overlooking the rear garden. Loft access. Door opening into:-

**EN-SUITE SHOWER ROOM** With tiled walls and a coved ceiling, low flush wc, inset wash hand basin within a vanity station with vanity drawers beneath, tiled splashback and wall mounted mirror above, electric shaver point. Double shower unit with shower over, tiled surround and sliding glass door, wall mounted radiator, high level obscured double glazed window to the side elevation.

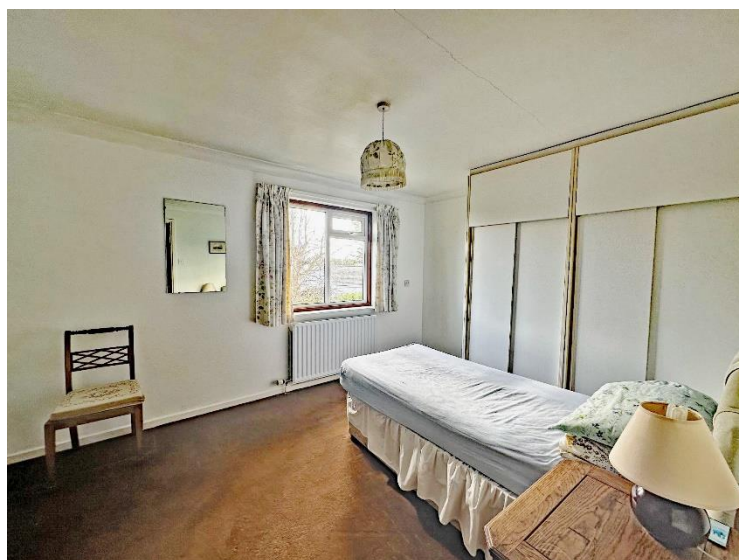
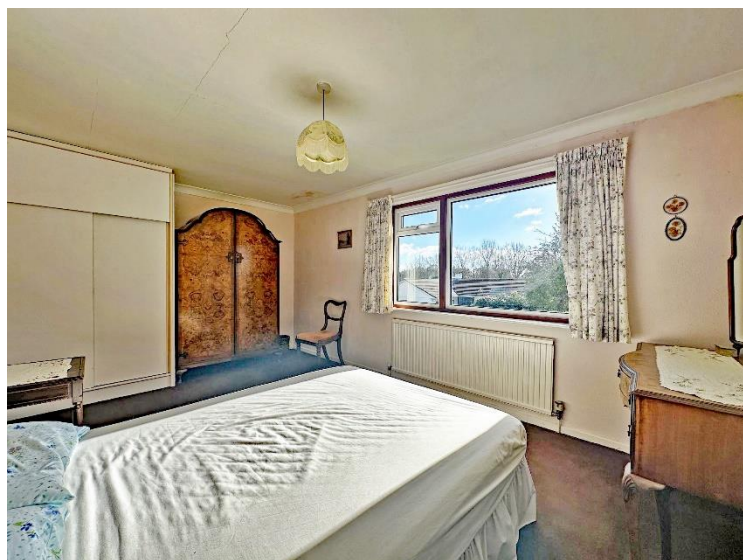
## FIRST FLOOR

**LANDING** A staircase rises from the ground floor level with timber balustrades and spindles opening onto a part galleried landing with a coved ceiling, high level double glazed window to the rear elevation benefitting from far reaching rural views, wall mounted radiator and doors to bedrooms 1 through to 3, family bathroom and wc. Airing cupboard with shelving and hanging space and loft access.



**BEDROOM 1 – 15'11" x 13'10" measurements taken into wardrobes** An impressive dual aspect room with broad double glazed windows to the front and side elevations which enable partial views down to the Carrick Roads and across to the Roseland Peninsula. Coved ceiling, wall mounted double radiator, double built-in wardrobes with central vanity station with wall mounted mirror and downlighters above.

**BEDROOM 2 – 15'8" x 9'11"** With a coved ceiling, broad double glazed window to the front elevation overlooking the front garden with partial view beyond out to the Carrick Roads and across to the Roseland Peninsula. Wall mounted radiator, double built-in wardrobes with shelving and hanging space.



**BEDROOM 3 – 13'3" x 9'10" measurements taken into wardrobes** With a coved ceiling, wall mounted radiator, double glazed window to the front elevation overlooking the front garden with partial views over the Carrick Roads across to the Roseland Peninsula beyond. Built-in double wardrobe with shelving and hanging space.

**WC** Low flush wc, wall mounted wash hand basin with hot and cold taps, tiled splashbacks, high level obscured double glazed window to the rear.

**FAMILY BATHROOM** With tiled walls, inset wash hand basin with hot and cold taps with storage space surrounding, tiled splashback, electric shaver point above, mirror fronted medicine cupboard, panelled bath with hot and cold mixer taps with shower attachment and curtain. High level obscured double glazed window to the side elevation, wall mounted radiator, coved ceiling.

## OUTSIDE

**DETACHED DOUBLE GARAGE – 18' x 18'** With an electric roller door, lighting, power and a range of working surfaces with cupboards beneath and wall mounted cupboards above for storage. Pedestrian access door to the side elevation opening into the rear garden.

To the front of the property, there is a broad garden with a paved pathway and two areas of patio forming a rectangular shape surrounding a central area of lawn housing a delightful camellia. A flowerbed runs the length of the front border with a small wall and further area of lawn separating the garden from the roadside. The flowerbed is densely stocked with a variety of shrubs and plants including a rhododendron, rosebush, hydrangea and more. There is tarmac driveway that connects the property from the roadside to the parking area at the rear and provides access to the detached double garage. In all, there is driveway parking for 5-6 vehicles not including the garage.



Adjoining the driveway to the rear is a deep flowerbed housing a variety of shrubs and plants including a mature hydrangea and a camelia with a timber archway opening into the rear garden.



The rear garden is predominantly laid to lawn and of a level gradient, with a paved pathway running around the majority of the outside boundary. There are a number of deep flowerbeds around the outside boundaries housing a number of shrubs and plants including a rosebush, hydrangeas, camelias and rhododendrons. There is an inset pond and a wall/rockery to the rear. To either side elevation there is high timber fencing for increased degrees of privacy whilst a side access path houses the oil tank, LPG gas bottles and also benefits from an outside water point.

### **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](mailto:sales@lillicrapchilcott.com).

**POST CODE** TR3 6RJ.

**SERVICES** Mains water, electricity and drainage are connected to the property. Oil fired central heating.

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

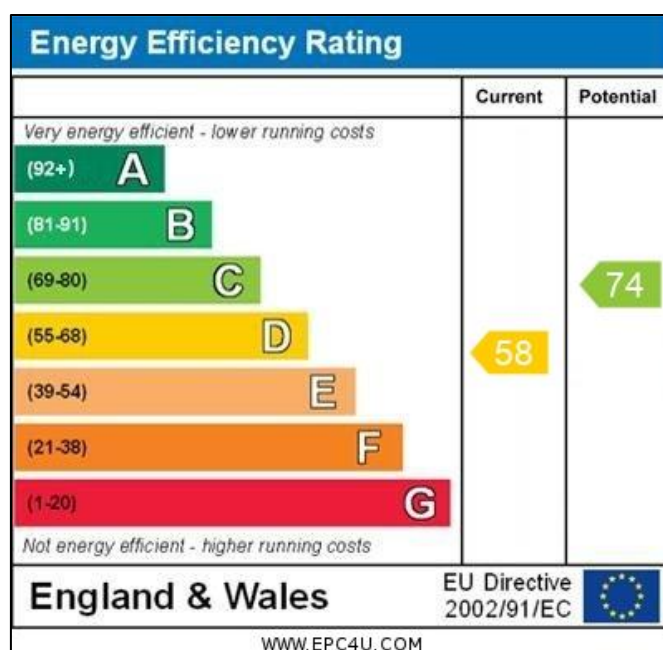
**DIRECTIONS** From Truro follow the A39 south towards Falmouth and at Playing Place turn left at the second roundabout immediately after the petrol filling station. Follow this road through Penelewey passing the Punchbowl & Ladle public house on your left hand side and passing the turning to the King Harry Ferry on your left hand side. Continue driving along this road until reaching the village of Feock, pass Ferris's Garage on your right hand side and continue onto Harcourt Lane. Take the second major turning left into Dozmere and No. 16 will be found on the left hand side where a For Sale board has been erected for identification purposes.

**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.**

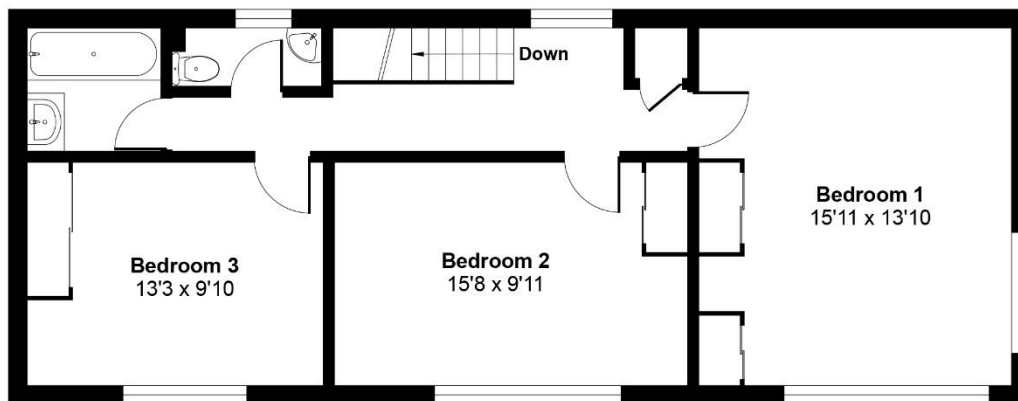
## Dozmere, Feock, Truro

Approximate Area = 1630 sq ft / 151.4 sq m

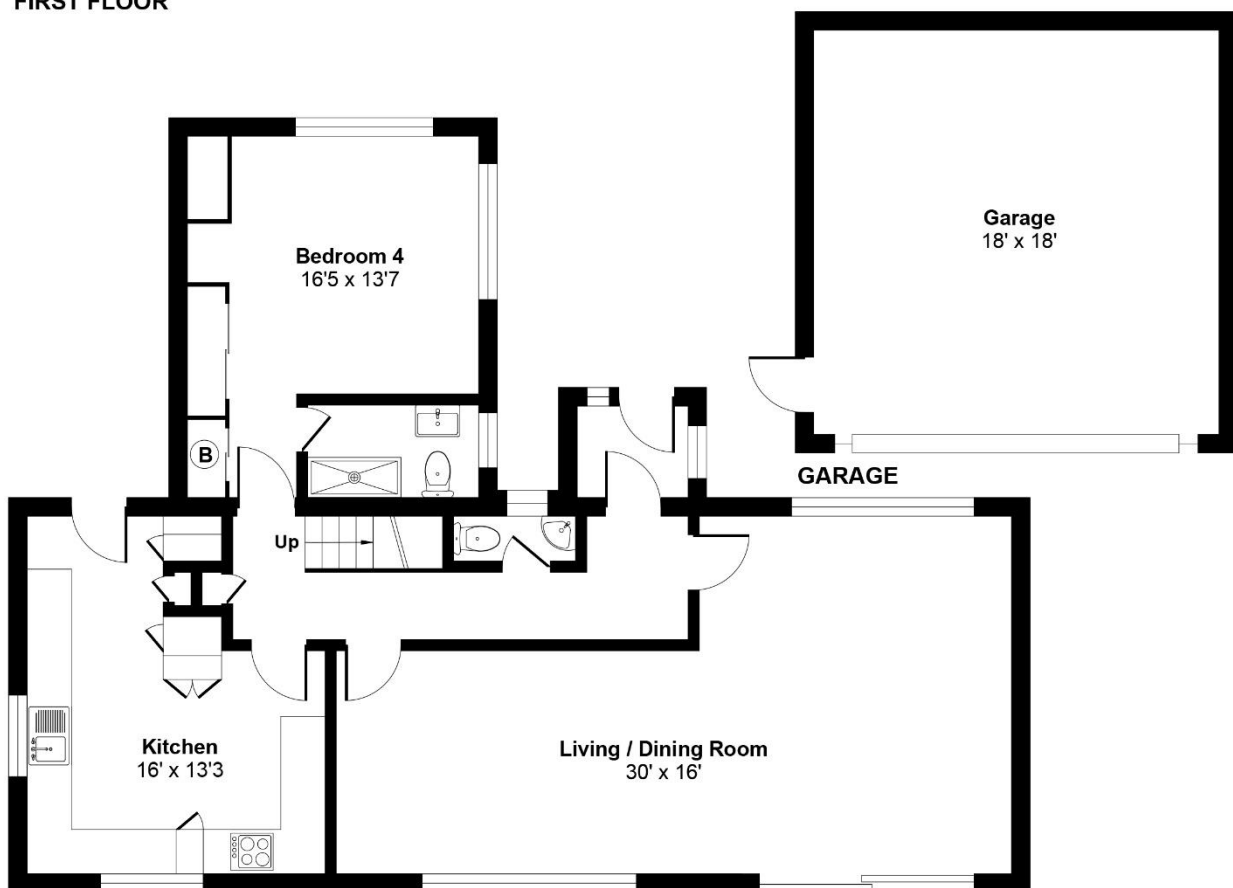
Garage = 323 sq ft / 30 sq m

Total = 1953 sq ft / 181.4 sq m

For identification only - Not to scale



**FIRST FLOOR**



**GROUND FLOOR**



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Lillcrap Chilcott. REF: 1093615



