



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10170

£1,500,000

Oakenrod,  
1 Kelliwith, Feock, Truro, Cornwall, TR3 6QZ

**FREEHOLD**



**A stylish and immaculately presented detached house boasting over 3,200sq.ft. of spacious and light filled accommodation including a stunning, highly specified 30'4" long kitchen/dining/living room, plus a separate sitting room and 4/5 bedrooms (4 en-suite). With a gated driveway, a huge integral garage and private lawned gardens plus a decked sun terrace. Situated in a very sought after and exclusive cul-de-sac in the immensely desirable village of Feock, close to Loe beach and the Carrick Roads.**







**SUMMARY OF ACCOMMODATION** – In all, about 3,866sq.ft. (including double garage).

**Ground Floor** Reception hall, hallway, kitchen/dining/living room, sitting room, study/bedroom 5, family bath/shower room. Entrance hall, second hallway, principal bedroom with en-suite bath/shower room and walk-in wardrobe/dressing area, bedroom 4 with en-suite shower room with walk-in wardrobe/dressing area, boiler room.

**First Floor** Landing, guest bedroom with en-suite bath/shower room and walk-in wardrobe/dressing area, bedroom 3 with en-suite shower room and walk-in wardrobe, plant room.

**Outside** Electric gated gravelled driveway which provides parking for several vehicles, integral double garage with utility area and wc. Level lawned garden, decked sun terraces, vegetable patch.

**DESCRIPTION**

Oakenrod was built in the 1960's and has been hugely extended and renovated by our clients in 2022/2023 who have created what is now a stunning 3,866sq.ft. home in one of the most sought after areas in all of Cornwall.

A pair of electrically operated wooden gates open to a broad and deep gravelled and brick paved driveway which provides parking for numerous vehicles and leads to the integral double garage which is huge and measures 24'8" x 24'4" and has a wc and a utility area.

The front door opens to a very impressive light filled reception hall with an opening to the hallway that leads to the living accommodation. The house



flows beautifully and arguably the most impressive room is the stunning kitchen/dining/living room which measures 30'4" x 20'4" and is full of light with three Velux skylights and a deep box bay window which also creates a spacious dining area and has a patio door leading out to the decked sun terrace. There is a woodburning stove in the living area also. The kitchen itself is beautifully appointed and features around a large central island/breakfast bar and comprises a range of blue painted soft close base units, drawers and wall mounted cabinets with gold handles and knobs under a quartz worktop with a range of high end integrated appliances including a Quooker instant boiling water tap.

The hallway also leads to a beautifully appointed family bath/shower room, a separate living room which is double aspect and has patio doors opening to the decked sun terrace and a study/fifth bedroom as well as a door which opens to the integral garage.

From the reception hall, a door opens to another spacious and light filled entrance hall with a vaulted ceiling and a turning staircase to the first floor. In this part of the house there are four huge double bedrooms, two on either floor, all of which have beautifully appointed en-suite bathrooms and their own dressing rooms with the principal bedroom boasting a particularly large en-suite with a bath tub and with its dressing area having a range of fitted soft close wardrobes and drawers plus a dressing table.

Outside, the gardens are fully enclosed and wraparound three sides of Oakenrod with level lawn and well established trees and shrubs on its boundaries. There is a decked sun terrace which is perfect for alfresco dining and outside entertaining with doors opening to it from both the dining area and the separate sitting room respectively. The gardens offer a great deal of privacy.

Oakenrod is now a wonderful family home with contemporary and modern design features including Bluetooth speakers in all bathrooms and the kitchen and underfloor heating throughout both floors. There is a continuous water pressure tank allowing all baths and showers to be used at the same time without a drop in water pressure, a whole house water filter system, wiring in place for cameras to be fitted and alarm sensors fitted to all relevant rooms. There are pipes in place should one wish to instal an air source heat pump. There are also flow and return pipes and an electricity supply from the plant room to the garage should one wish to convert the garage into further living accommodation.



**In all, a very impressive beautifully designed and finished detached house in one of Cornwall's most popular villages, close to Truro.**

## **LOCATION**

Oakenrod is just 4 miles from Truro city centre which is the main commercial, administrative, legal and retailing centre of Cornwall offering schooling facilities at both junior and secondary levels together with highly regarded private schools.

Just a short distance away in Penelewey is the highly regarded Punch Bowl & Ladle public house with a Shell filling station and a Spar convenience shop just a short distance further in neighbouring Playing Place. Also close by is Loe beach where there is access to the famous and beautiful sailing waters of the Fal Estuary (Carrick Roads) which is widely regarded as some of the finest and safest day sailing waters in the United Kingdom. The Fal Estuary, together with its tributaries and creeks are outstanding locations for bird watching, being tidal, as well as for sailing and there are enchanting creekside walks in the immediate area, beside the water to the creekside village of Devoran which again has an excellent village inn. Closer at hand are the beautiful gardens of the Trelissick Estate which is owned by the National Trust and are amongst the best in Cornwall.

From Truro, there is a mainline rail link to London Paddington (travelling time approximately 4½ hours) and there is the Cornwall Airport Newquay which provides internal shuttle flights to both London Gatwick and a growing number of national and international destinations. There are 18 hole golf courses at Truro, Falmouth.

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

From the gated gravelled driveway a brick paved parking area in front of the garage leads to a glazed front door with a sealed unit to either side, opens to:-

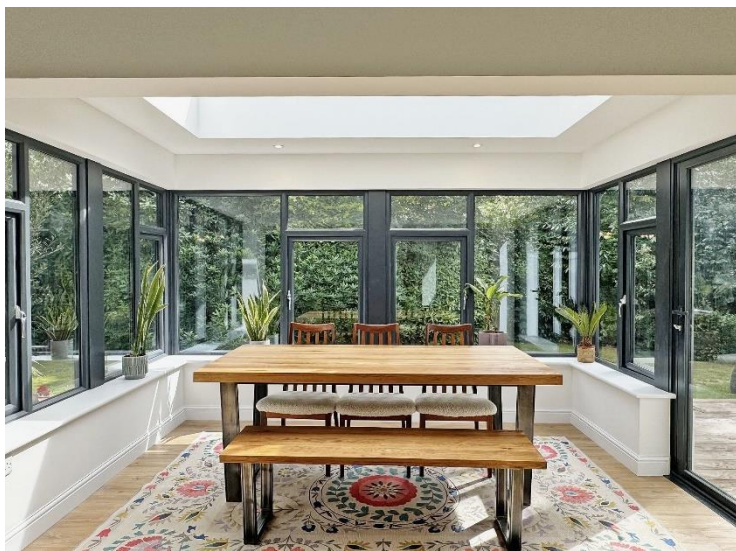
**RECEPTION HALL – 11'2" x 10'2"** A vast and very welcoming light filled reception hall with part vaulted ceiling with Velux skylight, built-in cloaks cupboard, part glazed door leading to the second hallway. The reception hall leads to the hallway with part vaulted ceiling and a range of toplights and doors leading to:-

**OPEN-PLAN KITCHEN / DINING / LIVING ROOM – 30'3" x 11'3" extending to 20'4" (max wall to wall)** A stunning light filled room with vaulted ceiling with three Velux





skylights, a double paned, double glazed window overlooking the decked sun terrace and rear garden, two toplights, a woodburning stove set upon a slate hearth and a beautiful triple aspect deep box bay window with roof lantern and a door leading to the decked sun terrace. The kitchen comprises a range of blue soft close base units, drawers and wall mounted cabinets with gold furnishings under a light quartz worktop with a large matching central island which also serves as a breakfast bar with integrated appliances including a Neff oven, a fridge, freezer, a Zanussi dishwasher, a four ring Neff induction hob with downdraught extractor fan and a deep inset Belfast sink in the central island with a Quooker instant hot water tap over.





### **FAMILY BATH / SHOWER ROOM**

Beautifully appointed with part vaulted ceiling and two toplights allowing light in from the hallway and comprising white sanitaryware including a contemporary Roca wc with concealed cistern, freestanding bath, walk-in shower cubicle with additional rain shower head and recessed shelved alcove, wash basin with vanity unit under, chrome ladder style heated towel rail.



### **SITTING ROOM – 16'6" x 13'10"**

A beautiful double aspect room with 13' high part vaulted ceiling, triple paned double glazed window overlooking the side garden, bifolding door overlooking the rear garden and opening to the decked sun terrace, media wall with recess for a TV and log effect fireplace.



**STUDY / BEDROOM 5 – 11'8" extending to 17'6" x 10'1"** A spacious double aspect room with large window overlooking the rear garden plus a further triple paned window overlooking the side garden, toplight from the hallway and a part vaulted ceiling.

From the reception hall, a wooden door opens to:-

**ENTRANCE HALL – 12'6" x 9'8"** With fully glazed door opening to the gravelled driveway with triangular toplight above, vaulted 16'9" high ceiling with Velux skylight, oak turning staircase to the first floor landing and doors to:-





**PLANT ROOM** With two hot water cylinders, boiler and consumer units.



**PRINCIPAL BEDROOM – 17'4" x 15'2"** A large double aspect room with glazed near floor to high ceiling door opening to the side garden with sealed unit and window to the side, further window overlooking the side garden, doors to:-

**EN-SUITE BATH / SHOWER ROOM** Beautifully appointed with freestanding bath, his and hers wash basin with soft close cantilevered vanity drawers under with motion sensor lighting under, contemporary Vitra wc with concealed cistern, walk-in shower cubicle with additional rain shower head and recessed shelved alcove, triple paned window overlooking the rear garden, chrome ladder style heated towel rail. Door to:-



**WALK-IN WARDROBE / DRESSING AREA** Beautifully appointed with a range of soft close wardrobes and drawers with gold furnishings with hanging rails and



shelving and further storage above, dressing table on the opposite wall with matching soft close drawers under a light quartz worksurface.

**BEDROOM 4 – 13'4" x 13'2"** A large double bedroom with near floor to ceiling high glazed door opening to the rear garden with sealed unit and window beside and doors to:-



**EN-SUITE SHOWER ROOM** Beautifully appointed with his and hers wash basins with cantilevered soft close vanity drawers under with motion sensor lighting under, Vitra contemporary wc with concealed cistern, walk-in shower cubicle with recessed shelved alcove, large window overlooking the front driveway, built-in discreet ceiling speaker.

**DRESSING AREA / WARDROBE** Window overlooking the front driveway, built-in shelving with a hanging rail and a dressing area/desk.

From the second hallway, the oak turning staircase ascends to:-

## **FIRST FLOOR**

**LANDING** With loft access hatch and doors to:-

**GUEST BEDROOM – 17'6" x 15'2"**  
A vast double bedroom with triple paned double glazed window overlooking the side garden and doors to:-

**EN-SUITE BATH / SHOWER ROOM** A beautifully appointed spacious light filled bathroom with two Velux skylights,





freestanding bath, Vitra contemporary wc with concealed cistern, his and hers wash basins with soft close vanity drawers under with motion sensor lighting under, freestanding bath with shower head attachment, walk-in shower cubicle with additional rain shower head and recessed shelving alcove, chrome ladder style heated towel rail.



**WALK-IN WARDROBE / DRESSING AREA** With built-in shelving, hanging rails and a dressing area, Velux skylight.

**BEDROOM 3 – 13'2" x 13'2"** A large double bedroom with triple paned double glazed window overlooking the side garden and doors to:-

**EN-SUITE SHOWER ROOM**  
Beautifully appointed with wash basin with cantilevered soft close vanity drawer under with motion sensor lighting under, feature contemporary wc with concealed cistern, walk-in shower cubicle with recessed shelved alcove, double glazed window overlooking the side garden, tall chrome ladder style heated towel rail.



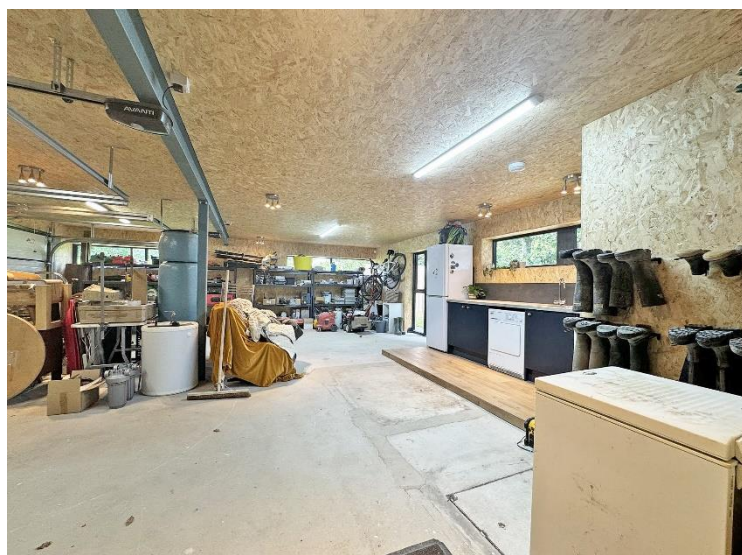
**WALK-IN WARDROBE** Window overlooking the front driveway, built-in shelving with a hanging rail and a dressing area/desk.

**BOILER ROOM – 9'8" x 5'8".**

## OUTSIDE

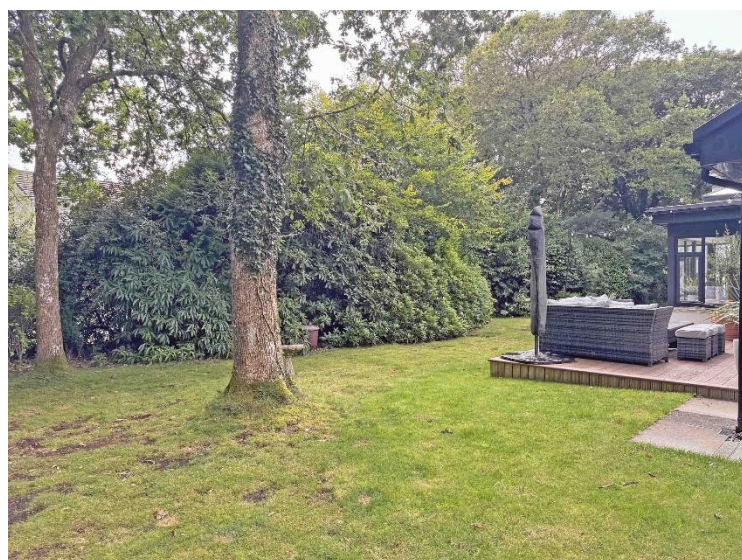
A pair of electrically operated wooden gates open to a deep and broad gravelled driveway which provides parking for several vehicles and leads to a brick paved parking area and the:-





**INTEGRAL DOUBLE GARAGE – 24'8" x 24'4"** With two electrically operated up and over doors, a glazed rear door opening to the rear garden with sealed unit and window beside, two windows overlooking the side path, two further windows overlooking the rear garden, utility area with base units under a granite effect worktop with inset stainless steel sink and drainer and space for a wash and a dryer and a door to:-

**WC** With wc and frosted glass window overlooking the rear garden.





The garden is fully enclosed, level and mainly laid to lawn with close board wooden fencing on its boundaries as well as well established mature hedging, shrubs and trees. On the southern elevation there is a decked sun terrace, which can be accessed from either the living room or the open-plan kitchen/dining/living room which is perfect for alfresco dining and outside entertaining. The garden continues to wraparound Oakenrod to the east where there are some rose beds and a greenhouse and a gate which opens to the pathway leading to the front driveway.

## **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 6QZ.

**SERVICES** Mains water, electricity, gas and drainage. Underfloor heating throughout. Pipes in place for an air source heat pump to be installed.

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

**DIRECTIONS** From Truro, take the A39 towards Falmouth and turn left at the second mini roundabout at Playing Place towards Feock. Pass through Penelewey, passing the Punchbowl & Ladle pub on your left hand side and the turning for the King Harry Ferry. A short distance after this turning the entrance to Kelliwith can be found on the left hand side. Turning into Kelliwith and the first pair of double gates on your right hand side lead to Oakenrod's driveway.

**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

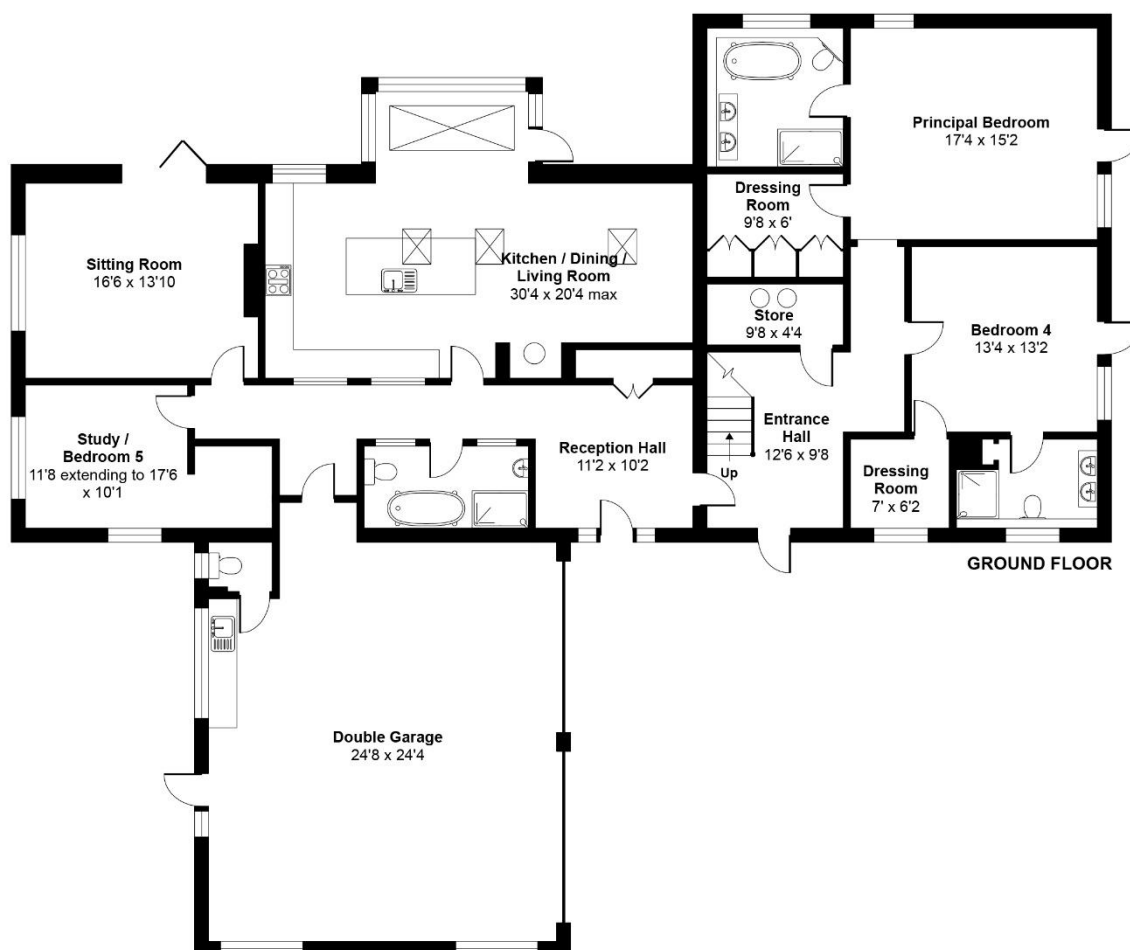
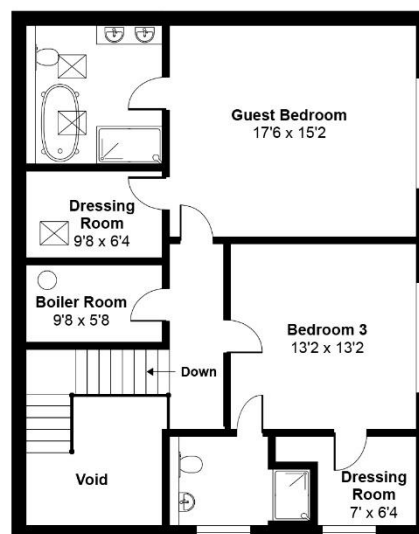


**Not to scale – for identification purposes only.**

## Kelliwith, Feock, Truro

Approximate Area = 3866 sq ft / 359.1 sq m (includes double garage and excludes void)

For identification only - Not to scale



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024.  
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