



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR16287738

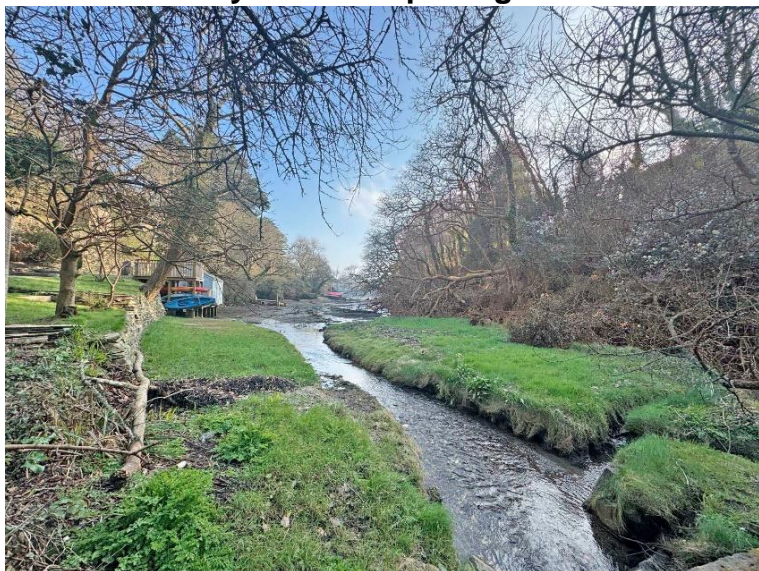
Offers around £350,000

**Building Plot at Pill Creek,  
Feock, Truro, Cornwall, TR3 6SE**

**FREEHOLD**



**An opportunity to acquire a sensationally located building plot of circa 0.71 of an acre enjoying long frontage to Pill Creek within the highly desirable creekside village of Feock. There is planning permission in place to create an exceptional contemporary home arranged over three storeys and comprising 4/5 bedroomed accommodation with garaging.**





**SUMMARY OF PROPOSED ACCOMMODATION – Circa 3,390sq.ft.**

**Ground Floor** Lobby, sitting room, bedroom 3, bedroom 4, family bathroom and laundry/utility/plant room.

**First Floor** Living/family kitchen, bedroom 2 with en-suite shower room and walk-in wardrobe, snug/TV room.

**Second Floor** Entrance lobby, principal bedroom suite, separate wc and office.

**Outside** Gardens and grounds slope to the creekside and private woodland.

**DESCRIPTION**

A genuinely exciting opportunity to acquire a one off building plot of circa 0.71 of an acre situated in a quiet setting on the eastern banks of Pill Creek on Pill Lane, a leafy lane on the outskirts of the highly desirable creekside village of Feock. The plot has planning permission for a stylish, contemporary 4/5 bed roomed residence arranged over three floors and measuring approximately **3,390sq.ft.**

Planning permission has been approved under Application Nos: PA22/03183, PA15/10538 and PA18/09313 from Cornwall Council. The full application can be viewed using the planning reference number at [www.cornwall.gov.uk/planning-and-building-control/planning-applications/online-planning-register](http://www.cornwall.gov.uk/planning-and-building-control/planning-applications/online-planning-register).



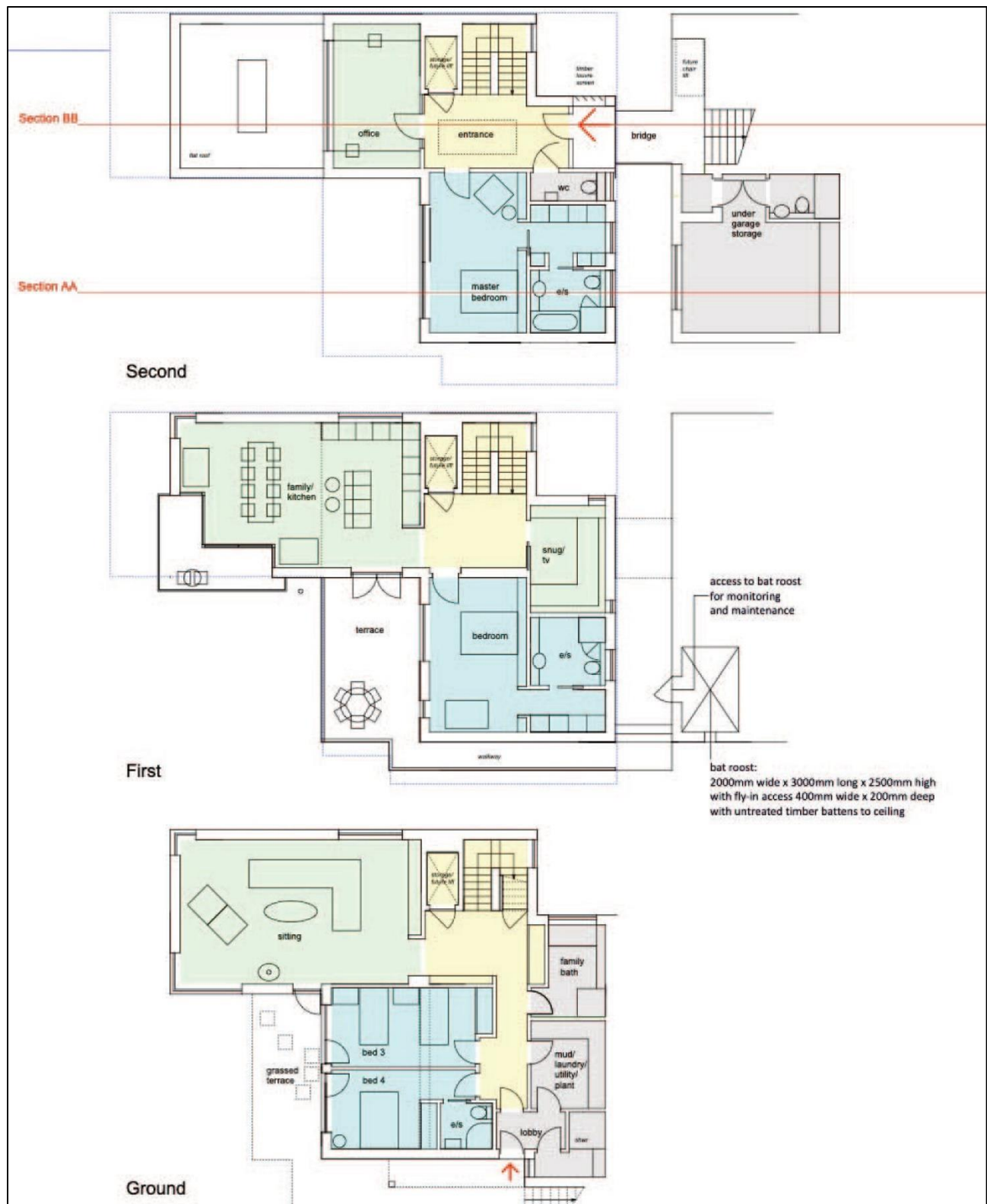


**Not to scale – for identification purposes only**





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## **LOCATION**

Situated at the head of Pill Creek perhaps one of the most desirable places to live in Cornwall, the situation and nearby facilities are a yachtsman's delight and Pill Creek is a home for many local boats. The creek is extremely sheltered and has a wonderful wooded shoreline with a mixture of historic traditional cottages and a handful of modernist houses, notably, Creek Vean, an early commission of Sir Richard Rogers. A designated Area of Outstanding Natural Beauty, the National Trust Trelissick Estate is close at hand along with the village of Feock. Pill Creek opens onto the sheltered and safe 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.

Feock has long been regarded as an immensely sought after village and one of the most exclusive locations in Cornwall – with considerable justification. Ideally positioned between the cathedral city of Truro and the famous port of Falmouth (approximately 7 miles). The Carrick Roads (Fal Estuary) offers supreme day sailing waters and deep water moorings (subject to application to the Harbourmaster). The village of Feock has a garage, church and village hall, there are good local amenities at nearby Playing Place with a post office and Spar shop, filling station, modern community centre and Kea Primary School. The popular thatched Punchbowl and Ladle pub is only 1½ miles away as is the Quay Inn in Devoran.

The cathedral city of Truro, about 4 miles, is the main commercial, administrative, legal and retailing centre of Cornwall and offers state and private schooling facilities at junior and secondary levels together with highly regarded private schools. There is a mainline railway station on the Penzance to Paddington line and Cornwall Airport at St Mawgan near Newquay, provides internal and international flights including to London. There are 18-hole golf courses at Truro and Falmouth.

## **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. We request that you meet an agent at the designated area outlined in the directions.

**POST CODE** TR3 6SE.

**SERVICES** Mains services available nearby.

**MOBILE PHONE COVERAGE** N/A.

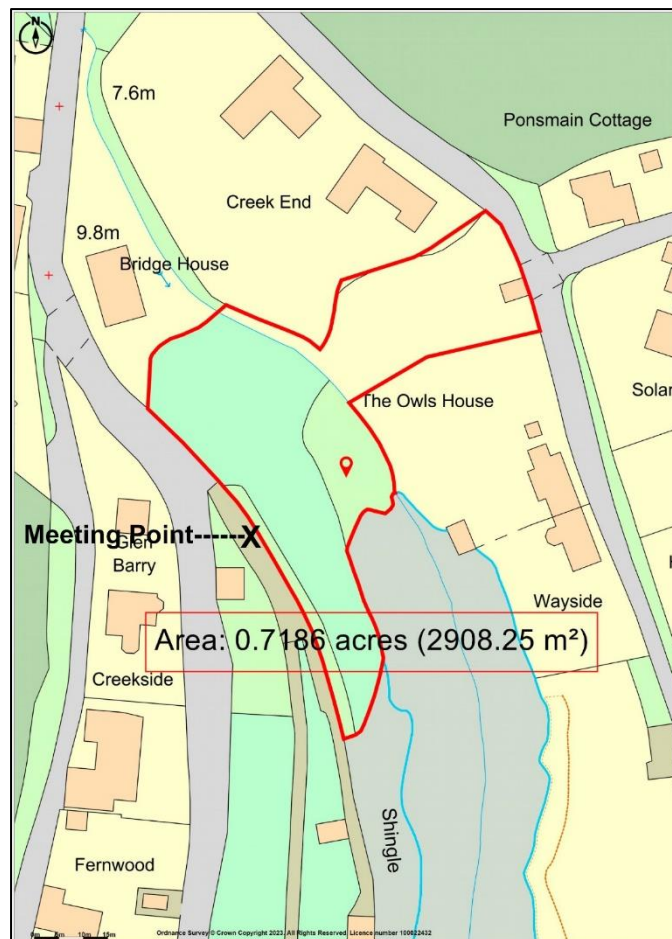
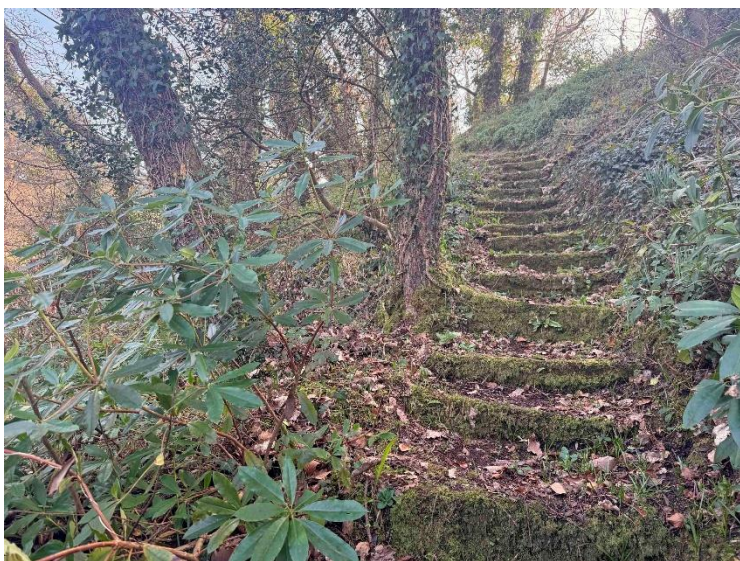
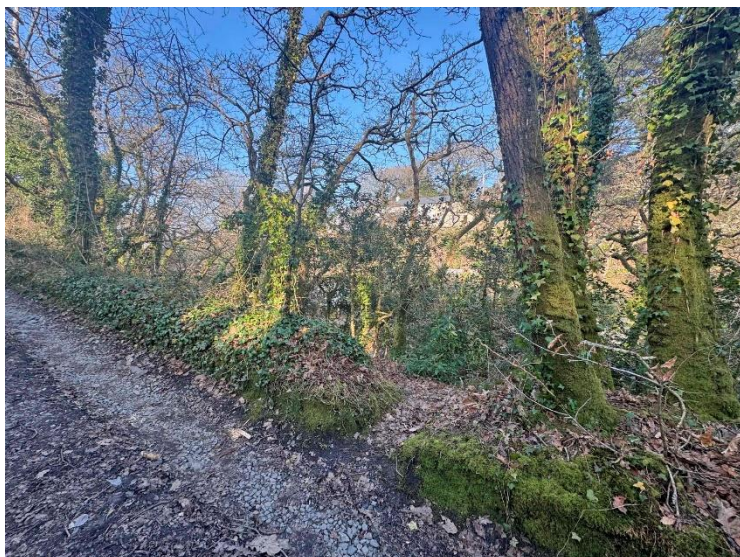
**BROADBAND** N/A.

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

**DIRECTIONS** From Truro, travel on the A39 in the direction of Falmouth and at Playing Place roundabouts take the B3289 signposted to Feock. Continue along without turning forking right signposted to Loe Beach ignoring the turn offs of Green Close and Loe Beach. Keep going past the Church following the road around to the end where Pill Lane can be found ahead of you, running down the eastern shore of the creek and the plot is on your



right hand side after Creek End. Viewers are asked to meet one of our agents on the other side of the creek as per the map below.



**AGENT'S NOTE 1** 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.

**AGENT'S NOTE 2** Please note a community infrastructure levy will apply to the development of this site. One exception being where the property is the main residence for 3 years following a self-build.

**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



