



FERNWOOD

Feock, Cornwall



FIRST TIME TO MARKET IN 45 YEARS, A BEAUTIFULLY SITUATED HOUSE ON THE EDGE OF A POPULAR VILLAGE ON THE BANKS OF THE RIVER FAL ESTUARY.

Summary of accommodation

Ground Floor: Hall | Sitting room | Dining room | Balcony terrace | Sun room | Study | Kitchen
Conservatory/breakfast room | Utility room | Bedroom | Shower room

First Floor: Principal bedroom/bathroom suite | Balcony | Two further bedrooms and bathroom

Outside: Gardens with terraces, orchard and summer house | Double and single garages (Both electrical operated)

Distances: Truro 5 miles, Falmouth 10 miles, Mylor Harbour 10 miles
St Mawes 7.5 miles (via King Harry Ferry), St Ives 28 miles, Newquay Airport 24 miles
(All distances and times are approximate)



SITUATION

Feock is a very popular waterside village between Truro and Falmouth, on the western banks of the Pill Creek, overlooking the Carrick Roads Estuary and opposite the Roseland Peninsula. Renowned by sailing enthusiasts, it has a thriving community and parish church and from it there are many beautiful countryside and coastal walks to Penpol/Point, Pill Creek, Treliissick Gardens etc.

Below the village is Loe Beach, where there is a sailing school and water sports centre, well regarded café and public slipway and moorings allowing access to the tree-lined creeks and rivers of the Carrick Roads. The local gig club also row from here. At Playing Fields, about 2 miles away, is a shop and post office and a shop, doctor’s and dentist’s surgery in Carnon Downs.

To the south is Mylor Yacht Harbour with marina and moorings, water sports shop, bistro, café and club house. Further south, at the mouth of the estuary, is the thriving university and harbour town of Falmouth, with it’s excellent range of restaurants, quayside bars, galleries and safe sandy beaches, as well as marina facilities.

Close by is the beautiful National Trust house and gardens at Treliissick with beautiful woodland walks and Falmouth can be reached by a short ferry trip from the Estate jetty.

Also a short drive away, via the iconic King Harry Ferry, is the Roseland Peninsula and lovely St Mawes.

The Fal Estuary has some of the finest sailing waters in Britain, with many creeks, inlets, beaches and waterside villages. There are many sailing clubs around the Carrick Roads holding regular regattas, including Falmouth Week and the Royal Cornwall Yacht Club here often hosts world class events. Also within easy reach are the stunning Helford River, made famous in Daphne du Maurier’s ‘Frenchman’s Creek’, and the River Fowey.

There are primary schools at Devoran and Kea, golf courses at Truro and Falmouth and the South West Coast Path is easily accessible.



The county capital and cathedral city of Truro is a quick drive away, where there is a full range of facilities including hospital, cinema, theatre, pubs, restaurants, cafés and a selection of shops within the Georgian and Victorian streets, as well as secondary schooling and independent schools. Here there is access onto the A39 leading to the A30 and a station with mainline connections to London (Paddington). Cornwall Airport Newquay provides regular flights to London and other UK and international destinations.

THE PROPERTY

Fernwood occupies a most delightful location on the edge of the village, above the wooded banks of the creek to the front and overlooking farmland across the lane to the rear, close to a path down to Pill Creek and an easy stroll over the fields to Loe Beach. There are gorgeous water views from the balconies and some rooms.

The entrance door is approached via a bridge from the lane to the glazed entrance hall and steps up to the inner hall. At the front of the house is the lovely 27 foot sitting room with exposed teak boarded flooring, fireplace with woodburner and glazed doors out to the terrace and gardens and also the decked balcony terrace with glazed balustrade and views of the estuary. There is a small study and the adjacent dining room, with doors to the sun room, also has glazed doors to the balcony. From the sun room is a glazed door to another terrace with hot tub and changing room.

To the rear is the fitted kitchen and utility room and the large, full height, breakfast room/conservatory with exposed roof timbers has French doors out to the terrace and gardens and delightful rural views.

There is a bedroom and shower room on the ground floor and, on the first floor, the principal bedroom has fitted wardrobe cupboards, en suite bathroom and glazed sliding doors to the balcony with views down Pill Creek to the Carrick Roads Estuary. There are two further bedrooms, one of which also has glazed doors out to the balcony.



French doors open from the conservatory/breakfast room to the paved terrace to one side of the house and from the terrace a flight of steps descend to a level lawned area, backed by stone retaining wall, and incorporating the wooden summer house with verandah. Beneath is a wood store. Below the front of the house are beautifully maintained gardens including terrace areas, ornamental trees and shrubs, fish pond and orchard.

On the other side of the house is another paved terrace, beside which is the hot tub and changing room, and steps down to the gardens.

There are double wooden gates from the lane to the terrace and a double garage (tandem) and a single garage.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water, drainage. Gas central heating. Independent underfloor heating systems in both the kitchen and conservatory. Various outdoor double electric sockets.

Local Authority: Cornwall Council: 01208 262800

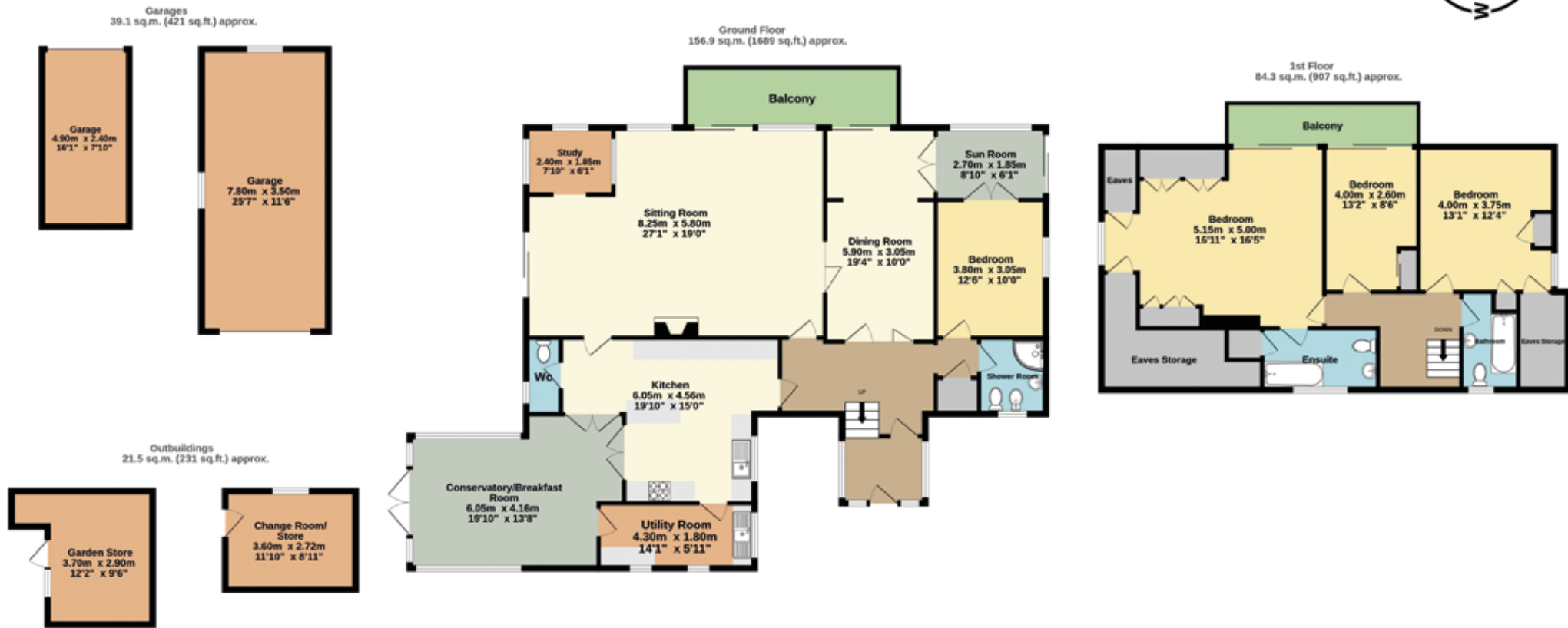
Council Tax: Band F

EPC: E

Directions: TR3 6SD



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
301.8 sq.m. (3249 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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