



Nancassick Farm Cottage

NANCASSICK FARM COTTAGE

FEOCK, TRURO,
TR3 6QN

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



NANCASSICK FARM

FEOCK, TRURO,

TR3 6QN

DETACHED CHARACTER COTTAGE WITH MATURE GARDENS

Situated in a pleasant setting within the parish of Feock and set in delightful mature gardens. Located within two miles of Loe Beach, close to the Trelissick Estate, the King Harry Ferry and the sailing waters of the Fal Estuary.

In all the accommodation comprises:- Four bedrooms, sitting room, dining room, kitchen/breakfast room, cloakroom, conservatory, bathroom and shower room. Garage/barn and ample parking. A very rare opportunity in this special geographic location.

There are both front and rear gardens with a wealth of well established plants and shrubs providing an excellent degree of privacy and seclusion.

EPC - E. Freehold. Council tax- E.

GUIDE PRICE £695,000

Philip Martin

PHILIP MARTIN

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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

GENERAL COMMENTS

It is rare that a cottage in such a special geographic location on the south Cornish coast comes to the open market. Nancassick Farm Cottage lies within a short distance of the Fal estuary and only 4 miles from Truro city centre, a beautiful yet convenient location, one which is highly sought after.

The property is found along the road leading to the King Harry Ferry and the National Trust gardens at Trelissick, therefore access to the Roseland Peninsula is excellent and the walks in and around Trelissick are exceptional.

The four bedroom cottage offers very comfortable accommodation with potential to create an annexe with bedroom four being separate from the main house.

Nancassick Farm Cottage is a real gem, combining a fabulous location with countryside views and private, mature gardens. An early viewing is absolutely essential.



THE COTTAGE

This is a delightful stone and slate roof building dating from the 19th century. It is notable for having remained predominantly in its original form with a small extension at the rear and is a most attractive building with white painted small pane window casements. Internally the house has been upgraded and improved over the years

and whilst not over-large it affords homely accommodation with original features including beamed ceilings and a fireplace now fitted with a multi fuel stove.

In all the accommodation comprises an entrance porch, sitting room, dining room, kitchen/breakfast room, conservatory, cloakroom and shower room to the ground



floor with four bedrooms and bathroom to the first floor. Bedroom four is accessed via a separate staircase and hence there is potential for a self contained annexe.

A driveway provides parking for several cars with space for a boat or caravan and furthermore there is a detached stone barn, currently utilised as a garage.

The enclosed garden is located to the rear and side, it is extremely private, well established and ideal for children and pets.

FEOCK

Feock is a picturesque village situated between the Cathedral city of Truro and the port of Falmouth. Standing on the western shore of the River Fal and at the head of the Carrick Roads, Feock is readily accessible to Loe Beach with moorings and boat lay-ups together with direct access to some of the finest day sailing waters in the country. Surrounding the village is rolling countryside abounding with scenic walks. Just along the road is the National Trust gardens at Trellisick and the King Harry Ferry which offers a picturesque shortcut to the beaches and spectacular coastline of the Roseland Peninsula. There are general stores at Playing Place and Carnon Downs with more extensive amenities available in Truro.

TRURO

Truro is approximately 5 miles distant and forms the administrative and cultural centre of Cornwall and boasts some of the county's leading educational facilities. Truro also provides an excellent shopping centre with a

fine selection of restaurants as well as many of the national supermarkets. There is a main line railway station connecting to London (Paddington) and a good selection of both private and state schools. The Hall For Cornwall provides all year round entertainment and there are golf courses at nearby Killiow, Truro and Falmouth. On the north coast is Newquay airport with a number of scheduled daily flights departing to both national and international destinations.

FALMOUTH

Falmouth is well known as a favoured residential and tourist destination, much of this being due to its rich maritime history. There is an excellent range of shopping and cultural facilities in the town including a train station with regular connections to Truro. The harbour and beaches are significant attractions of the town and since 2003 Falmouth has also been home to the National Maritime Museum. It also has its own University with a campus at Wood Lane and Tremough.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE PORCH

French doors opening to front garden, space for cloaks and multi paned door opening to:-

SITTING ROOM

17'4" x 16'8" (5.3 x 5.1)

A delightful room with feature fireplace, multi fuel stove inset on a slate hearth. Window to front with window seat below, two radiators,

beamed ceiling and staircase to first floor enclosed behind floor to ceiling glazed porch. Multi paned door to shower room and brick arched door to:-

DINING ROOM

13'9" x 11'5" (4.2 x 3.5)

Window to front, radiator, beamed ceiling, door to rear hall and door to:-

KITCHEN/BREAKFAST ROOM

17'8" x 8'10" (5.4 x 2.7)

A wonderful light room with windows to front, side and rear overlooking the gardens and three velux windows above. Beamed ceiling and fitted with an excellent range of base and eye level units with a mixture of drawers and cupboards, worktop over with one and a half bowl sink and drainer inset. Space and plumbing for dishwasher and washing machine. Four ring gas hob inset and feature Rayburn with attractive tiled splash backs. Extractor fan.

REAR HALL

Door from dining room, door to W.C. and conservatory.

CLOAKROOM

Low level w.c. and wash hand basin.

CONSERVATORY

13'9" x 8'10" (4.2 x 2.7)

A modern double glazed conservatory overlooking the rear gardens with doors opening into the gardens.

SHOWER ROOM

12'1" x 10'5" (3.7 x 3.2)

Currently utilised as a shower room. Could be a study or further reception room. With stairs rising to first floor and bedroom 4, cupboard, shower cubicle with electric shower over, wash hand basin and extractor fan. Door to rear gardens.

FIRST FLOOR



MAIN LANDING

Accessed from the sitting room with window to rear on half landing and doors to all rooms from main landing.

BEDROOM FOUR

11'9" x 10'5" (3.6 x 3.2)

This bedroom is separate from bedroom one, two and three. Window overlooking the gardens and the land. Attractive balustrade.

BEDROOM ONE

13'5" x 9'10" (4.1 x 3.0)

Exposed floorboards, window to front, canopied ceiling and radiator.

BEDROOM TWO

10'9" x 9'6" (3.3 x 2.9)

Window to front, built in cupboards and canopied ceiling.

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BEDROOM THREE

9'6" x 7'6" (2.9 x 2.3)

Window to side, cupboard and radiator.

BATHROOM

10'9" x 7'6" (3.3 x 2.3)

Recently refitted with a white suite comprising panelled bath, vanity wash hand basin, low level w.c. and shower cubicle with electric shower over. Window to rear, partially tiled walls, exposed floorboards, airing cupboard, extractor fan and radiator.

OUTSIDE

The property is approached via a driveway which provides parking for several cars, caravan or boat as well as access to the: -

DETACHED GARAGE/BARN

25'0" x 16'10" (7.63 x 5.15)

With electric roller door.

GARDENS

The front gardens are laid to lawn with a path leading through the middle to the front door. The rear gardens and grounds are absolutely delightful, mature and well established with a variety of wonderful plants and shrubs including rhododendrons, magnolias, camellias, gunnera and hydrangeas with mature hedge boundaries providing an excellent degree of privacy and seclusion. There is a well located in the rear gardens as well as a small patio with pond which offers a pleasant sitting out space.

SERVICES

Mains water, drainage and electricity are connected. Oil central heating. There is a well in the rear garden.

COUNCIL TAX

Band E.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From Truro take the A39 towards Falmouth and upon reaching the double roundabout at Playing Place, turn left at the second signposted towards Feock. Continue on this road passing the Punchbowl and Ladle public house and take the left turn at the crossroads towards the King Harry Ferry and continue down this road and Nancassick Farm Cottage can be found on the left hand side.

DATA PROTECTION

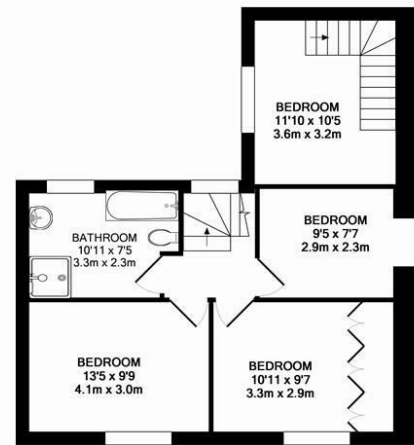
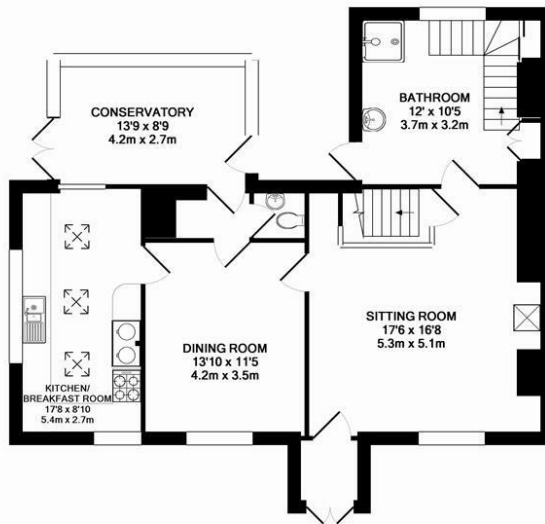
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GROUND FLOOR
APPROX. FLOOR
AREA 583 SQ.FT.
(54.3 SQ.M.)

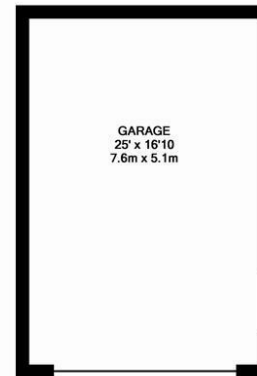
TOTAL APPROX. FLOOR AREA 1913 SQ.FT. (177.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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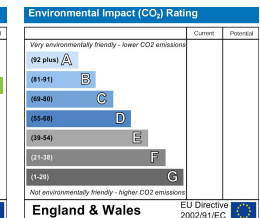
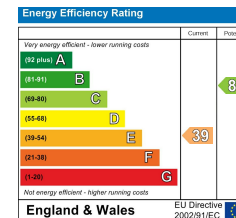


1ST FLOOR
APPROX. FLOOR
AREA 582 SQ.FT.
(54.1 SQ.M.)



GARAGE
25' x 16'10
7.6m x 5.1m

GARAGE
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)



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