



MAPLETON GOONPIPER  
FEOCK TRURO,  
TR3 6RA

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS







# MAPLETON GOONPIPER

FEOCK TRURO

TR3 6RA

DETACHED DORMER BUNGALOW WITH DOUBLE GARAGE AND STUNNING VIEWS

Situated in a highly desirable location near Feock village, this spacious four-bedroom home boasts outstanding rural views to the rear and a private plot.

The well-appointed accommodation includes an entrance hall, a generous lounge, a kitchen/dining room, and a utility room. The ground floor also features two bedrooms and a family bathroom, while the first floor offers two additional bedrooms, each with its own bathroom.

Externally, the property benefits from beautifully maintained gardens, a double garage with a W.C. and utility space, as well as ample parking for multiple vehicles. Additional features include double-glazed windows and oil-fired central heating.

GUIDE PRICE £735,000

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PHILIP MARTIN

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## GENERAL COMMENTS AND SITUATION

Mapleton presents a fantastic opportunity to acquire a spacious detached home with far-reaching rural views, all while being within close proximity to village amenities.

Situated in a highly desirable location near Feock village, this four-bedroom property enjoys a private plot with an enviable outlook over adjoining farmland.

The well-appointed accommodation comprises an entrance hall, a generous lounge, a kitchen/dining room, and a utility room. The ground floor features two bedrooms and a family bathroom, while the first floor offers two additional bedrooms, each with its own bathroom.

Externally, the property is set on a south-westerly facing plot, with beautifully maintained gardens bordered by mature shrubs and plants, ensuring privacy from neighboring properties and the roadway. The majority of the garden lies to the front, capturing the afternoon and evening sun, with an additional area to one side. A tarmac driveway provides parking for three vehicles, complemented by a double garage with a W.C. and utility space.

Further benefits include double-glazed windows and oil-fired central heating, making this an exceptional home in a sought-after setting.

## LOCATION

Feock is a pretty village approximately five miles south of Truro. It is a thriving community and has a Parish Church. The area is very popular with sailing enthusiasts, Loe Beach (one and a half miles) provides easy access to launch boats from a public slipway and gives access to the sailing waters of the Fal Estuary (Carrick Roads). The Cathedral City of Truro is within five miles and provides an excellent shopping centre including a flagship Marks and Spencer store, 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 and Truro. The historic Port of Falmouth is within ten miles with further shopping and leisure facilities.

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

### ENTRANCE HALLWAY

4.88 x 1.72 (16'0" x 5'7")

### LOUNGE

5.8m x 3.44m (19'0" x 11'3")

Being dual aspect, having a picture window to the front and high level window to the side. Focusing to an open fire with slate hearth and stone surround.



### KITCHEN/DINING ROOM

5.84m x 3.22m (19'1" x 10'6")

Comprising a range of matching base and eye level units with worktops over, sink and drainer inset. Built in oven, hob, microwave and space for dishwasher. Sliding patio doors opening to rear garden.

### UTILITY

3.25 x 2.02 (10'7" x 6'7")

Oil fired central heating boiler, space for washing machine. Door to garage.

### BEDROOM 3

3.50m x 3.21m (11'5" x 10'6")

With window to the front aspect. Fitted wardrobe.

### BEDROOM 4

3.47m x 3.23m (11'4" x 10'7")

With window to the rear enjoying rural views. Fitted wardrobe.

### BATHROOM

2.26 x 1.77 (7'4" x 5'9")

Asuite comprising panelled bath with shower attachment over, low level w.c. and pedestal wash hand basin.

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#### FIRST FLOOR

##### LANDING

With loft access and door to:-

##### BEDROOM 1

4.27m x 4.26m (14'0" x 13'11")

Being dual aspect and having windows to the front and rear, the rear window having rural views. Eaves storage cupboards and double wardrobe.

##### EN-SUITE

2.99 x 1.28 (9'9" x 4'2")

Walk in shower, w.c. and vanity wash hand basin. Picture window to rear.

##### BEDROOM 2

4.99m x 4.04m (16'4" x 13'3")

Being dual aspect with a total of three windows, two to the front and one to the rear enjoying rural views. Eaves storage cupboard and space for wardrobe.

##### EN-SUITE

1.83 x 1.57 (6'0" x 5'1")

A white suite comprising corner shower, low level w.c. and vanity wash hand basin.

##### OUTSIDE

Double timber vehicular gates open from the roadway and give access to a tarmacadam driveway providing parking for several vehicles and giving access to the:-

##### DOUBLE GARAGE

5.01m x 4.93m (16'5" x 16'2")

With electric up and over door, window to side, cold water tap, electricity meters and cupboards. Light and electricity. Door to:-

##### CLOAKROOM

With low level w.c. and window to rear. Further door from garage to:-

##### UTILITY

3.23m x 1.70m (10'7" x 5'6")

Base units and drawers with worktops over and stainless steel sink and drainer inset. Window to rear.

To the front of the property is a level lawn with curved dwarf wall giving separation from the driveway. The roadside borders are well stocked with a variety of shrubs and plants and a paved pathway gives access to the front and side. At the side of the property is a gravelled area with summerhouse and the rear directly adjoins open farmland.

##### SERVICES

Mains water, electricity and drainage. Oil fired central heating.

#### 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.

#### COUNCIL TAX

Band F.

#### DIRECTIONS

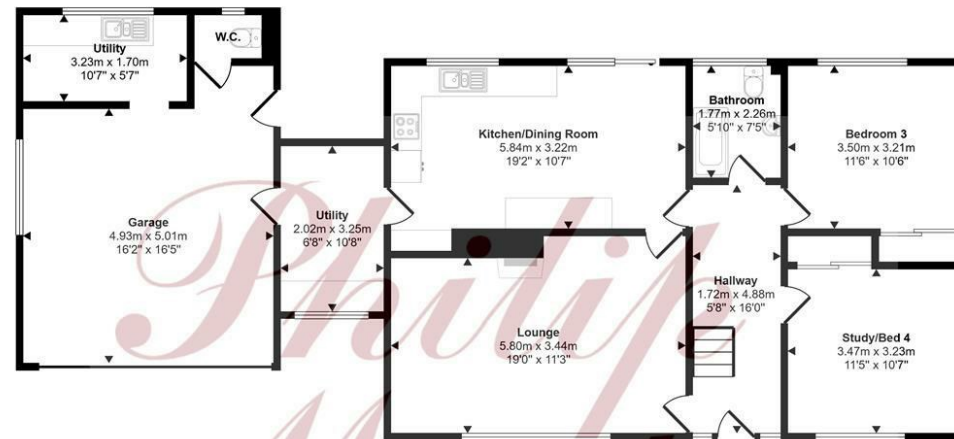
From Truro proceed in a southerly direction along the A39 and turn right signposted Feock at the Playing Place roundabout. Proceed towards the village of Feock and Mapleton will be found on the left hand side, being the fourth property after the Methodist Church.

#### DATA PROTECTION

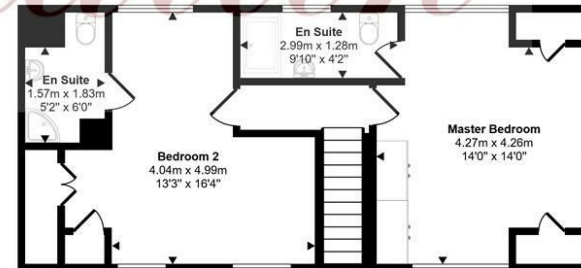
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Approx Gross Internal Area  
178 sq m / 1919 sq ft

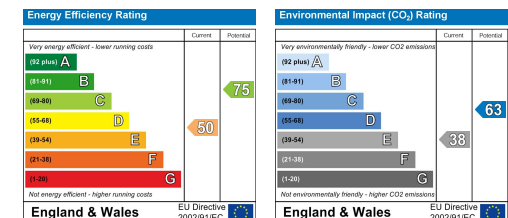


Ground Floor  
Approx 123 sq m / 1329 sq ft



First Floor  
Approx 55 sq m / 590 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.











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