



DEEP MEADOWS,  
TREVILLA, FEOCK,  
TRURO TR3 6QG

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# DEEP MEADOWS, TREVILLA, FEOCK TRURO TR3 6QG

SEMI DETACHED EDWARDIAN HOUSE IN PRETTY  
HAMLET SETTING

This lovely old house is situated within the beautiful hamlet of Trevilla which lies in the parish of Feock. The property enjoys wonderful far reaching views over the surrounding countryside to Restronguet Barton and a glimpse of The Carrick Roads in the distance.

Two double bedrooms, kitchen/breakfast room, sitting/dining room, bathroom. Parking for two cars. Very large and delightful south west facing gardens. Private sitting out spaces. Many mature shrubs and plants.

Freehold. Council Tax Band E. EPC E  
Offered for sale with no chain.

GUIDE PRICE £600,000

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9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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## GENERAL COMMENTS

Deep Meadows is a very attractive semi detached period house located within the small hamlet of Trevilla, on the outskirts of Feock and within walking distance of Loe Beach and the Fal estuary. The house is classic Edwardian with high ceilings and large windows that afford plenty of natural light and enjoys fabulous views - especially from the first floor overlooking the waters of Carrick Roads towards Falmouth. The house retains many wonderful period features including exposed beams, original windows and handsome stone and granite elevations. The accommodation includes: entrance hall, large sitting/dining room, kitchen/breakfast room, two double bedrooms and bathroom. Outside is a driveway providing parking for two cars and a very large rear garden. This rear garden is a sheer delight and totally unexpected with many mature shrubs and plants and lots of sitting out space. At the top of the garden are magnificent panoramic views over the surrounding countryside, over Carrick Roads and out to sea - a wonderful spot for a summer house. An internal viewing is essential.

## LOCATION

The hamlet of Trevilla lies on the outskirts of Feock village. Feock is arguably one of the most sought after residential areas close to Truro. The city of Truro with its Cathedral and fine shopping centre is about five miles away whilst the harbour port of Falmouth is about nine miles. Nearby King Harry Ferry gives easy access to the Roseland Peninsula and also the many safe beaches along the south Cornish coast. The property is also within walking distance of the renowned Loe Beach which faces south over the Carrick Roads. Loe Beach offers some of the most idyllic and tranquil sailing waters found anywhere along the south coast of Britain as well as a water sports centre where you can hire a range of water sports equipment including kayaks, paddleboards, sailing dinghies and motor boats. There is also Loe Beach Café. Local facilities are available in Playing Place and Carnon Downs (about two miles).

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

### ENTRANCE PORCH

Double glazed windows overlooking the front. Tiled floor. Half glazed door to:



### ENTRANCE HALL

Stairs to first floor with storage cupboard below. Exposed beams, night storage heater, shelves. Door to:

### SITTING/DINING ROOM

6.30m x 5.54m (20'8" x 18'2")

A well proportioned L shaped room with high ceilings. Twin aspect with large windows to front and side that afford plenty of natural light. Feature fireplace with Granite lintel, slate hearth

and Clearview woodburning stove. Arched recess with cupboard and shelves. Exposed beams. Night storage heater. Half glazed door to:

### KITCHEN/BREAKFAST ROOM

3.60m x 3.57m (11'9" x 11'8")

Another twin aspect room with double glazed windows enjoying views over the rear garden. Two Velux windows. Base and eye level shaker style kitchen units. Worktops with tiled splashbacks

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incorporating single stainless steel sink/drainер. Integral appliances including dishwasher and washing machine, space for cooker, fridge/freezer and tumble drier. Slate flagged floor. Night storage heater. Door to rear garden.

#### FIRST FLOOR

Loft access.

#### BEDROOM ONE

3.41m x 3.05m (11'2" x 10'0")

Window to front enjoying fabulous far reaching sea, coastal and countryside views over Carrick Roads towards Falmouth and Mylor. Built in wardrobe. Night storage heater. Dressing area with further built in wardrobes and feature arched window to front with views.

#### BEDROOM TWO

3.13m x 2.42m (10'3" x 7'11")

Window overlooking the rear garden. Built in wardrobe. Night storage heater.

#### BATHROOM

3.02m x 2.19m (9'10" x 7'2")

A white suite with low level w.c, vanity sink unit with mirror, light and electric shaving point above. Panel bath with fully tiled surround, shower screen and Mira shower over. Tiled floor. Large shelved airing cupboard housing hot water cylinder with immersion heater.

#### OUTSIDE

At the front is a tarmac drive providing parking for two cars. Steps lead up to a raised front garden with circular patio, shrubs and plants. A path leads to the front door and continues along the side to the rear through a lockable wooden gate.

At the rear is a porch with shelves and door opening to the kitchen/breakfast room. A paved terrace provides sitting out space and steps lead to a further paved patio so ample space for entertaining with attractive stone retaining walls and useful garden shed. Beyond this is a level lawn with deep flower beds borders stocked with many mature shrubs and plants including camellias and magnificent magnolia.



The wooden garden shed is included in the sale. The very large main garden continues for a long way and enjoys complete privacy, a sunny aspect and fabulous water and countryside views. The garden is gently sloping and is enclosed and very well stocked with many fabulous plants and shrubs including azaleas, agapanthus, mahonia, camellias hellebores and several apple trees. At the top of the garden is potential to erect a summerhouse which will enjoy magnificent views. The top boundary adjoins open countryside with thick laurel hedge that provides privacy and protection.

#### SERVICES

Mains water, electric and drainage are connected.

#### N.B

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

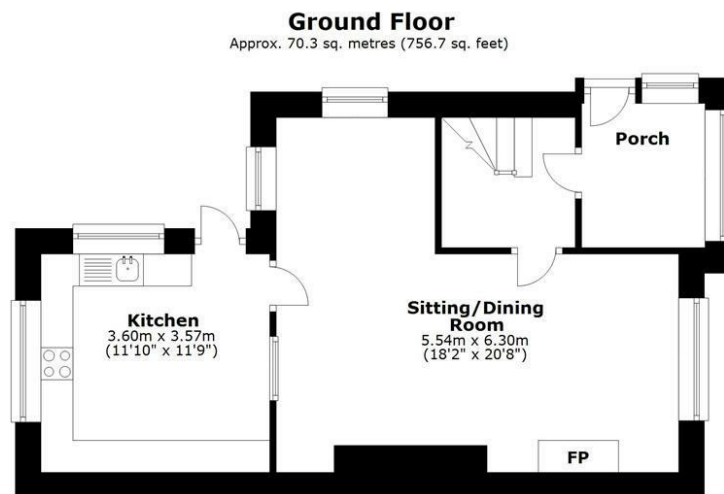
#### VIEWING

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 to Falmouth and at the Playing Place roundabout take the left exit sign posted to Feock and King Harry Ferry. Proceed through the hamlet of Penelewey and after a further quarter of a mile take the left hand turning at the crossroads sign posted to King Harry Ferry. Proceeding along this road for a short distance, take the first right hand turning and on reaching the hamlet of Trevilla the property will be found on the left hand side.

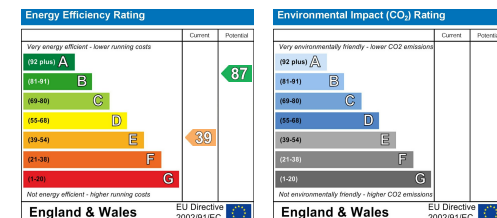




Total area: approx. 101.5 sq. metres (1092.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustration purposes only and should be used as such.  
Plan produced using PlanUp.

## Deep Meadows, Feock



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