



PINE COTTAGE
FOUR TURNINGS
FEOCK, TRURO
TR3 6QR

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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SUBSTANTIAL AND VERSATILE DETACHED COTTAGE

Extended substantially since its original form and beautifully presented throughout. Offering character charm and modern conveniences together.

Providing accommodation to suit a wide range of potential buyers either as a large family home or with potential for an annexe or even a small business to work from home.

With a workshop and garage as well as parking for several cars, boat or motor home.

Level south facing lawned garden and close to stunning riverside walks and perfect for sailing and water activities on the Carrick Roads.

GUIDE PRICE £725,000

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PHILIP MARTIN

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GENERAL COMMENTS

Pine Cottage occupies a generous plot close to one of South Cornwall's most sought-after villages, close to the Fal Estuary and just minutes from the beach. This beautifully renovated, energy-efficient detached home offers spacious and versatile accommodation, including the potential for a one-bedroom annex. Additional features include a garage, workshop, and ample driveway parking secured behind two sets of gates, great for anyone with a boat or motor home.

The main house blends charming character with modern comforts such as mains gas and solar panels with high levels of insulation. Living spaces are bright and well-proportioned, unusual for a cottage including a light-filled sitting room with a wood-burning stove, two conservatories, and a traditional farmhouse-style kitchen/dining area with slate flooring. A separate laundry and utility room as well as a study — ideal for remote working or a small business enhance the flexibility of the layout.

There are four double bedrooms, including a generous master bedroom with en-suite shower room, along with a family bathroom and an additional shower room.

The adaptable nature of Pine Cottage will appeal to a wide range of buyers, offering ideal potential for multi-generational living, business use, or income generation through long or short-term letting. The private, south-facing gardens add to the property's appeal, and its location near the renowned Trelissick Gardens, Loe Beach, and the sailing waters of the Carrick Roads offers the best of coastal and countryside living. With no onward chain and excellent access to Truro, Falmouth, and the surrounding area, this is a rare opportunity in a prime setting.

LOCATION

Situated on the edge of the highly sought-after village of Feock and a short distance from the famous King Harry Ferry and its access to the Roseland peninsula, Pine Cottage occupies an extremely convenient location. The area is well placed for the creeks of the Fal River and Mylor Yacht Harbour with its deep water moorings. Falmouth and Truro are not far away and provide an extensive range of facilities including both private and public schools and colleges, hospitals, the National Maritime Museum, Hall for Cornwall and mainline railways connection to London Paddington. Cornwall Airport (Newquay) is just 23 miles away with a range of domestic and international flights on offer throughout the year.

The nearby village of Playing Place provides an excellent local shop/post office and petrol station. The Punch Bowl and Ladle pub at Penelewey is a short walk away and serves good food. The National Trust's Trelissick Gardens are just a mile away and there are wonderful woodland and creekside walks at Roundwood Quay.

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

ENTRANCE HALLWAY

Stairs to first floor.

CLOARKROOM

W.C. and wash hand basin.



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KITCHEN/BREAKFAST ROOM

5.4 x 4.93 (17'8" x 16'2")

A farmhouse style kitchen with slate floors and a good range of base units with solid worktop over, sink and drainer inset. Oven, hob and extractor hood over, space for fridge freezer and dishwasher.

LAUNDRY

2.8 x 1.4 (9'2" x 4'7")

Base and eye level units, worktop, sink, space for washing machine. Wall mounted gas boiler. Door to side.

LOUNGE

8.13 x 3.64 (26'8" x 11'11")

Forming part of the original cottage with windows overlooking the front gardens and door opening to the conservatory.

CONSERVATORY

3.09 x 2.42 (10'1" x 7'11")

Slate floor and doors to garden.

UTILITY

4.37 x 2.57 (14'4" x 8'5")

Accessed from the hallway. Fitted with base and eye level units, worktop with sink inset. Electric radiator, door opening to side. Stairs to first floor.

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STUDY/RECEPTION

4.72 x 4.1 (15'5" x 13'5")

A room which could be a study, office or reception room with door and windows to the side.

CONSERVATORY

3.1 x 2.43 (10'2" x 7'11")

FIRST FLOOR

The property has two stairs to separate first floor areas, hence the potential for separation.

LANDING

With airing cupboard and excellent light tubes providing bright natural light.

MASTER BEDROOM

4.89 x 3.78 (16'0" x 12'4")

Dual aspect and generously proportioned.

EN-SUITE

2 x 2.34 (6'6" x 7'8")

Walk in shower, w.c. wash hand basin and heated towel rail.

BEDROOM 2

3.9 x 3.82 (12'9" x 12'6")

Window overlooking the front gardens, feature fireplace, wardrobe and radiator.

BEDROOM 3

3.90 x 3.09 (12'9" x 10'1")

Window overlooking the front gardens, feature fireplace, wardrobe and radiator.

BATHROOM

2.84 x 2.4 (9'3" x 7'10")

With bath, w.c. and wash hand basin.

SECOND LANDING

Accessed via the utility room. Window to side and electric radiator.

BEDROOM 4

4.83 x 4.17 (15'10" x 13'8")

Dual aspect and access to loft.

SHOWER ROOM

1.7 x 1.56 (5'6" x 5'1")

Corner shower, wash hand basin, towel rail.

W.C.

1.66 x 0.93 (5'5" x 3'0")

Hot water system and w.c.

OUTSIDE

The property is approached via two sets of wooden gates over a tarmac driveway to one side with gravelled parking area to the other. There is parking for several vehicles and great for anyone



looking to house a boat or motorhome. The property offers a garage and large workshop and with light and power. To the rear of the main house there is an enclosed garden which is lawned with stocked borders and mature hedges and trees enjoying a sunny, south facing aspect and a great deal of privacy.

GARAGE

2.9 x 5.95 (9'6" x 19'6")

WORKSHOP

7.44 x 3.71 (24'4" x 12'2")

Light and power.

SERVICES

Mains gas, water, drainage and electricity.

The property is highly energy efficient as it is insulated throughout with a 3kW Solar PV generating c£1500 pa. and underfloor heating throughout the downstairs.

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 King Harry Ferry crossroads. The property will be easily found on the crossroads by a Philip Martin For Sale board.

DATA PROTECTION

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COUNCIL TAX

TBC

TENURE

Freehold.



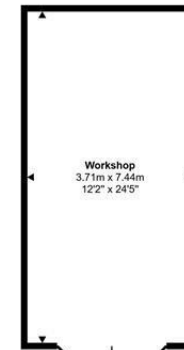
Approx Gross Internal Area
285 sq m / 3067 sq ft



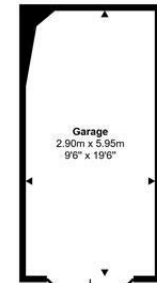
Ground Floor
Approx 128 sq m / 1378 sq ft



First Floor
Approx 112 sq m / 1206 sq ft



Workshop
Approx 28 sq m / 297 sq ft



Garage
Approx 17 sq m / 186 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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs 92-100 A		
89-91 B		
85-88 C		
81-84 D		
77-80 E		
73-76 F		
69-72 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions 92-100 A		
89-91 B		
85-88 C		
81-84 D		
77-80 E		
73-76 F		
69-72 G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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