



Mapleton, Goonpiper, Feock, Truro, TR3 6RA
£635,000


JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Detached beautifully presented 1,900 sq ft house
- Sought after coastal parish of Feock
- 3/4 bedroom, 3 bathroom
- Open plan kitchen/diner, living room, utility
- Unobstructed countryside views
- Front & rear gardens
- Double garage & driveway parking
- Video tour available



View to rear



A superb detached 3/4 bedroom house of real quality in the sought after coastal parish of Feock. Significantly improved generous proportioned accommodation complete with wonderful countryside views, front & rear gardens, double garage and driveway.



The Property

Mapleton is a circa 1970 built detached residence located in Goonpiper, Feock. The current owner has significantly altered and improved the accommodation to create this beautifully presented home.

An entrance hallway provides ample space for coat and shoes with understairs storage which in turn provides access to all ground floor rooms. Immediately on the left is a generous 18ft x 13ft living room with huge window to front aspect overlooking the garden with a secondary window to side aspect. This spacious yet cosy room benefits from an open fireplace and beautiful real wood floors as well as oak glazed doors which continue right the way through the whole property. The kitchen/diner is a real stand out room with a fully fitted high quality farmhouse style kitchen units, a built in dresser with underlighting and integrated appliances. There is plenty of space for a good sized dining table here with a window to rear aspect and sliding glazed doors providing direct access to the rear decking – perfect for al fresco dining to take in the gorgeous view. To the rear, a door provides access to the utility space which houses the boiler, has base level units with integrated freezer, a window to front aspect and an integral door to the garage. On the other side of the ground floor there are two great sized rooms offering either bedrooms 3 & 4 or perhaps more living space if required, also off the hallway is a very useful fully fitted family bathroom on this level.

A staircase with carpet runner and glazed banister rises to the first floor landing providing access to bedrooms 1 & 2. The main bedroom is located to the right and is a large double with exposed painted floorboards, dual aspect windows to front and rear with stunning countryside views and a large en-suite shower room with quality tiling and walk in double width shower. The second bedroom is actually very similar in size offering plenty of space for a double bed with associated furniture as well as an integrated storage cupboard. This room also has the benefit of an en-suite shower room and three dual aspect windows to front and rear once again pouring in natural light and enjoying arguably the best of the views.





Outside Mapleton is a delight – with good sized gardens to both front and rear which enjoy the sun right through the day. The front garden is laid with lawn and is enclosed by an established array of beautiful plants, shrubbery and trees whilst the rear is a more intimate space with composite decking leading directly off the kitchen/diner to enjoy those unobstructed views of the fields and countryside beyond. To the side of the property there is a hidden garden space with gravelled seating area and wooden summer house offering a further little retreat outdoors. The property has the benefit of a large double garage with a further utility space, WC and rear door access. In front there is gated driveway parking for up to four vehicles off road.

This really is a gem of a property in a very special location and of super quality all the way through, a viewing to appreciate in person is highly recommended.



The Location

Mapleton enjoys a truly special setting in the highly sought-after parish of Feock. Surrounded by unspoilt countryside and within walking distance of the village, this enchanting location offers a rare combination of rural beauty, privacy, and coastal access.

From the doorstep, scenic footpaths lead across fields to Pill Creek, Cowlands, and the peaceful waterside hamlet of Penpol, with its creekside views and charming walks to Point Quay. The nearby Punchbowl & Ladle pub at Penelewey is a favourite local landmark.

Just a walk away lies Loe Beach, a hidden gem facing the Carrick Roads, offering moorings, a café, and a well-regarded water sports centre where sailing dinghies, paddleboards, kayaks and motorboats can be hired - perfect for those drawn to the sea. Mylor Yacht Harbour is just a short drive away, offering a full-service marina, bistro, café, and sailing club.

Despite its peaceful setting, Mapleton is wonderfully well-connected. The cathedral city of Truro - with its vibrant mix of independent shops, excellent schools, mainline rail station to London, and the Hall for Cornwall theatre - is around four miles away. Falmouth, a lively university town with a rich maritime heritage, is within 9 miles to the south.

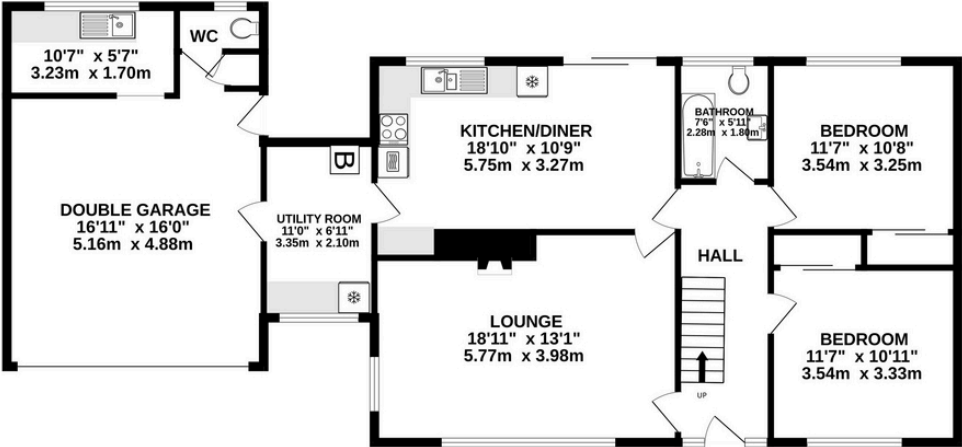
Newquay Airport is approximately 40 minutes by car and offers daily direct flights to London and other UK and European destinations, while the King Harry Ferry provides swift access to the Roseland Peninsula and the south coast's many idyllic beaches.

Feock and its surrounding area offer a unique blend of countryside charm and coastal living - a true sanctuary for those seeking nature, space, and serenity within reach of Cornwall's most celebrated towns and waters.

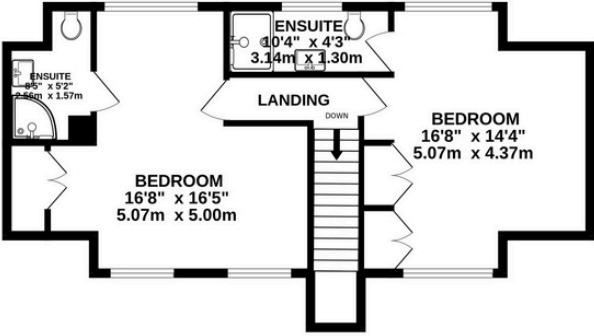


Floorplan

GROUND FLOOR
1290 sq.ft. (119.9 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 1859 sq.ft. (172.7 sq.m.) approx.

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 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.

Property Information

Tenure: Freehold

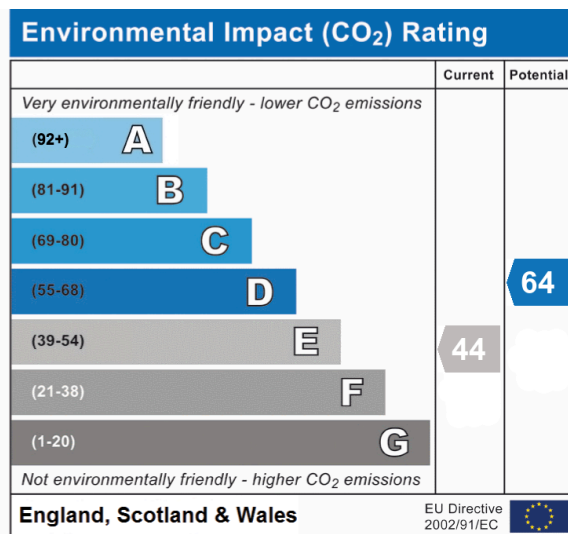
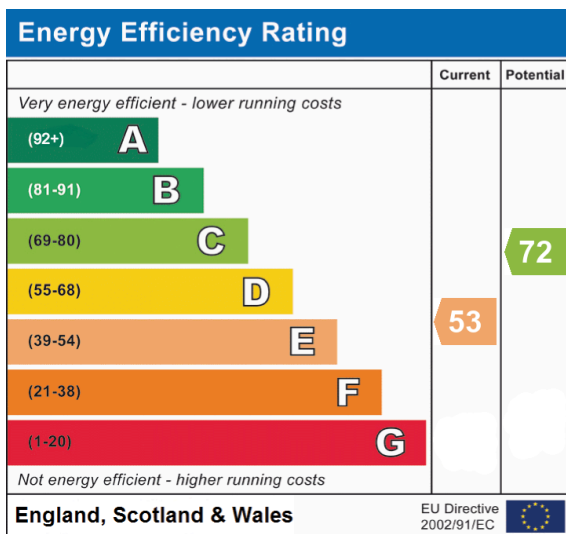
Council Authority: Cornwall

Council Tax Band: F

Services: Mains water, drainage and electric are all connected. The property and hot water is heated via an oil fired boiler.

Mobile Signal: Best networks EE & Three – (good outdoor and variable indoor)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.