



**CORNISH
BRICKS**

6 Dozmere, Feock

Guide Price **£1,125,000**



6 Dozmere

Feock, Truro

Impeccably maintained and presented, contemporary bungalow. Enjoying a versatile layout with over 2800 sq. ft. of accommodation, including a one bedroom self contained annexe, great for multi-generational living or alternatively could be returned to form part of the main bungalow.

The property has been thoughtfully designed for modern living in a classic yet contemporary style set within approximately a ¼ Acre level corner plot boasting sea views in a sought-after coastal village just minutes from the beach.

Boasting exceptionally well-proportioned and impeccably presented 4 double bedroom, 3 bath/shower roomed accommodation with a magnificent 38ft long dual aspect family sized kitchen, dining and living room with vaulted ceiling, separate lounge, utility, study & double garage all set within a this superb large private plot with beautiful south facing mature & level gardens and sea glimpses.





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PROPERTY:

This property has been superbly extended and remodelled over the years and is finished to an extremely high standard, with quality fixtures and fittings throughout. The bungalow is a large and elegant home with plenty of space and an effortlessly stylish interior which is sure to impress.

It has the benefit of a one bedroom annexe, perfect for anyone with elderly relatives or dependants looking for their own space but close at hand. Alternatively could be used to generate an income given its location and close proximity to the beach. As stated, if an annexe is not required it could easily be returned to the main bungalow, to provide further bedrooms and a shower room.

In brief to the ground floor, a beautiful welcoming reception hall with a view right through to the rear garden, a well-proportioned formal lounge with wood burner a fantastic place to retreat on those winter evenings.

To the rear of the house, there is a magnificent 38ft open plan kitchen, dining and living room, with oak flooring, modern yet timeless kitchen which is comprehensively fitted with black granite worktop, large central island and seating. This vast and versatile room also boasts dining and reception areas with two sets of large sliding doors opening on to the level south facing gardens.



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The main bungalow offers 3 double bedrooms, including the large master bedroom to the rear, overlooking the beautiful garden, with built in wardrobes and a contemporary en-suite shower room. Finally, to complete the accommodation there is a family bathroom with a contemporary suite and separate shower with wonderful skylight flooding it with natural light, utility room and study.

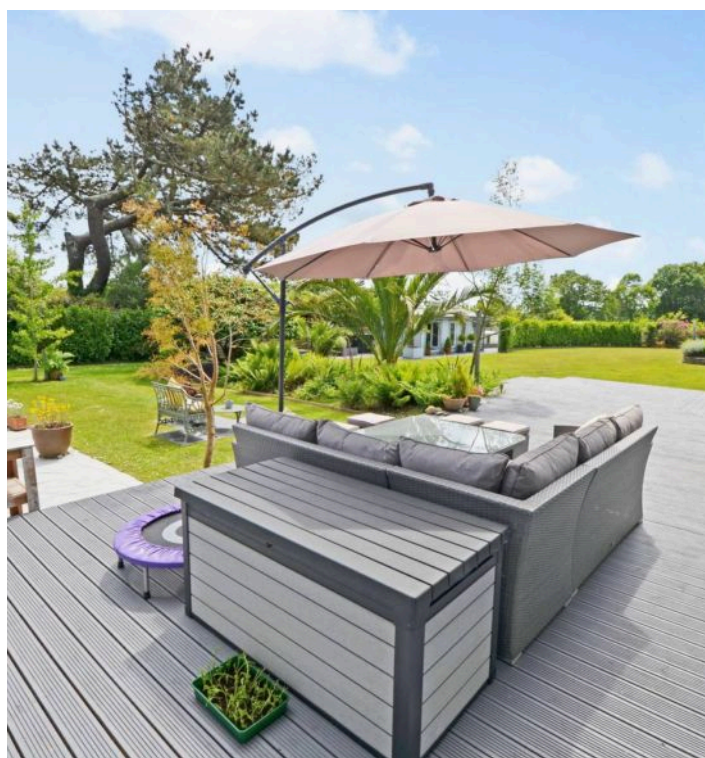
EXTERNALLY

To the rear of the house be sure to impressed with a private, level, beautiful mature garden which is south facing, a real feature of the property which is mainly laid to lawn, beautifully stocked, with established trees and shrubs adding a great deal of privacy and enjoying a sunny aspect. Outside of the sliding doors a large decked terrace, a fantastic place to sit back and enjoy the beautiful gardens on offer of which beautifully 'inter-connects' with the living accommodation.

A lovely addition is the large studio/summer house, which overlooks the garden, insulated with light and power. Currently used a art studio but could be utilised in various ways and great for anyone looking to work from home.

To the side an area set aside for a vegetable garden, which is concealed from the main garden. Great for any keen gardeners and anyone wanting to grow their own produce.

The long driveway provides off-road parking for several vehicles and great for anyone looking to house a sailing boat or motorhome in addition to the double garage.





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ANNEXE:

The annexe was created by the current vendor, it has the benefit of it's own private access as well as private garden and terrace, which is a huge selling point. The Annexe offers a lounge, double bedroom, modern kitchen and bathroom. As stated this could be returned to the main part of the bungalow.

LOCATION:

6 Dozmere is located just a short walk from the deep-water sailing facilities at Loe Beach. Loe Beach is home to a well-regarded water sports centre, cafe, public slipway and moorings, allowing water access to the tree-lined creeks and rivers of the Carrick Roads, an area that is highly favoured by sailing enthusiasts. Mylor Yacht Harbour to the south provides a marina and moorings, water sports shop, highly regarded bistro, café and club house.

Feock, is a highly sought-after picturesque waterside village situated on the River Fal is a short drive of Truro with a thriving community and parish Church. The area is extremely popular with the sailing enthusiasts. There are many beautiful countryside walks which are accessible direct from the front door, including across fields down to Penpol / Point, Pill Creek and Trelissick Gardens.

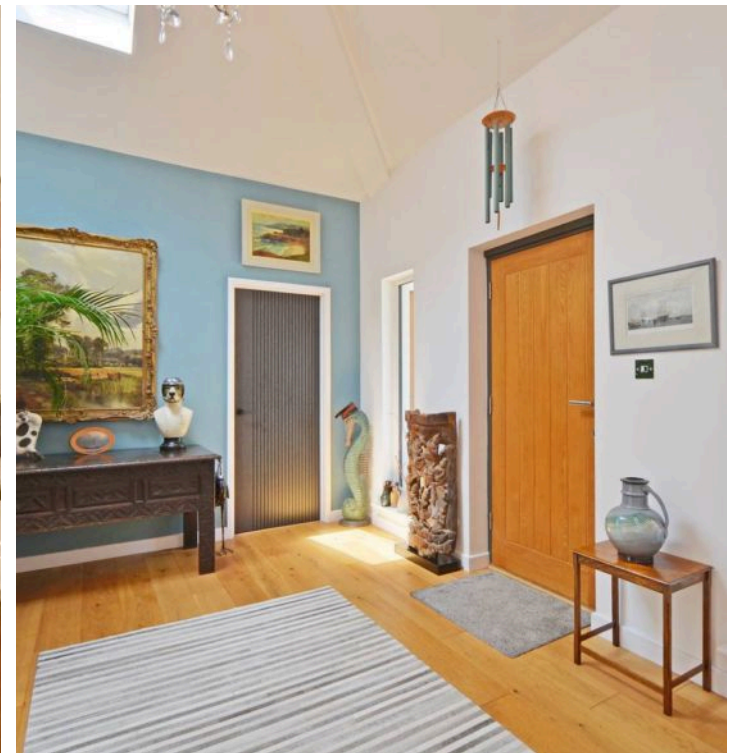
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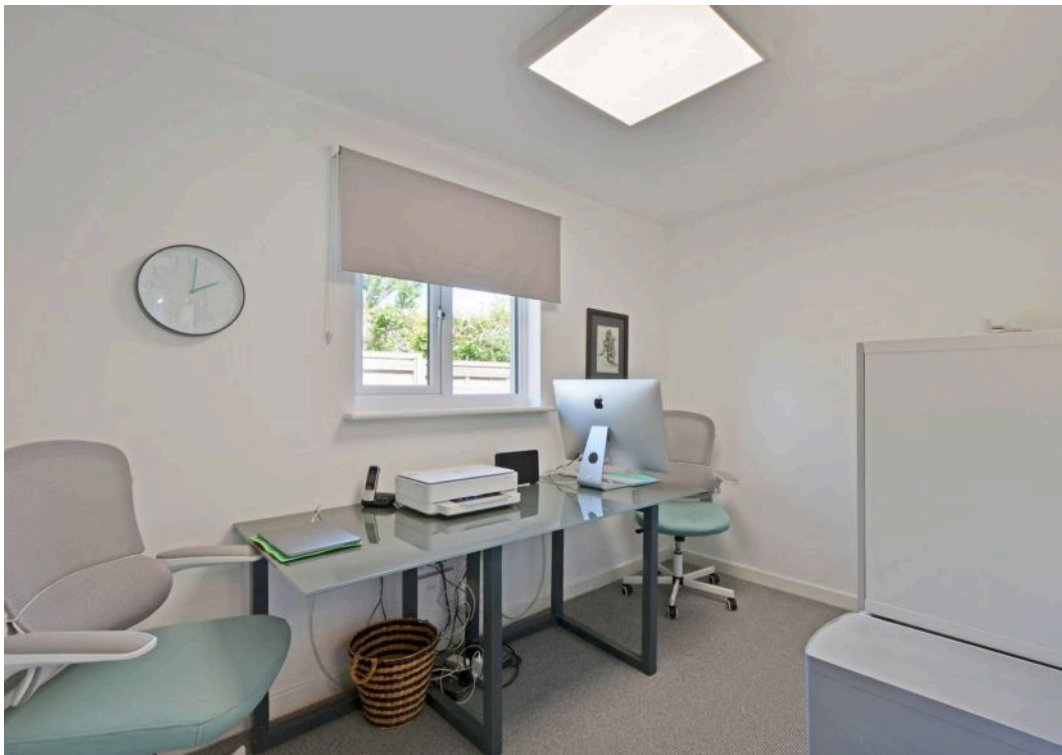
The Cathedral city of Truro provides an excellent shopping centre including a flagship Marks and Spencer store, main line railway station connected to London (Paddington) and a good selection of both private and state schools. The Hall for Cornwall provides year round entertainment and there are golf courses at nearby Killiow and Truro, while Cornwall Airport (Newquay) provides four daily return flights to London Heathrow, as well as to other regional and European destinations. The historic port of Falmouth is within ten miles with further shopping, leisure facilities and is home to a wide range of eateries, shops, local attractions and a lively social calendar.

HEATING & GLAZING: UPVC double glazing and electric heating. Log Burner in lounge and Kitchen/dining/day room.

SERVICES: Mains gas, electric, water and drainage.





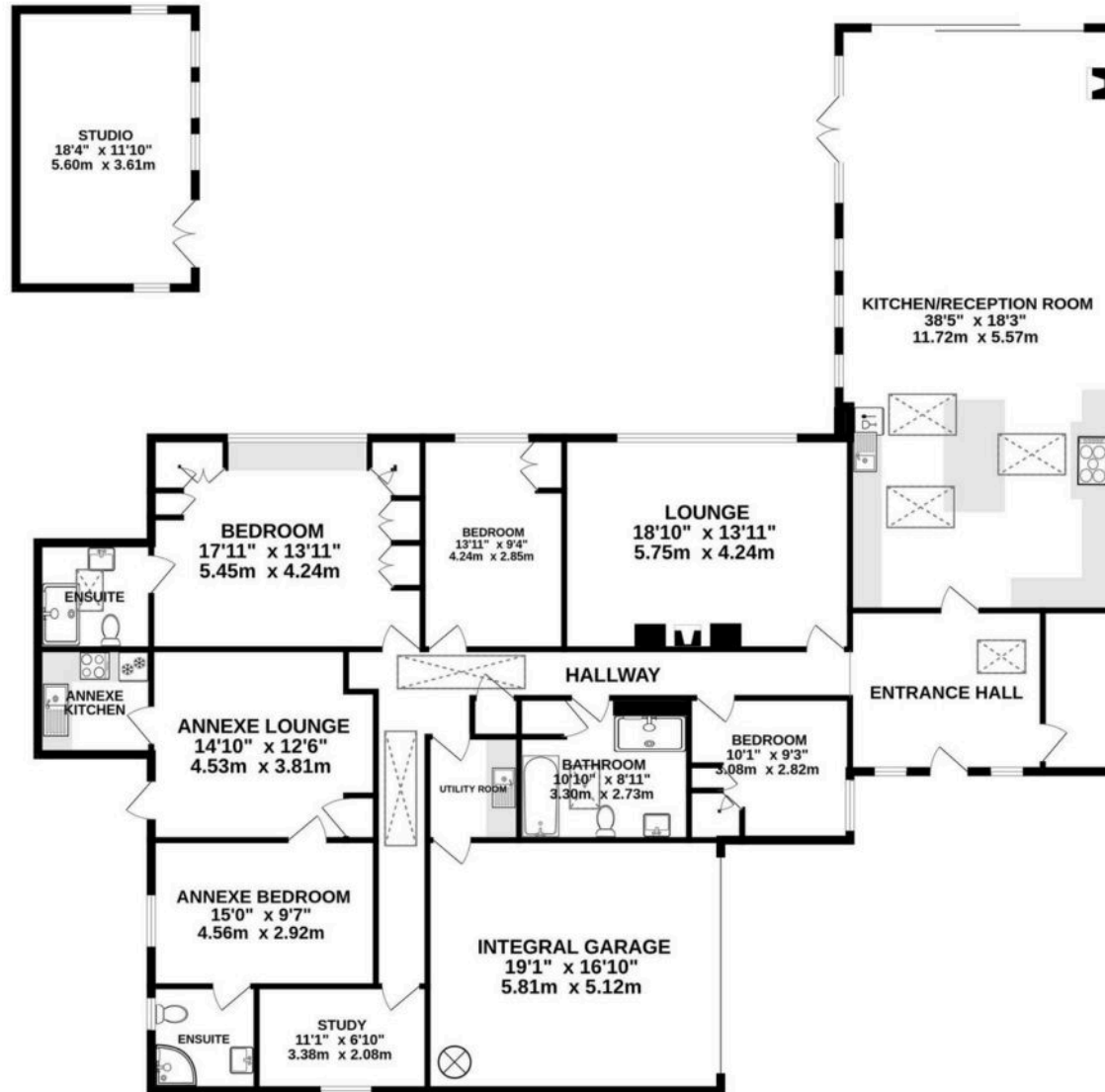








GROUND FLOOR
3033 sq.ft. (281.8 sq.m.) approx.



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TOTAL FLOOR AREA : 3033 sq.ft. (281.8 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.

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