



## Pine Cottage, Four Turnings, Feock, Truro, TR3 6QR

£695,000

Perfectly positioned for Truro, Feock, the sailing waters of the Fal Estuary and beautiful walks around Trelissick, a detached energy efficient house, believed to date from the early 1800s, substantially extended and improved to offer well proportioned, spacious, adaptable and well appointed accommodation which provides excellent energy efficiency with 3.75kw solar system (generating approximately £2,000 per annum), substantial insulation, highly efficient gas fired boiler and Scandinavian double glazing. The property is versatile, providing 4 bedrooms, 3 bath/shower rooms, 2 reception rooms and 2 conservatories, ideal for family occupation or could be a 3 bedroom house to include a 2-storey, 1 bedroom annexe with independent external access, ideal for a dependant relative or lucrative source of letting income etc. A walled forecourt provides ample, secure, parking with 2 substantial outbuildings, together with a well enclosed, south-facing, level garden. For sale with immediate vacant possession and no onward chain.

### Key Features

- Substantial, detached, individual house
- Versatile, well proportioned and appointed accommodation
- Including 2-storey annexe, if required
- Ample secure parking and 2 substantial outbuildings
- Excellent energy efficiency
- Totalling 4 bedrooms and 3 bath/shower rooms
- Gas central heating, supplementary solar panelling, double glazing
- EPC rating C







## THE LOCATION

'Pine Cottage' is situated at 'Four Turnings' just three miles from the cathedral city of Truro and within one and a half miles of the well served village of Carnon Downs, Trelissick House with its beautiful walks, and Loe Beach which provides direct access onto the sheltered day-sailing waters of the Carrick Roads.

## THE PROPERTY

Understood to date from the early 1800s but substantially extended and remodelled over recent years, 'Pine Cottage' is attractively presented and well appointed throughout, successfully managing to combine original charm and character with, now, a more contemporary layout to its light, semi open-plan and extremely versatile accommodation.

Supplementary solar panelling with feed in tariff to 2037 complements a modern gas fired central heating and hot water system, together with replacement casement windows with sealed unit double glazing. Radiators are fitted to the first floor; economic electric heating is fitted within the 'annexe', with the ground floor of the main accommodation featuring under-floor heating to many slate-floored rooms.

The living accommodation includes a large reception 'hall', ground floor cloakroom, open-plan family sized contemporary breakfast and dining room, utility room and large south-facing lounge with glass-fronted log-burner and door leading to a conservatory.

Upstairs, there is a particularly well proportioned master bedroom with private en-suite shower room and two further bedrooms, overlooking the front gardens and woodland beyond, together with a bathroom/WC, again with a modern white suite. The 'annexe' can be accessed internally, if required, having its own independent external access with dedicated parking area immediately adjacent. A double aspect kitchen, again features slate flooring, the living room opens into a second south-facing conservatory, and upstairs a landing leads to a further large bedroom and shower room/WC. This 'annexe' has previously been used for commercial purposes and therefore would, once again, be suitable for those prospective purchasers wanting to 'work from home', as well as simple integration to form one large family home, or as an annexe for a dependant relative or source of letting income.

Outside, slate walling and double timber electronic gates provide a high degree of privacy and security, with a large tarmacadam and gravelled forecourt providing sufficient space for numerous vehicles, in addition to a block-built garage and large timber garage/workshop, with light, power and water connected. The gardens lie to the southern side of the house and, again, are well enclosed to all sides and comprise terraces, level lawns and mature boundaries, ideal therefore for those with children and pets etc.

In all, an extraordinarily versatile home, just three miles from the cathedral city of Truro, for sale with the additional benefit of immediate vacant possession and no onward chain. An early viewing is therefore unhesitatingly recommended.

## THE ACCOMMODATION COMPRISES

### GABLED PORTICO

Steps and pathways from the well enclosed, extensive forecourt and outbuildings. Part glazed door opening into the:-

### RECEPTION HALL

Window overlooking the forecourt to woodland beyond, slate flooring throughout. Broad, easy rising, turning staircase leading to a part galleried landing over. Connecting door to the annexe.

## GROUND FLOOR CLOAKROOM/WC

Slate flooring, white two-piece suite including a corner wash hand basin with mixer tap and tiled splashback and low flush WC with concealed cistern. Cupboard housing electrical trip switching, slate flooring.

## KITCHEN/BREAKFAST/DINING AREA

Opening from the reception hall, slate flooring continuing throughout. Light, double aspect, with windows to the front and side elevations. Range of cream painted, Shaker-style units with oak worksurfaces between. Breakfast bar/peninsula unit, four-ring Neff hob with stainless steel splashback and illuminated filter canopy over. Neff oven/grill, inset double drainer sink unit with mixer tap, recess with plumbing for dishwasher, space for tall fridge/freezer. TV aerial socket and telephone points, dimmer switching, Honeywell computerised thermostat. Doorway to the:-

## UTILITY ROOM

Matching range of Shaker-style wall and base units. Stainless steel sink unit with mixer tap, recess with plumbing for washing machine, part glazed door to the side elevation, wall mounted Viessmann boiler providing domestic hot water and central heating.

## LOUNGE

Broad opening from the kitchen/breakfast room, beamed ceiling, windows to the front, south-facing elevation overlooking the gardens and trees beyond. Glass-fronted log-burner with slate hearth, recesses with fitted book shelving, telephone points and TV aerial socket. Half glazed door opening into the:-

## SOUTH-FACING CONSERVATORY

Providing another light, sunny, sitting area, again featuring slate flooring throughout. Of substantial block and uPVC double glazed construction, enjoying an attractive outlook over the well enclosed front gardens with double casement doors opening onto a front terrace. Radiator.

## FIRST FLOOR

### LANDING

Turning staircase rising from the reception hallway, radiator, wall light points, computerised central heating control panel, large built-in triple airing cupboard with Gledhill hot water cylinder with immersion heater, control panel, slatted linen shelving, power points.

### BEDROOM ONE

A particularly well proportioned, light, double aspect room with window to the side and front elevations, with views to neighbouring woodland. Part canopied ceiling, wall light points, TV aerial socket, radiator, door to:-

### EN-SUITE SHOWER ROOM/WC

White three-piece suite comprising a pedestal wash hand basin with mixer tap and tiled splashback, low flush WC and walk-in shower cubicle with glazed screen, mains-powered Mira shower. Part tiled walls, part canopied ceiling, inset downlighters, tall towel rail/radiator, extractor fan, ceramic tiled flooring.

### LOWER LANDING

Doors to bedrooms two and three.

### BEDROOM TWO

Deep silled window to the front elevation overlooking the garden and neighbouring woodland. Part canopied ceiling, bedroom fireplace, radiator, built-in double wardrobe with hanging rail and shelving.

### BEDROOM THREE

Deep silled window, again enjoying an attractive outlook over the



gardens. Bedroom fireplace, part canopied ceiling, radiator, built-in single wardrobe with hanging rail and shelf.

## **FAMILY BATHROOM/WC**

Tall window to the front elevation overlooking the forecourt to woodland beyond. White three-piece suite comprising a low flush WC, pedestal wash hand basin with mixer tap and tiled splashback, panelled bath with Mira shower over. Part ceramic tiled walls, part canopied ceiling, inset downlighters, access to loft storage area, tall towel rail/radiator, extractor fan, ceramic tiled flooring.

## **THE ANNEXE**

### **CANOPIED ENTRANCE**

Timber gate front the side parking area, timber decking, gravelled bin storage area, gateway (now open) opening onto the main forecourt and outbuildings.

### **KITCHENETTE**

Double aspect with windows to the forecourt and side elevations. Wall and base units with stainless steel sink unit, interconnecting doorway to the main accommodation, if required. Staircase rising to a galleried landing, under-stair storage area with electrical trip switching and inverter. Space with plumbing for washing machine. Internal double glazed door opening into the:-

### **LIVING ROOM**

Inset downlighters, electric radiator, two windows to the side elevation and independent parking area. Secondary doorway also with porthole window, double glazed door opening into:-

### **ANNEXE CONSERVATORY**

Again, of block and uPVC double glazed construction, overlooking the gardens, with double casement doors providing direct access. Ceramic tiled flooring.

## **FIRST FLOOR**

### **LANDING**

Inset downlighters, electric radiator, window to the side elevation with views to farmland. Part glazed doors to the first floor bedroom and shower room.

### **BEDROOM (FOUR)**

Another well proportioned room, double aspect, with window to the front elevation overlooking the gardens and broad window to the side with views to nearby farmland. Canopied ceiling, inset downlighters, electric radiator, access to loft storage area.

### **SHOWER ROOM/WC**

Window to the forecourt elevation, part canopied ceiling, downlighter. White suite comprising a shower cubicle with curved glazed screen, wash hand basin with mixer tap and cupboard under. Part tiled walls, towel rail/radiator, slate flooring continuing into a 'separate' WC with low flush WC. Part canopied ceiling, extractor fan, Ariston hot water cylinder with timer switching.

## **THE EXTERIOR**

### **FORECOURT**

'Pine Cottage' enjoys a broad frontage to Trelissick Road, with slate retaining walls and twin, double, timber gates, with power connected, which open onto an extensive tarmacadam and gravelled parking area, sufficient for numerous vehicles, hidden from the roadside by the high gates, slate walling and escallonia hedging.

### **GARAGE**

Of block-built construction under a pitched roof of natural slate with semi-circular wall to the roadside elevation. Double timber doors.

## **GARAGE/WORKSHOP**

A large and extremely useful outbuilding of timber construction with double timber doors, concrete hardstanding throughout, light and power connected, window overlooking the forecourt. Exterior water tap, timber storage area.

From the parking areas, there are steps and a gravelled pathway which lead to the sheltered entrance with courtesy light and to the side where independent access to the annexe can be provided, if required.

### **ANNEXE ENTRANCE**

Pedestrian gate from the independent side parking area, bin storage, sheltered entrance with courtesy light and door with porthole window.

### **SIDE PATHWAY**

Further courtesy lighting, cold water tap, pedestrian gate, entrance door to the utility room, gravelled pathway continuing to the:-

### **FRONT GARDENS**

Well enclosed to all sides by Cornish stone hedging, timber fencing and shrub-lined borders. Further gated entrance to the side boundary, level lawns, pathway, paved and gravelled front terrace enjoying an extremely sunny, southerly aspect. Doors to the conservatories, garden area to the front of the annexe - easily enclosed, if required.

## **GENERAL INFORMATION**

### **SERVICES**

Mains electricity, water, gas and drainage are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating. Supplementary solar panelling, with a 'feed in tariff' which expires in 2037.

### **COUNCIL TAX**

Band D - Cornwall Council.

### **TENURE**

Freehold.

### **VIEWING**

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

### **DIRECTIONAL NOTE**

From the A39 Truro to Falmouth road, take the turning at Playing Place signposted to Feock and the King Harry Ferry. Continue through Penelewey, passing the Punch Bowl & Ladle Inn on the left-hand side. Within approximately a quarter of a mile turn left at the crossroads - 'Four Turnings' - signposted to the King Harry Ferry and Trelissick. The double timber gates to 'Pine Cottage' will be found immediately on the right-hand side.







# Floor Plan



Gross Internal Floor Area : 285.0 m2 ... 3067.0 ft2

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale.  
Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.