Oyster Catchers
Feock

Truro,
TR3 6SD

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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SPACIOUS DETACHED BUNGALOW IN A PRIVATE FEOCK SETTING

A spacious detached three-bedroom bungalow occupying a private plot in the highly desirable village of Feock, conveniently positioned between Truro and Falmouth. Offering approximately 1,401 sq ft of accommodation, the property includes a generous lounge, separate dining room, kitchen, utility, bathroom, cloakroom and three bedrooms. Outside are established gardens, extensive driveway parking and a garage. The bungalow offers excellent scope for modernisation and is available with no onward chain and vacant possession.

Guide Price £550,000

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GENERAL COMMENTS

Oyster Catchers is an appealing detached bungalow situated in a delightful setting within the sought-after south coast village of Feock, conveniently positioned midway between Truro and Falmouth.

Occupying a private and well-established plot close to the parish church, the property enjoys a peaceful village environment while remaining within easy reach of the surrounding countryside, Carrick Roads and the wider amenities of both Truro and Falmouth.

The bungalow provides approximately 1,401 sq ft of generously proportioned accommodation arranged entirely over one level. Although now requiring a programme of updating and modernisation, the property offers an excellent opportunity for a purchaser to create a comfortable and individual home in one of Cornwall's most desirable waterside villages.

THE PROPERTY

A broad entrance terrace leads into a spacious reception hallway, which provides access to the principal rooms and includes useful built-in storage together with a separate cloakroom.

The lounge is an especially generous reception room, measuring approximately 20'2" x 12'6", and features a distinctive timber-lined ceiling, windows providing plenty of natural light and a fireplace forming the focal point of the room.

The separate dining room is also well proportioned and incorporates an attractive exposed timber ceiling structure. Wide glazed doors open onto the garden terrace, creating a pleasing connection between the accommodation and the outside space. A serving hatch links the dining room with the kitchen.

The kitchen is fitted with a range of base and wall-mounted units, work surfaces, a double-bowl sink and space for appliances. There is a utility room, which has a further sink, plumbing for appliances, external access and direct communication with the garage.

There are three bedrooms, two of which are generous double rooms. The principal bedroom benefits from fitted wardrobes and windows overlooking the gardens. Bedroom two also includes built-in storage, while the third bedroom, currently arranged as a study, would be equally suitable as a single bedroom, home office or hobby room.

The bathroom is fitted with a panelled bath and shower over, wash-hand basin and WC. A separate cloakroom is positioned close to the entrance hallway.

LOCATION

Feock is one of south Cornwall's most highly regarded villages, positioned on the western shores of Carrick Roads and within convenient reach of both Truro and Falmouth.

The village is renowned for its attractive waterside setting, scenic countryside and strong sense of community. Local landmarks include Feock Parish Church, while nearby Loe Beach is popular for sailing, kayaking and other water-based activities.

The National Trust gardens at Trelissick are also close at hand, offering extensive woodland walks and access to the Fal Estuary. Truro provides a comprehensive range of shopping, educational and professional facilities, while Falmouth offers further amenities, beaches, restaurants and a vibrant maritime atmosphere.

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

ENTRANCE HALL

A spacious and welcoming reception area with glazed entrance door and side panels, radiator, built-in storage cupboards and access to the cloakroom and principal accommodation.

CLOAKROOM
Fitted with a WC and wash-hand basin.

LOUNGE
6.15m x 3.82m (20'2" x 12'6")
A particularly generous dual-aspect reception room with timber-lined ceiling, fireplace, radiators and windows overlooking the gardens.

KITCHEN
2.83m x 2.50m (9'3" x 8'2")
Fitted with a range of wall and base units, work surfaces, tiled splashbacks, double-bowl sink, space for a cooker and additional appliances, window and serving hatch to the dining room.

DINING ROOM
3.47m x 3.85m (11'4" x 12'7")
A well-proportioned reception room with exposed timber ceiling beams, radiator, serving hatch to the kitchen and broad glazed doors opening to the garden terrace.

INNER HALLWAY

BEDROOM 1
3.51m x 3.72m (11'6" x 12'2")
A generous double bedroom with fitted wardrobes, radiator and windows overlooking the garden.

BEDROOM 2
3.36m x 3.76m (11'0" x 12'4")
A further spacious double bedroom with built-in wardrobes, radiator and garden outlook.

BEDROOM 3/STUDY
2.55m x 2.72m (8'4" x 8'11")
A versatile room currently arranged as a study, with window, radiator and fitted shelving.

BATHROOM
1.82m x 2.69m (5'11" x 8'9")
Fitted with a panelled bath and shower over, wash-hand basin, WC, tiled walls, radiator and obscured window.

UTILITY
2.26m x 2.22m (7'4" x 7'3")
With sink unit, plumbing and space for appliances, window, external door and access to the garage.

GARAGE
5.23m x 2.37m (17'1" x 7'9")
With up-and-over door, window, power and light. Internal access leads through the utility room.

OUTSIDE
The property is approached over a private driveway providing extensive off-road parking and access to the integral garage.

A raised terrace extends across the front of the bungalow, with steps and ramped access leading to the entrance. The surrounding gardens are mature and well established, featuring areas of lawn, planted beds, shrubs, hedging and a variety of ornamental trees.

To the rear and side are further lawned areas, paved pathways, a greenhouse and a timber garden shed. The gardens enjoy a high degree of privacy and provide ample space for sitting out, gardening and outdoor entertaining.

Open countryside adjoins one side of the property, contributing greatly to the peaceful and attractive setting.

Solar panels are installed on the roof; prospective purchasers should ask the selling agent for further information regarding their ownership and associated arrangements.

SERVICES
Mains water, electricity and drainage. Oil fired central heating. Solar panels.

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.

DATA PROTECTION
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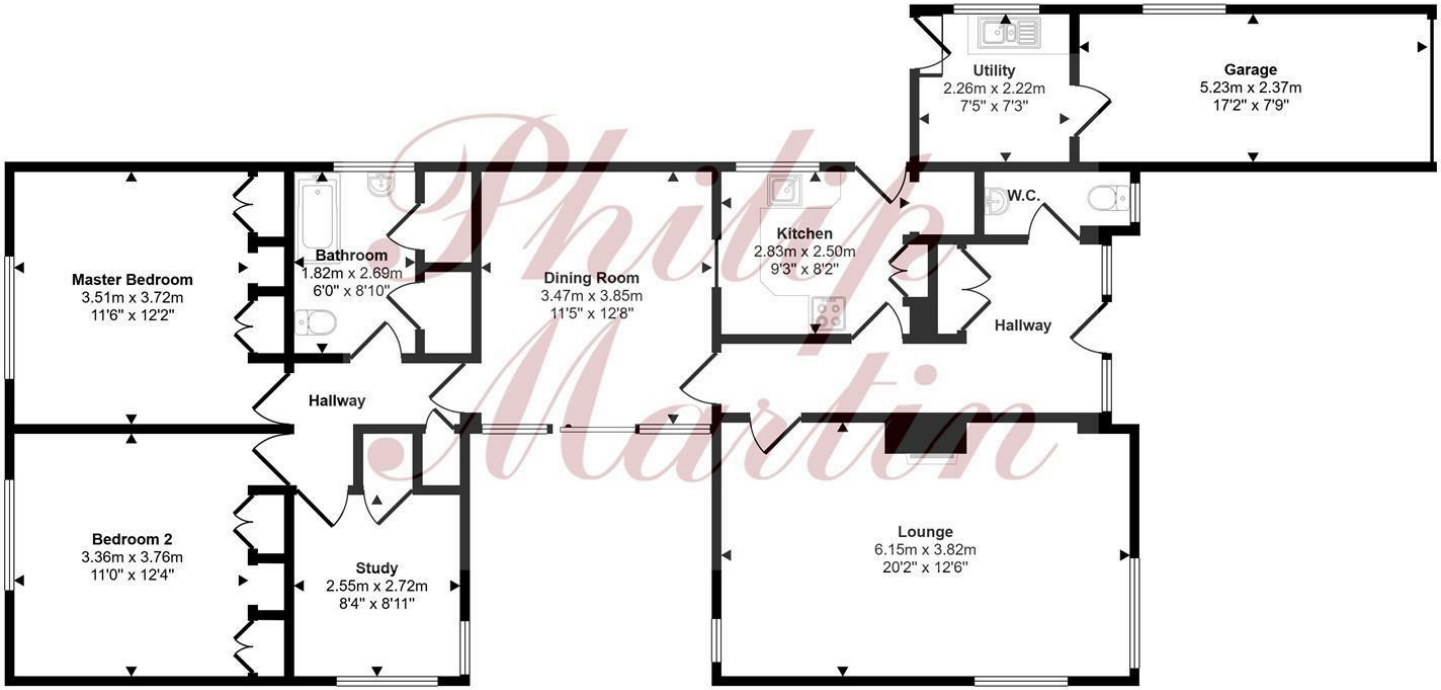
COUNCIL TAX
Band F.

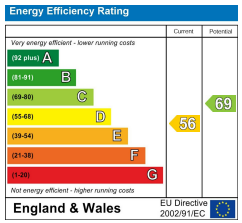
TENURE
Freehold.

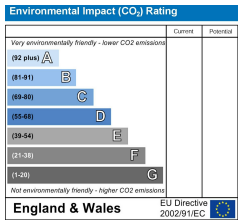
Approx Gross Internal Area
130 sq m / 1401 sq ft



Floorplan

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.





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