



Fernwood

Feock









Fernwood, West Pill, Feock, TR3 6SD

First sale in over 45 years: Elevated above Pill Creek on the edge of Feock, this long held home enjoys far reaching views towards the Carrick Roads, with generous and flexible accommodation complemented by south facing balconies, gardens, two garages and parking, all combining to create a rare opportunity in one of the area's most coveted estuary settings.

Distances

Loe Beach (Feock) - 0.7; Trelissick Gardens (National Trust) - 1; Devoran - 3; Truro - 5; Portscatho (via King Harry Ferry) - 6.5; St Mawes (via KHF) - 7; Mylor Yacht Harbour - 9.5; Falmouth - 10.5; Helford Passage - 13.5; Cornwall Airport (Newquay) - 27

(All distances are approximate and in miles)

The Location

Located within a tranquil setting at the head of Pill Creek, Fernwood is perfectly situated for the outdoor-based lifestyle this idyllic situation provides.

Many walks abound in the area, including around Trelissick, where there is a beautiful woodland walk along the banks of the River Fal, to Loe Beach where there are sailing facilities and popular café, and to Restronguet Point, Harcourt, Trolver Croft and Goonpiper.

In addition to the sailing, dinghy launching and kayaking facilities at Loe Beach, there are numerous sailing clubs around the shoreline of the Carrick Roads, notably at Mylor Harbour, which over recent years has become the county's pre-eminent boating centre. Golf courses are nearby at Truro and Falmouth. There are highly regarded primary schools within a short drive at Devoran and Kea.

The thriving university town of Falmouth is approximately ten miles away, offering a fine range of restaurants, quayside bars, galleries, sub-tropical gardens and safe sandy bathing beaches. The South West Coast Path then continues to the neighbouring coves at Swanpool, Maenporth and beyond onto the beautiful Helford River.

The Roseland Peninsula is only a short drive away via the iconic King Harry Ferry where St Mawes, Portscatho, Veryan, Carne and Pendower all provide superb dining, art, beach, sailing and walking opportunities.

The Property

- Edge of village location
- Walking distance to both Pill Creek and Loe Beach
- Fantastic water views over Pill Creek
- Galleried reception hall
- 27 ft sitting room with exposed teak flooring and fireplace with woodburner leading to balcony with water views
- Well-proportioned dining room and small study
- Spacious kitchen / breakfast room
- Utility room
- Conservatory / garden room with vaulted ceiling and access to the terrace
- Ground floor bedroom with adjoining sunroom and en suite shower room
- Master bedroom with en suite bathroom, balcony, far-reaching river views and extensive fitted storage
- Two further bedrooms and family bathroom

The Gardens, Garages and Stores

- Balconies at ground and first floor level
- Paved terraces to both the east and west of the property
- Plantsmen's south facing gardens
- Ornamental trees, orchard and fishpond
- Summer house
- Hot tub with changing room
- Store
- Garage (tandem) with electric door
- Additional single garage with electric door

Tenure, services and material information

Freehold. Mains water, electricity and drainage. Gas-fired central heating (LPG). Independent underfloor heating in the kitchen and conservatory / garden room

Council Tax: band F. Broadband: FTC (source: <https://www.openreach.com/broadband-network/fibre-availability>)

Agent's note

A mundic block test dated 12th March 2026 classified Fernwood as 'B' meaning that the property may not be suitable for mortgage purchases. Accordingly, the sale is being treated as suitable for cash buyers only.

In summary, the concrete is currently considered to be sound / stable. However, some of the original concrete contains Group 2 aggregates, which are materials known to carry a risk of deterioration in the future. Because of this, the property may not be suitable for standard mortgage lending.

The report also says that the property appeared in adequate condition throughout:

- No serious settlement issues
- No significant structural movement
- No major cracking or off-key render
- No visible damp internally
- Roof and rainwater goods adequately maintained



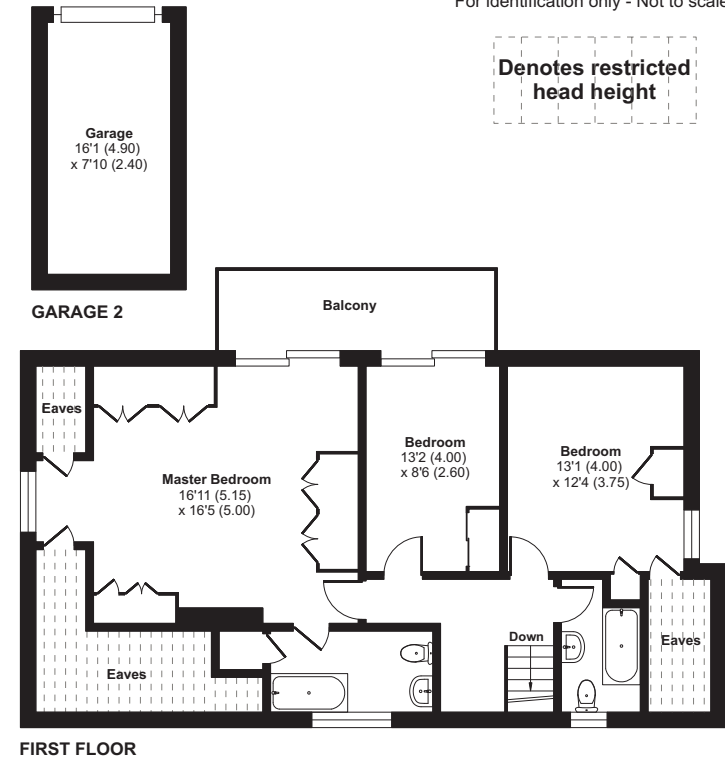
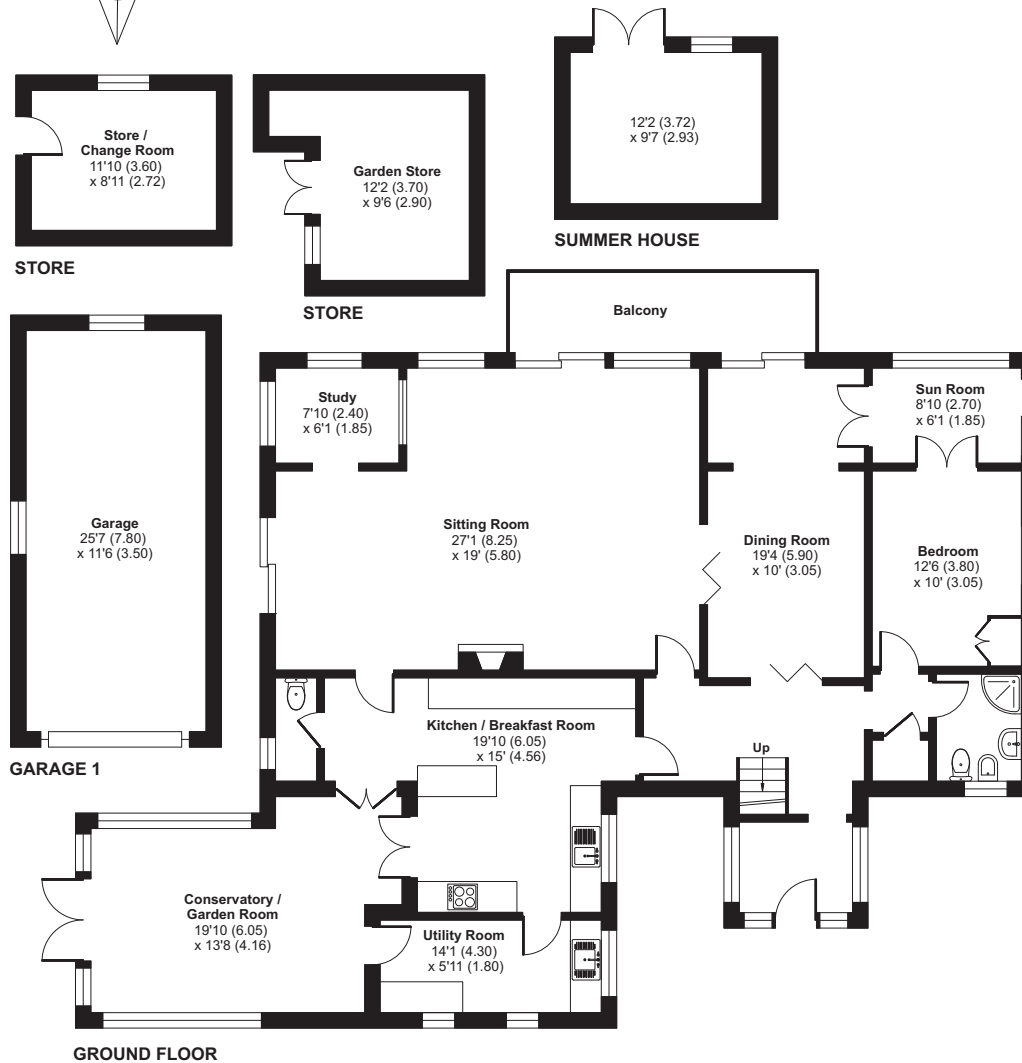
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Main House = 2537 sq ft / 235.6 sq m

Total = 3455 sq ft / 320.9 sq m (includes garage & outbuildings)

Limited Use Area(s) = 150 sq ft / 13.9 sq m

For identification only - Not to scale



Denotes restricted head height

Directions

From Feock Church, continue down the hill towards Pill Creek. After a short distance, there is an unmade lane on the left. Continue up this lane, down the hill and Fernwood is located on the right hand side.



This floor plan was constructed using measurements provided to ©nchecon 2026 by a third party. Produced for Shore Partnership Limited. REF: 1409447

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	51 E
21-38	F		
1-20	G		

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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