



3 Porthgidden

Feock





3 Porthgwidden, Feock, TR3 6SG

Set within the distinguished coastal mansion, Porthgwidden, this spacious three-bedroom garden apartment offers timeless waterside living and tranquility, with direct access to around six acres of beautifully maintained communal grounds and gardens, together with the rare privilege of a private slipway leading to the sailing waters of the Carrick Roads.

Distances

Loe Beach (Watersports) - 0.4; Trellissick Gardens (National Trust) - 1.8; Truro - 5; Mylor Bridge - 7; St Mawes - 8 (via King Harry Ferry); Falmouth - 10; Cornwall Airport (Newquay) - 24

(All distances are approximate and in miles)

The Location

Porthgwidden enjoys an enviable elevated position with extensive grounds that sweep down to the Carrick Roads, long celebrated as some of the finest day sailing waters in the UK. Located between the sought-after south Cornish village of Feock and exclusive Restronguet Point, this landmark property offers a rare blend of privacy and accessibility. Loe Beach, just moments away, provides moorings and a hub of activity with sailing, kayaking, and fishing, while the convenient location between Truro and Falmouth ensures easy access to both the cultural heart of Cornwall and its vibrant maritime centre.

Adding to its allure, Porthgwidden and the surrounding Carrick Roads have a rich cultural history. The celebrated composer Sir Edward Elgar visited Cornwall over a century ago, drawn to its dramatic landscapes and coastal charm. His time at Porthgwidden reflects the area's longstanding appeal to artists, musicians and writers seeking inspiration.

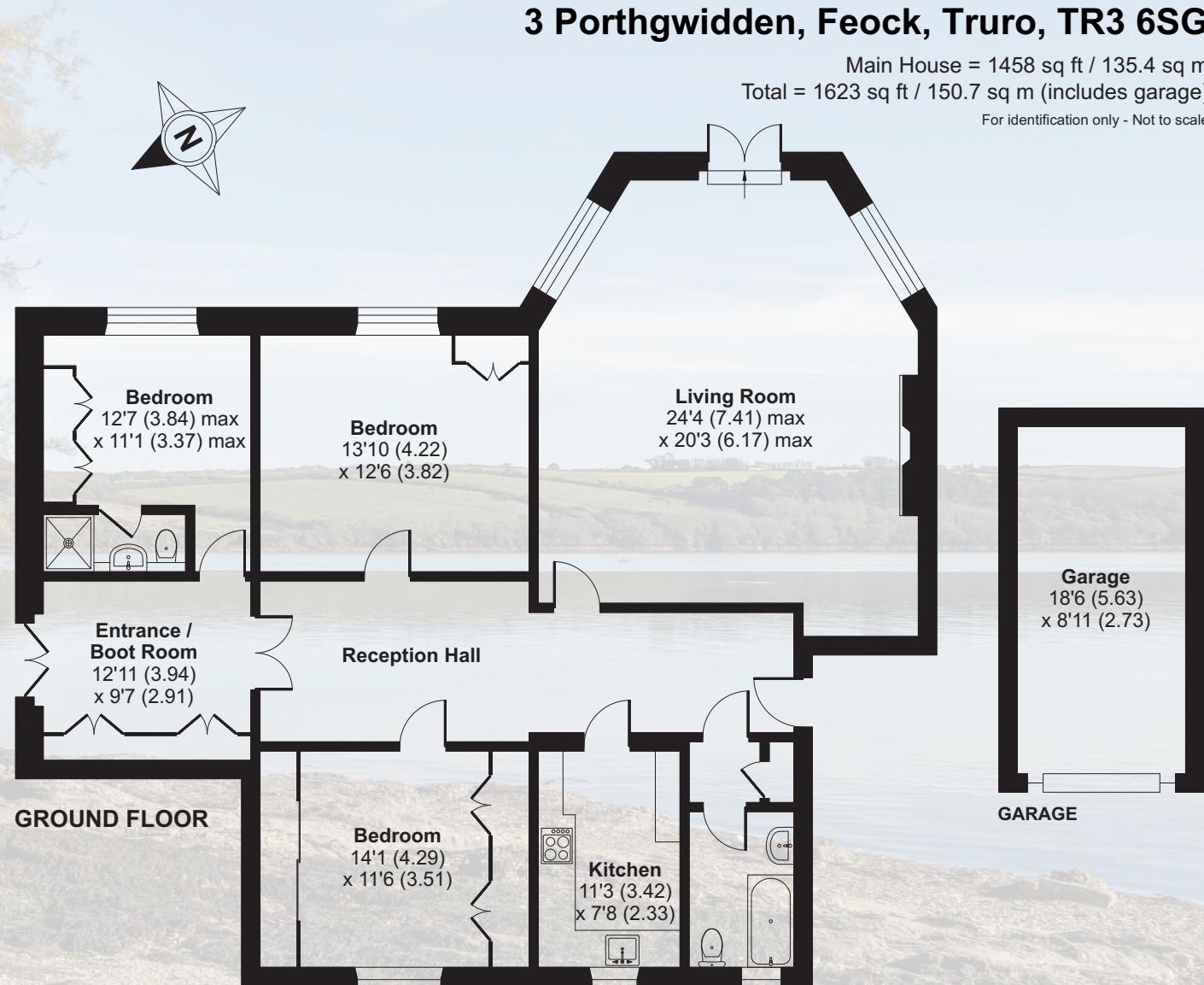
The Property

- Forming part of a historic waterside mansion
- Fronting onto the Carrick Roads
- Entrance hall with fitted cupboards and spacious inner lobby
- Charming and spacious triple aspect sitting room and imposing marble Adam fireplace
- High ceilings and ornate cornicing
- Kitchen
- Three double bedrooms (master en suite)
- Bathroom
- Use of second floor communal storage area
- Over 1,450 sq ft





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	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.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



The Gardens, Garage and Parking

- Use of private slipway
- Use of private squash court
- Approximately six acres of communal gardens, grounds and woodland
- Communal parking area
- Use of shingle beach and barbecue area
- Single garage
- Sheltered summer mooring (by arrangement with the harbour master)

Tenure, services and material information

Leasehold with share of freehold. 999 years (from 1965). The freehold is vested within Porthgwidden Estate Limited which is owned by the eight apartments.

Annual service / maintenance charge: £11,255

Managing Agents: Belmont (Truro)

Services: Mains electricity and water. Shared private drainage.

Council Tax: band E

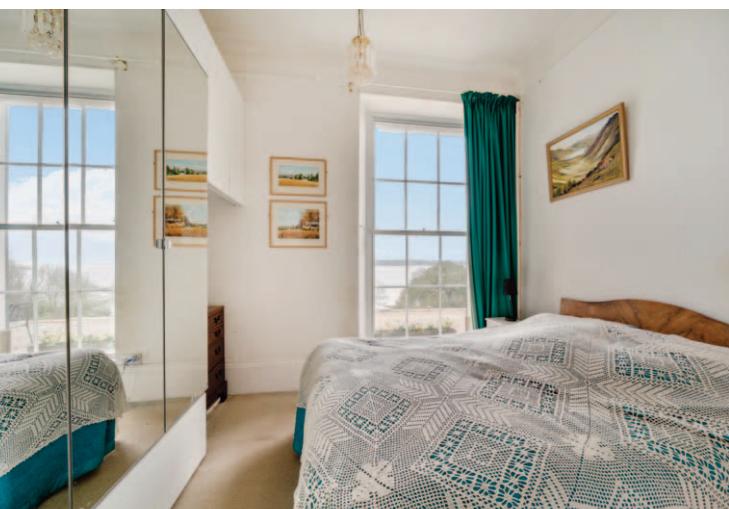
Broadband: Fibre to cabinet (source: <https://www.openreach.com/fibre-checker/my-products>)

What 3 Words

/// initiates.softest.slippers

Directions

From Truro, take the A390 towards Falmouth. At the Playing Place roundabout turn left towards Feock. Proceed towards Feock and continue down the hill. When you come to the turning with Feock village on the left (and Restronguet Point to the right) the entrance to Porthgwidden is straight ahead.





Ben Standen
Consultant



Ben Davies
Director



Tim May
Director

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

