



26 ELM GROVE
FEOCK, TRURO,
TR3 6RH

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



26 ELM GROVE

FEOCK TRURO
TR3 6RH

SEMI DETACHED HOUSE WITH PARKING & NO
CHAIN

Located in an sought after position at the head of a no-through cul-de-sac in the highly regarded waterside village of Feock. A spacious 3 bedroom home well presented throughout with air source heating and surrounded by beautiful walks and easy access to Loe Beach.

GUIDE PRICE £375,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

- (a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- (b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

Occupying a lovely position at the head of a no-through cul-de-sac in the highly sought-after waterside village of Feock, this spacious and beautifully updated three-bedroom semi-detached home offers an enviable lifestyle within easy reach of Loe Beach and a wealth of picturesque walking routes.

The accommodation is bright and well-proportioned throughout, featuring a hallway and landing, a comfortable lounge with a multi-fuel stove, and a superb 19ft kitchen/dining room with French doors opening directly onto the rear garden. A separate utility room is positioned off the kitchen. Upstairs, the first floor provides three bedrooms and a family bathroom.

The property enjoys countryside and distant sea views, off-road parking to the front, and a private, enclosed southwest-facing rear garden.

FEOCK

The desirable village of Feock is centred around a historic parish church and is surrounded by scenic riverside walks. Just north of the village lies the renowned National Trust-owned Trelissick House and Gardens, celebrated nationally for their stunning botanical displays and far-reaching estuary views. Nearby, the King Harry Ferry offers convenient access to the unspoiled Roseland Peninsula, with its charming coastal destinations including St Mawes and Porthscatho.

The picturesque Loe Beach is also close at hand, featuring a sailing school, a waterfront café, and excellent boating facilities—perfect for day sailing in some of the country's finest waters. Additionally, a large and well-equipped children's play area and recreation ground are situated nearby, enhancing the area's appeal for families.

Feock falls within the catchment area for the highly regarded and sought-after Kea School, with an extensive selection of educational facilities available in the nearby Cathedral City of Truro.



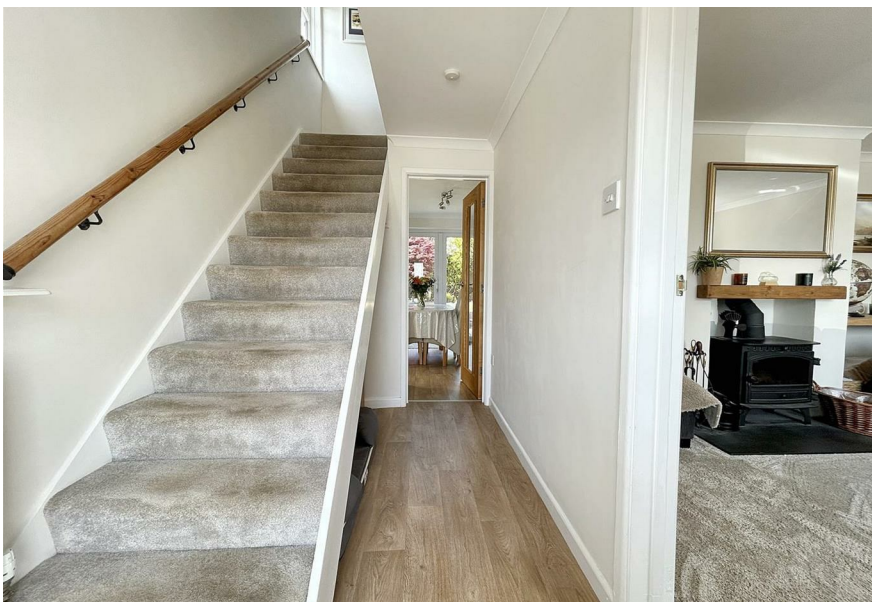
Philip Martin

TRURO

The city of Truro serves as Cornwall's retail and commercial hub, with its iconic Cathedral at the heart of the city. Truro offers a vibrant blend of independent boutiques and national retailers, alongside a rich selection of art galleries, bars, restaurants, nightclubs, and cultural venues including the Hall for Cornwall and the Royal Cornwall Museum. Steeped in

history, the city boasts elegant Georgian terraces—arguably the finest in the West Country outside of Bath. Truro is also home to beautifully maintained municipal gardens such as Boscawen Park and Victoria Gardens, both of which have earned accolades in the Britain in Bloom competition. Conveniently, Truro lies at the centre of Cornwall's transport network and benefits from a mainline railway station with direct services to London Paddington.

Philip Martin



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

HALL

LOUNGE

4.03 x 4.03 (13'2" x 13'2")

KITCHEN/DINING ROOM

5.95 x 3.02 (19'6" x 9'10")

UTILITY

3.54 x 1.79 (11'7" x 5'10")

FIRST FLOOR

LANDING

BEDROOM 1

3.32 x 3.13 (10'10" x 10'3")

BEDROOM 2

3.37 x 3.06 (11'0" x 10'0")

BEDROOM 3

2.82 x 2.46 (9'3" x 8'0")

BATHROOM

2.39 x 1.68 (7'10" x 5'6")

OUTSIDE

To the front of the property is driveway parking for several cars, or even a small boat, with raised flower beds that extend to the side, where gated access leads to the rear garden and utility outhouse. The rear garden is fully enclosed with high fencing and bordered by mature trees, shrubs, and planting, creating a wonderfully private and secure space—ideal for children, pets, and outdoor entertaining. A patio sun terrace sits directly off the dining area via French doors.

SERVICES

Air source heating, mains water, electricity and drainage.

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.

TENURE

Freehold.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

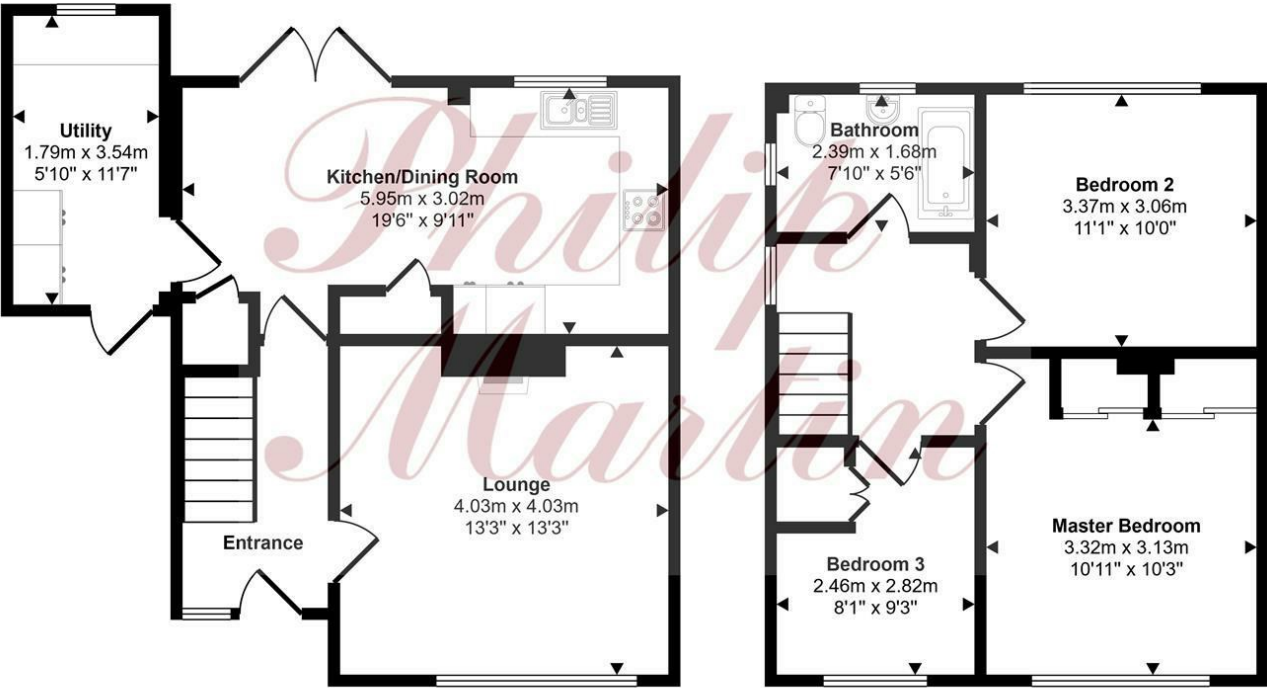
COUNCIL TAX BAND

Band C.

DIRECTIONS

Proceeding from the Playing Place roundabout head toward Feock passing the Shell garage on the left hand side. Continue along this road passing the turning for the King Harry Ferry and Trelissick and continue into Feock passing Ferris garage on the right before taking the next left. Proceed down into the village and watch out for Elm Grove which is on the right hand side. Upon entering the development take the first right and continue around to the left where the property can be found on the right with a Philip Martin for sale board.

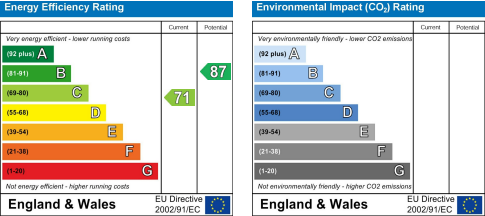
Approx Gross Internal Area
91 sq m / 975 sq ft



Ground Floor
Approx 48 sq m / 522 sq ft

First Floor
Approx 42 sq m / 453 sq ft

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.







PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin