



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8622

£775,000

Woodvale,
Come-to-Good, Feock, Truro, Cornwall, TR3 6QS

FREEHOLD



An attractive, broad fronted, detached 4 bedroomed country cottage with over 2,200sq.ft. of charming and characterful accommodation including a spacious kitchen/dining room and two further reception rooms. Occupying a sylvan setting with well established gardens and grounds of circa $\frac{2}{3}$ of an acre. Situated in a highly sought after and extremely convenient location on the edge of the village of Feock yet within very easy reach of both the cathedral city of Truro and harbourside town of Falmouth. **No onward chain.**





SUMMARY OF ACCOMMODATION – In all, about 2,239sq.ft.

Ground Floor: reception hall, living room, second sitting room, open-plan kitchen/dining room, boot room, utility room, wet room, separate wc.

First Floor: landing, principal bedroom, guest bedroom with en-suite shower room, third double bedroom, single bedroom, family bath/shower room.

Outside: level lawned front garden and sun terrace, driveway with parking for numerous vehicles, delightful rear gardens with sweeping areas of lawn stocked with a number of mature trees and shrubs, various sheds, greenhouse, attached bike shed/wood store.



DESCRIPTION

- Woodvale is believed to date back to the late 18th/early 19th Century and has been owned by our clients for the last 13 years.
- An impressive, detached four bedroomed, three bathroomed, three reception roomed cottage set in circa $\frac{2}{3}$ of an acre.
- Occupying a tranquil, semi rural position on the edge of Feock village yet within extremely easy reach of Truro city centre.
- With comfortable and adaptable accommodation including a gorgeous living room with an attractive granite fireplace and woodburning stove, a second sitting room and a spacious light filled kitchen/dining room. Also on the ground floor is a utility room, a boiler room/store/boot room, a wet room, which can be accessible from the garden, and a wc.
- On the first floor, the largest bedroom faces south with a pleasant outlook over the front of the cottage and the attractive front garden and the guest bedroom has an en-suite shower room. There are two further bedrooms, a double and a single, as well as a beautifully appointed family bath/shower room.
- The gardens are delightful. To the front, a wooden gate opens to a pathway which leads to the front door and a broad sun terrace and is flanked on either side by level areas of lawn which in turn are bounded by mature trees and hedging. To the rear a broad flight of steps with railway sleepers ascend to the very gently sloping and expansive areas of lawn with a number of old established trees and hedges.
- There is a large driveway which culminates in a parking area for numerous vehicles, several sheds, a greenhouse and attached to the cottage is a wood store and bike shed.
- The location is idyllic, and the house is set against a backdrop of colourful mature trees which are a haven for wildlife – a setting so blissful that it's hard to believe you are only 4 miles from Truro city centre.



Seldom do such properties become available, so close to Truro, and a viewing is wholeheartedly recommended in order to fully appreciate the blissful location and scarcity of opportunity on offer.

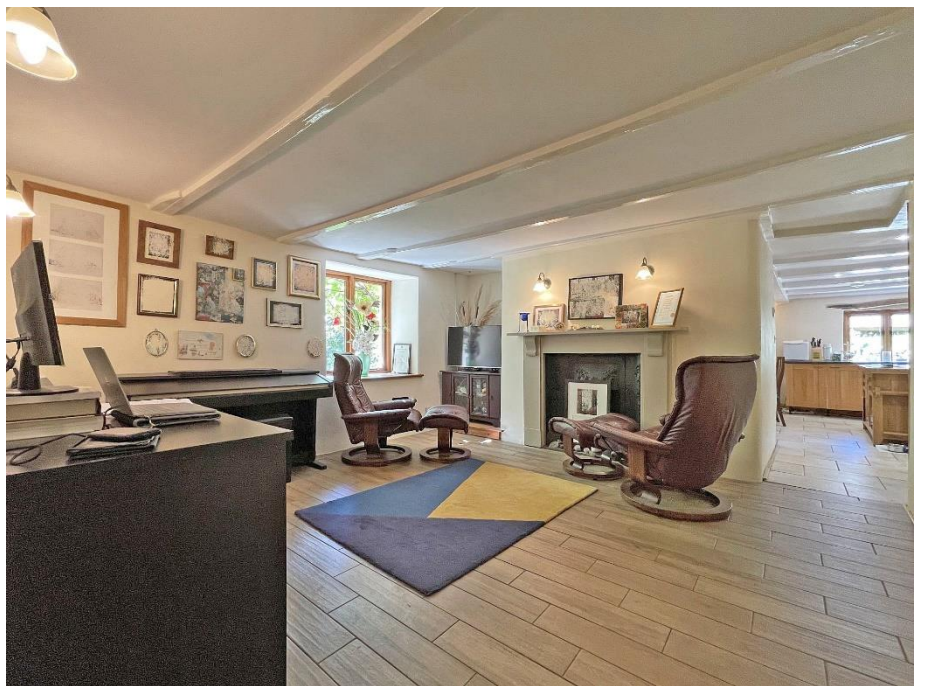


LOCATION

Woodvale is found in the quiet hamlet of Come-to-Good where there is a Grade I Listed Quaker Meeting House believed to be the first ever constructed in the United Kingdom. Footpaths and larger rights of way lead away from Come-to-Good up to Penelewey and the Punchbowl & Ladle inn and also down to Restronguet Creek which is a picturesque tidal inlet ideal for kayaking, paddle boarding and sailing when the tide is in.

A short drive away is Loe Beach which faces south over the Carrick Roads which offer some of the most idyllic and tranquil sailing waters found anywhere along the south coast of Britain. There is a well regarded café and a popular sailing school along with a watercraft hire business just behind the beach, which acts as the hub of the area's social life during the summer months. For those with their own boats there is a large dinghy park and car park on the site, whilst there is a slipway and deep water moorings for larger vessels. The local gig club also rows from here and with all of these activities going on it is also an interesting place to just lie on the beach and while away the hours.

Truro, the cathedral capital city of Cornwall, is around four miles away and offers exceptional facilities including a cinema, theatre, farmers markets, well regarded bars, restaurants and cafes and a great selection of shops amongst the Victorian/Georgian streets. There are primary schools at Devoran and Kea whilst secondary schooling is in Truro where there are also three independent schools. Truro is the main administrative centre of the county and has the largest hospital as well as a main line railway station on the Penzance to Paddington line.







GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR3 6QS.

SERVICES – Mains water and electricity. Recently installed private drainage system. Heat pump and underfloor heating. The new owner will need to connect the existing heat pump to a new ground source – likely to be a bore hole. Our clients undertake to allow a new buyer access to the current ground source for a period of time to be agreed but not less than a year.

COUNCIL TAX BAND – E (see www.mycounciltax.org.uk).

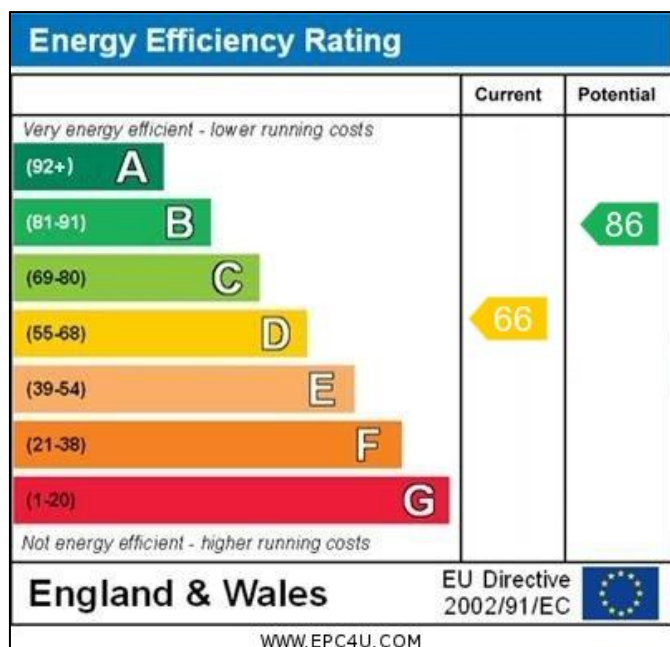
DIRECTIONS – From Truro proceed south on the A39 and immediately after the Shell filling station take the first exit at the roundabout signed to Feock. After about a mile turn right signed to Carnon Downs and Come-to-Good opposite the turning to the King Harry Ferry. Descend the hill and as you reach the bottom of the hill, Woodvale will be found on your right hand side, before the thatched Quaker Meeting House with the driveway beside Woodvale.

AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

