



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8996

Guide £1,100,000

Tolpoint,
Trolver Hill, Feock, Nr. Truro, Cornwall, TR3 6RR

FREEHOLD



To be sold with no onward chain.

In an incredibly sought after location, commanding simply stunning, far reaching southerly views over Restronguet creek and the surrounding countryside; a spacious, detached 4/5 bedroomed home with about 2,800sq.ft. of accommodation in an elevated position with south facing front garden, driveway parking and a detached double garage with a studio room over. An impressive creekside residence, which would undoubtedly benefit from some modernisation, just a short walk to the water and yet highly convenient for the cathedral city of Truro.





SUMMARY OF ACCOMMODATION – In all, about 2,790sq.ft.

Ground Floor: entrance porch, reception hall, principal bedroom with dressing room and en-suite shower room, bedroom 2.

First Floor: kitchen, dining room, utility, family bathroom, wc, bedroom 3, bedroom 4/study, shower room.

Second Floor: sitting room, balcony with galvanised railing, library/5th bedroom.

Outside: detached double garage with first floor studio room over. Large brick paved parking area, south west facing front gardens plus generous sized rear garden.



DESCRIPTION

Tolpoint is a large detached family home which occupies a wonderful setting just a short walk from the banks of Restronguet Creek. By virtue of its elevated position it enjoys outstanding far reaching views out over Restronguet Creek and below, a constant and ever changing source of wildlife and maritime activity, and over to the rolling countryside of the Mylor Peninsula beyond. The property enjoys a wonderful bright south westerly aspect which flood both the accommodation and beautifully stocked gardens with light and therefore provide a fantastic vantage point to enjoy the views at all times of the day.

Tolpoint has been in our client's ownership since 2004 during which time it has been greatly improved but would now undoubtedly benefit from a degree of modernisation and potentially even remodelling, subject to all necessary consents. Tolpoint offers versatile family sized accommodation which totals approximately 2,800sq.ft. and is configured for reverse level accommodation to make best use of the views. The property is entered by a glazed entrance porch, there are then two ground floor double bedrooms, the principal having its own ensuite shower room plus dressing area. On the middle floor there is a south facing kitchen with a spacious utility room off and a sizeable dining room which faces north to the rear. There are then two further bedrooms plus a family bathroom and a separate shower room. On the second floor there is a sitting room with a huge picture window which enjoys wonderful views of the creek below, a balcony which has the same vista and finally a study or fifth bedroom dependent upon the wants and desires of an incoming purchaser.



Outside there is plentiful brick paved parking for many vehicles and to the rear of the house a large detached double garage with electric up and over door. Above this there is a huge studio room which is some 19'9" x 19'9" which provides excellent ancillary accommodation whether it be for a games room, playroom, outside office or even has potential for conversion to a studio flat for a dependent relative (subject of course to gaining the necessary consents).



Tolpoint sits towards the rear of its generous gently sloping plot and its gardens feature areas of sloping lawn, a number of terraces, an abundance of attractive stone walling and beautifully stocked flowerbeds and borders with mature palms and attractive specimen trees.

Properties in this highly desirable location are always keenly sought after. Tolpoint offers incoming purchasers the opportunity to improve and/or remodel an already impressive creekside residence which will in turn without doubt enhance the value. To be sold with no onward chain.

LOCATION

The highly regarded villages of Penpol and Point effectively form one creekside community on the shore of Restronguet Creek. This beautiful area is one of the most desirable within Cornwall, for its peace and tranquillity, access to the sailing waters of the Carrick Roads and for its immensely convenient location, only a few miles south of the cathedral city of Truro and only a little further from the Port of Falmouth.

The area has beautiful walks, most with views of the water and around one mile away are the fabulous National Trust grounds of Trelissick House. At high tide small boats, kayaks and windsurfers can be launched from the public Point Quay within walking distance of the house and only a short drive away are the sailing facilities of Loe Beach at Feock and the deep water moorings and marina at Mylor. Mylor is also the location for Restronguet Sailing Club which has close links with the National Dinghy racing squad and has produced world champion sailors over the years.

Falmouth has a huge range of facilities and further deep water moorings, whilst Truro is the retail, business and administrative capital for Cornwall with outstanding amenities that are not comparable throughout the rest of the county. There are excellent local schooling facilities including three exceptional private schools within Truro.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

From the brick paved driveway, a small flight of brick steps lead to:-

ENTRANCE PORCH. Glazed on two sides with a uPVC double glazed door with window beside opening to:-

RECEPTION HALL. With open tread turning staircase to the first and second floors, radiator and doors to:-

PRINCIPAL BEDROOM SUITE – 19'9" x 13'8". A wonderfully light, spacious south facing double bedroom with a picture window with smaller windows to either side facing south and overlooking Restronguet creek, dressing area with built-in wardrobes and matching dresser, matching bedside cabinets, radiator and door to:-



EN-SUITE SHOWER ROOM. With walk-in shower cubicle with large shower tray, wc, wash basin and pedestal, heated towel rail, opaque glass double glazed window.

BEDROOM 2 – 13'9" x 11'9". Another spacious double bedroom with built-in wardrobes, bedside cabinets and dressers, large picture window facing south overlooking the front gardens, across the creek and to the countryside beyond, radiator.

From the reception hall, an open tread turning staircase ascends to:-

FIRST FLOOR

LANDING. Loft access hatch, cloaks cupboard with hanging rail and shelving, open tread staircase to the second floor. Doors to:-

FAMILY BATHROOM. A well appointed fully tiled bathroom with panelled bath with shower head attachment, wc, wash basin and pedestal, towel rail, opaque glass uPVC double glazed window.



DINING ROOM – 11'9" x 11'8". A spacious and light dining room with a large double glazed window overlooking the rear garden, radiator and door to:-



KITCHEN – 11'8" x 11'. A spacious kitchen with a wonderful southerly aspect over the front garden and taking in a broad view of Restronguet creek and the countryside at Mylor beyond. The kitchen comprises a range of wooden base units under a melamine worktop with inset 1½ bowl sink and drainer and integrated appliances including a Neff oven with a four ring Neff ceramic hob above with a concealed Neff extractor hood over, Neff dishwasher and a fridge/freezer. Further matching wall mounted units, smaller double glazed window overlooking the side of the property, radiator, double glazed door opening to the rear garden and door to:-

UTILITY ROOM – 8'3" x 8'. A spacious utility room which houses the Worcester boiler and has wooden base units under a melamine worktop with a sink and drainer, space under the worktop for a washer and a dryer, further wall mounted matching units, double glazed window overlooking the rear of the property and the parking area, built-in utility cupboards with further storage above.

Off the first floor landing, the hallway leads to:-

BEDROOM 3 – 10'9" x 8'8". A spacious bedroom with a top light window which allows light in from the hallway, large double glazed window overlooking the rear garden, radiator.

STUDY – 12'1" x 11'8". A spacious and light study with a large picture window facing south west overlooking the front garden and across Restronguet Point to the countryside beyond at Mylor. Built-in desk, storage cupboards and matching side unit, built-in storage cupboard with shelving, radiator.



SHOWER ROOM. Fully tiled shower room with walk-in shower cubicle with double length tray, wash basin and pedestal, wc, heated towel rail, opaque glass double glazed window overlooking the rear of the property.

From the first floor landing, an open tread staircase ascends to:-

SECOND FLOOR

LANDING. With fully glazed uPVC door with window beside facing south and providing an excellent far reaching view over Restronguet creek and opening to the **BALCONY** and doors to:-

SITTING ROOM – 19'8" x 13'9". A wonderful south facing sitting room with a stunning panoramic view over Restronguet creek to the countryside beyond at Mylor, gas fireplace with stone surround, hearth and mantel, two radiators.



LIBRARY / BEDROOM 5 – 14' x 11'9". Another superb south facing room with a large picture window providing an excellent view over Restronguet creek and to the countryside at Mylor beyond, radiator.



From the landing, uPVC double glazed door to:-

BALCONY. Large enough for a coffee table and chairs with galvanised railing and providing an excellent far reaching southerly view over the creek.



OUTSIDE

Approached off Trolver Hill, Tolpoint enjoys an elevated position and is approached through a pair of gate piers which open to a brick paved driveway flanked on either side by well established lawns which face south and provide an excellent view of the creek. The driveway broadens, provides plenty of parking for numerous vehicles and leads around to the west of the property where there is further parking and a:-



DETACHED DOUBLE GARAGE – 19'9" x 19'9". With electrically operated roller door and tiled flooring.

Above the garage and accessed from the lawned rear garden, a part glazed door opens to:-

STUDIO – 19'9" x 19'9". A vast room which has a multitude of potential uses with a large picture window facing south plus a further east facing window overlooking the rear garden and two electric heaters.



The rear garden is laid to lawn and gently slopes but offers a great deal of privacy and shelter with a number of mature trees and hedges plus a close board fence on its boundary. Beside the door to the studio there is a wooden gate which opens to a small storage area.

Along the back of Tolpoint is a paved patio with doors opening to the first floor landing, the kitchen/utility room and a gate to the far side which leads back around to the front garden. There is also an outside wc with a wall mounted cistern with pull chain and a wall mounted wash basin.

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 6RR.

SERVICES – Mains water, private drainage, mains electricity. Oil fired central heating.

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

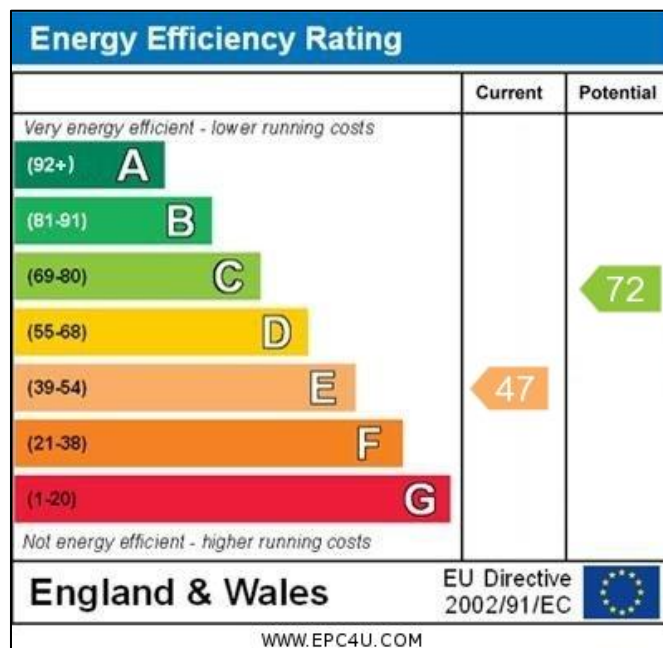
DIRECTIONS – From Playing Place head towards Feock passing the King Harry Ferry crossroads. After the crossroads take the second right hand turn (after the chapel on the left hand side). Follow this road over the brow of the hill and on a long right hand bend the entrance drive to Tolpoint will be found on the right hand side identified by its name plaque.

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.

