

LAUNDRY COTTAGE

RESTRONGUET POINT, FEOCK, TRURO, SOUTH CORNWALL





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On Restronguet Point facing south east out across the waters of the Carrick Roads and with direct slipway access to the tranquil sailing waters, a beautiful, ornate detached period property, the subject of vast expense in recent years to now provide extremely high quality and very stylish 4 bedroomed, 3 bathroomed accommodation of the highest order. An iconic building due to its pleasing appearance with lantern roof windows and an oak framed sun room, with gated parking, garage and landscaped garden with loggia and direct access to a slipway and the foreshore.

SUMMARY OF ACCOMMODATION

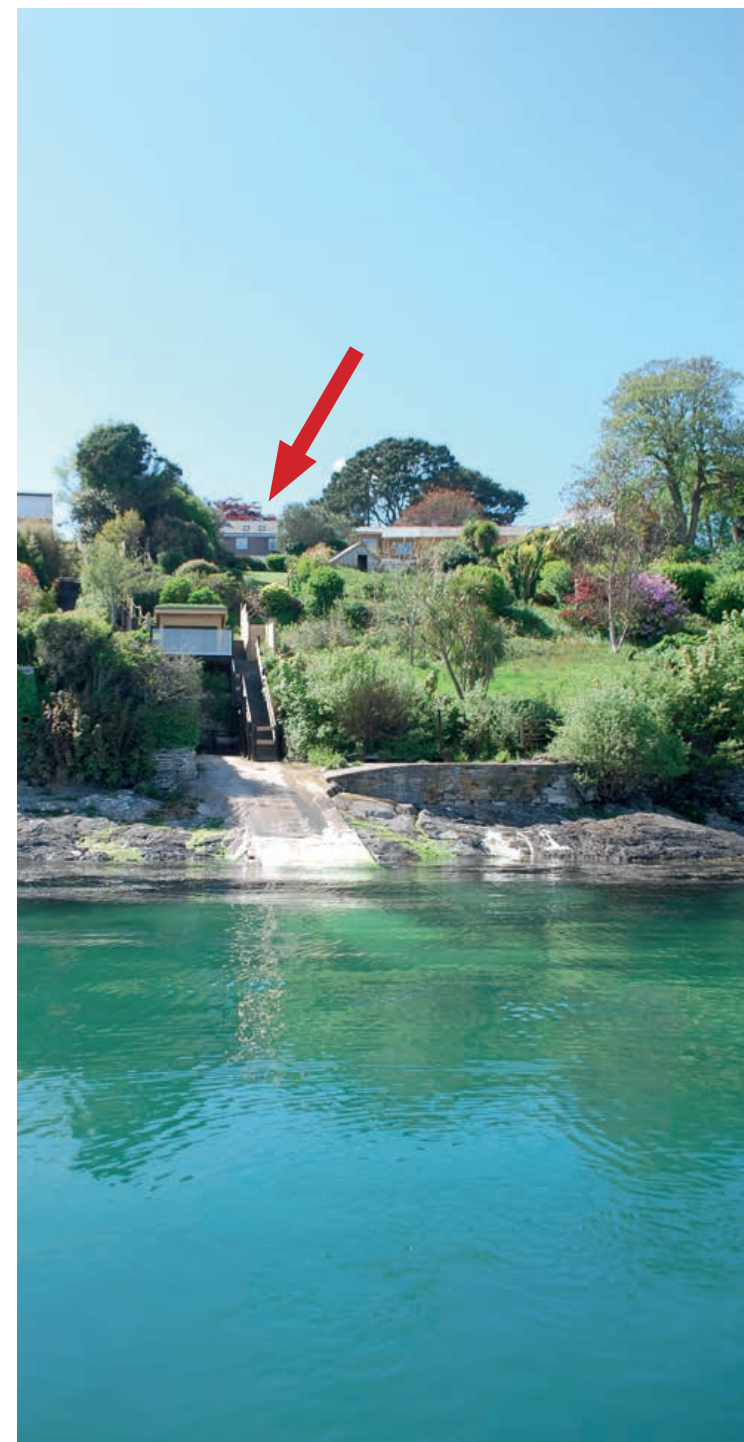
Ground Floor: large entrance hall, large shower room, reception hall with glass treaded and oak staircase, near 30' long lounge/dining room, oak framed sun room, snug, kitchen/breakfast room, utility.

First Floor: galleried landing with high ceiling, master bedroom with vaulted ceiling, private sitting room with balcony and en-suite shower room. Three further bedrooms, bath/shower room.

Outside: gated driveway parking, detached single garage. Beautiful granite south and west facing terraces with waterfall feature and raised beds. Sunken terracotta terrace. Lawn descending towards the water with decked walkway through the foliage to a contemporary loggia with glass fronted entertaining deck in front and steps down to a dingy storage area. Access to the water over a slipway owned by the neighbouring house. Deep water yacht mooring available to the owner on licence from the Harbourmaster.

Viewing strictly by appointment through the vendor's Joint Sole Agents:

Lillicrap Chilcott . Landrian House . 59-60 Lemon Street . Truro . TR1 2PE
Tel: 01872 273473 Fax: 01872 273474 E-mail: sales@lillicrapchilcott.com
www.waterfrontandcountryhomes.com





DESCRIPTION

Laundry Cottage is found on one of the most desirable roads in Cornwall, if not along the entire south coast of the United Kingdom and is one of the original, historic buildings in the area being part of the Porthgwidden Estate and is thought to have been the laundry building. Although its original use would not usually warrant such a premises, Laundry Cottage was built with great style including a broad double fronted façade looking down over the Carrick Roads. The valleyed roof is particularly interesting with tall ornate roof lanterns which are utilised to throw light into the heart of the building as there are vaulted ceilings on the first floor.

In recent years the house has undergone a huge transformation to turn it into a spectacular contemporary home including the addition of a large oak framed sun room, again with a vaulted ceiling and its own matching roof lantern. The lounge stretches across the entire water facing side of the original building with a fireplace to one end and heated stone flooring which continues through to the sun room. The same style of flooring is used from the entrance hall, into the adjacent shower room and through glazed doors to a fantastic reception hall with glass treaded staircase and a glass wall divide between it and the adjacent dining room. At the end of the hall is a stunning Italian contemporary kitchen with deep white composite worktops and high gloss units in white and vivid green. Adjacent to this is a utility room.

The first floor shows no less attention to detail or quality with the galleried landing being under a monopitched ceiling with a bank of roof windows and curving oak thresholds top single steps down to the entrances into the two principal bedrooms. The master bedroom suite is particularly impressive with exposed vaulted roof timbers, two windows facing the sea and, off a short hall, it has its own private sitting room with a glazed wall and balcony providing a view down the Carrick Roads to Falmouth Bay. The master also has its own highly specified en-suite shower room whilst the other three bedrooms each have vaulted ceilings and they share an excellent bath/shower room.

One of the most important features of Laundry Cottage is its access to the serene and safe sailing waters as, at the bottom of the garden, it enjoys a right of way over a slipway in the ownership of the adjacent house. Deep water moorings are available from the Harbourmaster and Laundry Cottage has one laid almost directly in front. At the head of the slipway is space for a dingy or kayaks with a flight of steps rising up to a glass fronted deck and an open fronted loggia being an ideal space for relaxing and entertaining above the water. The landscaped garden and deep foliage runs back up towards the house where there are south east and south west facing contemporary honed granite terraces with a water feature, planted beds and a further sunken courtyard terrace. Hidden behind trained plants is a parking area and detached single garage. As an exquisite main or holiday home in this ever increasingly desirable location, with direct access to the Carrick Roads, Laundry Cottage offers a perfect package and an opportunity that should not be overlooked.



LOCATION

Restronguet Point has long been regarded as one of the most exclusive waterside locations in Cornwall – with ample justification. This slender, beautiful peninsula is magnificently positioned between the Fal Estuary and Restronguet Creek and is accessed by a no-through lane leading to some of Cornwall's most prestigious residences. Laundry Cottage occupies one of the most outstanding positions on the south eastern side of Restronguet Point taking in panoramic views over the Carrick Roads to the National Trust owned shoreline of the Roseland Peninsula which frames year round boating activity on some of Britain's finest sailing waters. From the grounds the outlook takes in Mylor Yacht Harbour, Messack Point at the entrance to St Just harbour, Loe Beach and in the distance, St Anthony Lighthouse and Falmouth Bay.

The Carrick Roads are quite rightly regarded as some of the finest sailing waters in the United Kingdom with many creeks, inlets, beaches and waterside villages to explore. There are marina facilities available at Falmouth and Mylor, which are on the opposite side of the Carrick Roads to the exclusive waterside haven of St Mawes. Within day sailing distance is the historic River Fowey flanked by Fowey and Polruan and, to the west, is the beautiful Helford River immortalised by the words of Daphne du Maurier. The many sailing clubs around the Carrick Roads hold regattas throughout the season with Falmouth Week being the jewel in the calendar's crown, drawing in yachts from across the world. The Royal Cornwall Yacht Club in Falmouth often hosts world class events including a J-Class regatta to celebrate the 2012 Olympics – the first time that these historic thoroughbreds had been seen in the waters of the United Kingdom since 1937. One of Britain's most successful ever Olympians, Ben Ainslie, learnt to sail on the waters in front of Restronguet Point as he grew up on the opposite side of Restronguet Creek.

Restronguet Point lies in the parish of Feock, one of Cornwall's most eagerly sought after addresses and is about 7 miles from Falmouth and only 5 from Truro. Truro, Cornwall's capital city, has the widest range of facilities in Cornwall including supermarkets, excellent business opportunities, first class shopping, a wide range of highly regarded restaurants and bars, a cinema, a theatre and exceptional state and private schooling. Truro is also an historic and attractive city with a mix of Georgian and Victorian properties lining its cobbled streets. There is a mainline railway station at Truro with direct links to London Paddington taking around 4½ hours, while road access is excellent to the A30 expressway which links to the motorway network at Exeter. Newquay Airport, at St Mawgan, offers regular flights to both London and other internal and international destinations.

THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

From the parking a granite paved walkway leads through the topiary beds to a half glazed hardwood door with matching half width door beside opening to:-

ENTRANCE HALL – 8'3" x 8'2". Heated stone flooring, glazed oak doors to the reception hall and an obscure glazed oak door opens to:-

SHOWER ROOM – 7'10" x 7'9". Perfectly placed for coming into having either been in the garden or on the water. Heated stone flooring, polished slate tiled walls where necessary and to full height around a walk-in glazed screened shower area with rain head mixer shower and additional hand shower. Duravit wc and pedestal wash basin with chrome taps. Mirror with integrated light over the wash basin, electric shaver socket, obscured multi pane window to the front, extractor fan.





RECEPTION HALL. Bespoke oak and glass staircase rising under a double height ceiling to the galleried first floor landing lit by a bank of Velux roof windows. Heated stone floor, area of painted wood boarded ceiling. Opening and step down to the lounge, glazed oak door to the kitchen/breakfast room and a glass wall beside the staircase with an opening to one end to:-

SNUG – 12'5" x 9'2". Multi pane window to the side, painted ceiling beam, heated stone floor. This room and the adjacent hall both feel much larger due to the glazed wall between them.

KITCHEN / BREAKFAST ROOM – 15'5" x 12'. Fitted with a contemporary mix of high gloss vivid green and high gloss white kitchen units under thick and deep white composite worktops with matching upstands. Stainless steel 1½ bowl sink with brushed steel mixer tap, additional Quooker boiling water tap over and waste disposal unit. Concealed integrated fridge and space for an additional fridge/freezer. Integrated appliances by Küppersbusch including a multi-function microwave and oven, conventional oven, dishwasher and hob with Elica white glass extractor over. Heated tiled floor, painted beamed ceiling, multi pane windows with deep sills to the side, curving recessed display area, half obscure glazed oak door opening to the walkway at the side of the property. Obscure glazed oak door to:-

UTILITY. Heated stone floor, painted beamed ceiling, multi pane window to the side, extractor fan, composite worktops including a draining area leading to an undermounted white Belfast sink with brushed steel mixer tap over. Space for a washing machine. Units housing the pressurised hot water cylinder and boiler.

LOUNGE/DINING ROOM – 29'7" x 12'2". Two large multi pane windows and a glazed oak door facing over the garden to the Carrick Roads and opening onto the granite terrace. Heated stone floor, painted beamed ceiling. Large fireplace to one end of the room with granite hearth, contemporary stove and a former bread oven to one side. Glazed oak double doors to the other end of the room open to:-

OAK FRAMED SUN ROOM – 15'3" x 12'5". A fantastic space with very high glazed oak doors and windows set between the oak framework which extends up into the ceiling with a lantern window at the top. Bi-fold doors to one side and French doors to the other face south east and south west and open onto the granite terraces and also allow an outlook across the Carrick Roads. Heated stone floor, painted wood boarded ceiling and exposed oak joinery in the roof lantern.





FIRST FLOOR

LANDING. Gallered over the hall with a glass and oak balustrade. Monopitched ceiling with painted beams and three Velux roof windows. Two oak edged curved steps down to bedrooms 1 and 2 and obscure glazed oak doors to bedrooms 3, 4 and the bath/shower room.

BEDROOM 1 – 18'3" x 12'7". 10'10" high vaulted ceiling with exposed timbers and two Velux roof windows. Two multi pane sash windows with window seats below looking out over the Carrick Roads. Opening through to a private hall with monopitched ceiling and white painted timbers with an obscure glazed oak door to the en-suite shower room and an opening through to:-

PRIVATE SITTING ROOM – 13'2" x 9'. Glazed oak double doors with matching panels beside opening onto a private **BALCONY** with a view down the Carrick Roads, over the moored yachts at Mylor and out to sea. Further multi pane window to the side, high vaulted ceiling, stone floor.

EN-SUITE SHOWER ROOM. Duravit sanitaryware including a double width wash basin with his and hers mixer taps and lit mirror over. Wc, bidet, glazed screened and stone tiled shower enclosure with rain head mixer shower and additional hand shower. Heated stone tiled floor and walls where necessary, chrome heated towel rail, shaver socket, extractor fan, multi pane window to the side, high vaulted ceiling with white painted beams and roof lantern.



BEDROOM 2 – 12'6" x 11'1". Multi pane window with a window seat below overlooking the Carrick Roads. 10' high vaulted ceiling with exposed timbers, deep alcove, roof window.

BEDROOM 3 – 15'5" x 9'3". High vaulted ceiling with white painted timbers and roof lantern. Large multi pane window to the side.

BEDROOM 4 – 8'10" x 8'10". High monopitched ceiling with white painted beams and roof lantern. Multi pane window to the side.

BATH / SHOWER ROOM. White Duravit sanitaryware including a double ended freestanding bath with integrated mixer tap. Wc, wash basin with chrome mixer tap set over a wood effect cabinet with electric shaver socket and mirror with integrated lighting over. Glazed screened shower enclosure with chrome rain head mixer shower and additional hand shower. Heated stone floor and stone wall tiling where necessary. Extractor fan, chrome heated towel rail. High vaulted ceiling with roof lantern and white painted beams.







OUTSIDE

The property has a long frontage to the lane with bespoke pedestrian gates opening at either end of the building and a pair of gates opening onto the brick paved parking area at the far end of the grounds. Off the parking area is a **DETACHED SINGLE GARAGE – 18'2" x 8'9"**. With electrically operated vehicular door, window to the rear, pedestrian door to the side, power, light and outside water tap. The garage and parking area is screened from the house behind trained trees and plants including topiary hedging and lavender set in raised beds with granite edges and faces matching the honed granite paving around the house.

On the south west side is a large paved terrace with triangular water feature pond and waterfall which descends into a manmade V-shaped stream across the terrace. This terrace is lined with large palms in front of hedging with smaller shrubs at their bases and there are integrated lights in the beds. Decked walkways lead down into the gardens and the paving continues to a further large terrace on the south east side, overlooked by the lounge and principal bedrooms. This raised terrace has a clear view straight across the Carrick Roads and again has planted beds to both the front and rear including palms, grasses, evergreen trees, lavender and rosemary. Below this is a paved courtyard which also enjoys the outlook.

Decked walkways with lighting and rope balustrades give access into the garden and also lead through dense foliage down to the waterside loggia. Immediately below the house a small lawn makes a wonderful place to sit and enjoy the elevated outlook.

At the bottom of the garden is a superb versatile area including a large deck with frameless glass balustrades and a grass roofed open-fronted **LOGGIA (8'6" x 8'6")** with power and light. This could be used for storage of boating equipment or as a space to sit and enjoy the views whilst under cover. Decked steps continue to descend down from here to the boat dock where there is space for storing a dinghy or kayaks. A right of way exists for the owner of Laundry Cottage to use the slipway access to the water, with the slipway being in the ownership of the neighbouring property. The houses at Restronguet Point have historically been able to lay a deep water swinging mooring in front and Laundry Cottage has such a mooring with the licence being available through the Harbourmaster.



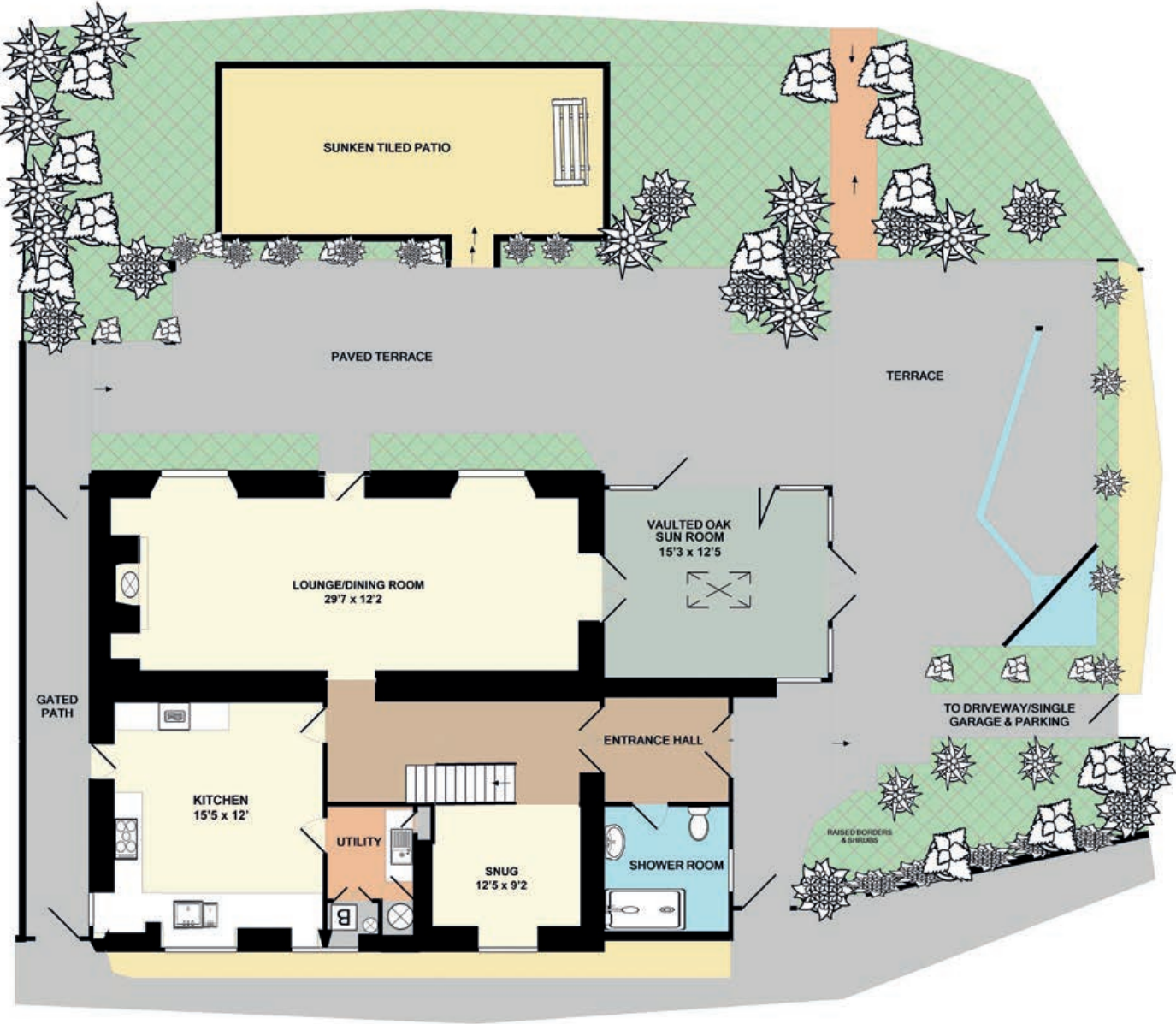


LAND PLAN
For reference only – not to form
any part of a sales contract.
NOT TO SCALE



Approx. Gross Internal Floor Area:
2691 sq ft (250 sq m)

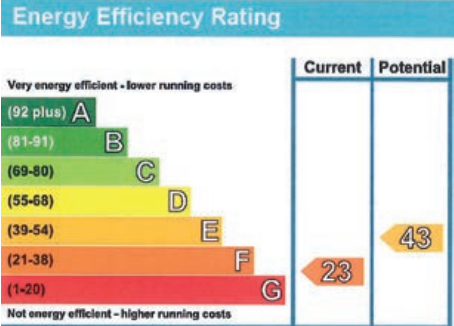
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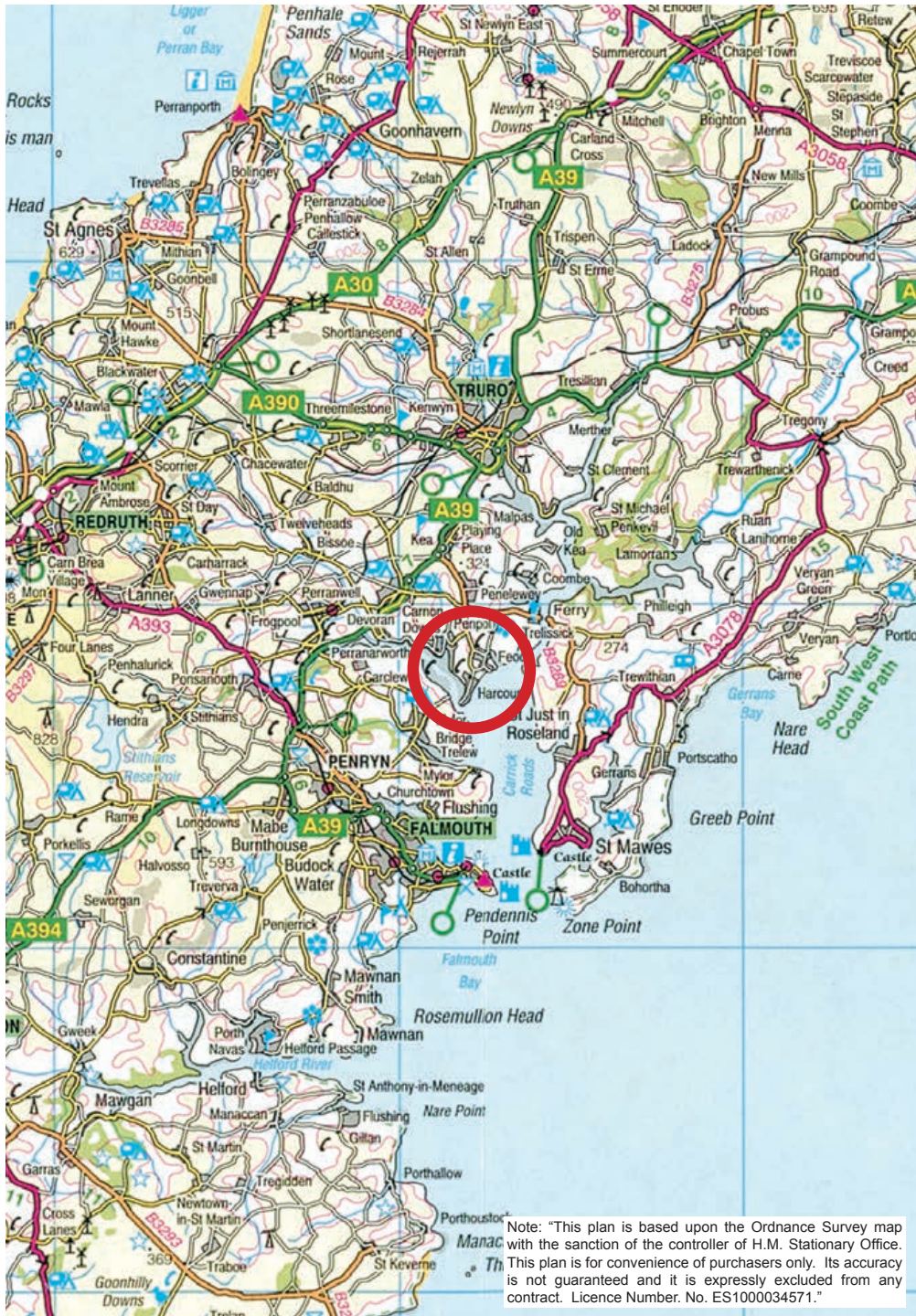


Ground Floor



First Floor





Note: "This plan is based upon the Ordnance Survey map with the sanction of the controller of H.M. Stationary Office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. ES1000034571."

GENERAL INFORMATION

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

POST CODE – TR3 6RB.

SERVICES – Mains water, electricity. Private drainage, oil fired boiler. For Council Tax see www.mycounciltax.org.uk.

DIRECTIONS – From Truro proceed south on the A39 and at Playing Place take the first exit at the second roundabout, immediately after the Shell Filling Station, onto the B3289 signed to Feock and Penelewey. Drive through Penelewey and continue to follow this road for about 2 miles until reaching Restronguet Point. Laundry Cottage will be found approximately half way along Restronguet Point on the left hand side. We advise either parking beside Laundry Cottage on the lane or reversing into the driveway.

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 CORNWALL ESTATE AGENT

www.waterfrontandcountryhomes.com | **01872 273473** | email sales@lillicrapchilcott.com