

THE STABLES

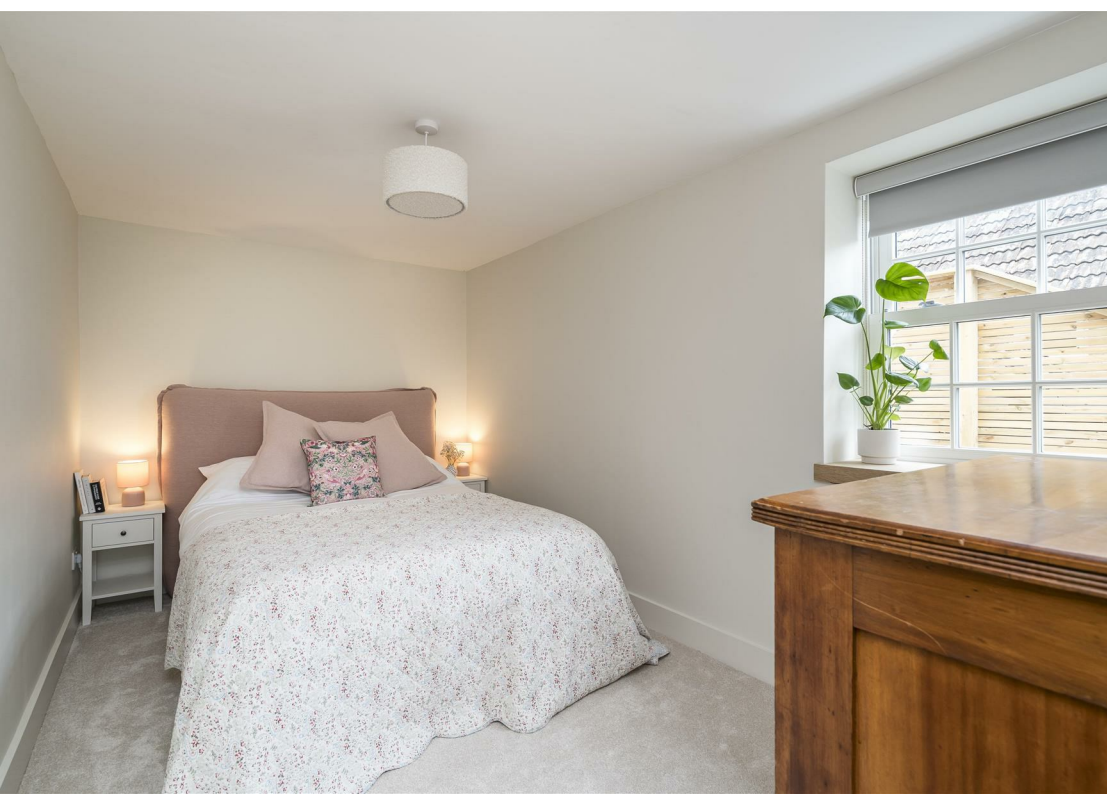
TREVILLA

FEOCK

TRURO TR3 6QQ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



THE STABLES TREVILLA FEOCK TRURO TR3 6QG

MAGNIFICENT DETACHED CONVERTED BARN CLOSE TO
PILL CREEK & LOE BEACH

In a very peaceful, hamlet setting within Feock parish and enjoying
far reaching views.

Only four miles from Truro and with easy access to Falmouth and
the south Cornish coast.

Recently renovated to a very high standard and beautifully
presented with well proportioned rooms.

Three bedrooms (master with luxurious en suite bathroom),
fabulous open plan kitchen, dining and sitting room. Two bedrooms
and shower room on the ground floor and master bedroom upstairs.

Enclosed front and rear gardens. Driveway parking.

A real gem - internal viewing essential. Sold with no chain.

Freehold. Council Tax Band B. EPC - C.

GUIDE PRICE £485,000

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(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

The Stables is a very attractive, detached converted traditional stone barn located in the sought after hamlet of Trevilla within Feock Parish and just a short walk from Pill Creek. The building itself is very impressive and whilst not large, has light, well proportioned rooms and handsome stone elevations underneath a natural slate roof. A feature of the barn is the spacious open plan kitchen, dining and sitting room that is perfect for modern day living opening into the front garden. The Stables has been recently renovated and loft converted/extended into the roof space to a very high standard. It is a unique home that is full of charm and character with new plumbing throughout and new electrics upstairs. The finish is superb and must be viewed to truly appreciate and includes a quality kitchen with granite worktops and electric range cooker, brand new bathrooms and solid oak internal doors. The accommodation is surprisingly spacious and well designed with plenty of natural light. There are three double bedrooms, (two on the ground floor and one upstairs), superb open plan kitchen, dining and sitting room and ground floor shower room. The master bedroom is located on the first floor and enjoys the best of the views with the sea and Mylor Bridge in the distance. It has a luxurious en suite bathroom with freestanding bath. Outside are private enclosed front and rear gardens. The front garden enjoys far reaching views and is accessed from the kitchen and enjoys the afternoon and evening sun with terrace for sitting out and entertaining. The rear garden is also enclosed with level lawn. At the side is driveway parking with attractive granite setts.

LOCATION

The hamlet of Trevilla lies on the outskirts of Feock village. Feock is arguably one of the most sought after residential areas close to Truro. The city of Truro with its Cathedral and fine shopping centre is about five miles away whilst the harbour port of Falmouth is about nine miles. Nearby King Harry Ferry gives easy access to the Roseland Peninsula and also the many safe beaches along the south Cornish coast. The Stables is also within walking distance of the renowned Loe Beach which faces south over the Carrick Roads. Loe Beach offers some of the most idyllic and tranquil sailing waters found anywhere along the south coast of Britain as well as a water sports centre where you can hire a range of water sports equipment including kayaks, paddleboards, sailing dinghies and motor boats. There is also Loe Beach Café.

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



OPEN PLAN LIVING KITCHEN DINING ROOM

5.53m x 4.90m (18'1" x 16'0")

A magnificent and very light twin aspect room with window to side and French doors leading out to the front garden and enjoying far reaching views. Part glazed stable style entrance door. Excellent range of base and eye level kitchen units with granite worktops. Electric range cooker with induction hob. Integral dishwasher, fridge and freezer. Belfast sink with mixer tap over. Selection of downlights and wall lights. Telephone point. Door to:

HALLWAY

Velux window flooding natural light into the hall and stairs. Stairs to first floor with storage cupboard below. Airing cupboard with light and power, space and plumbing for washing machine, unvented hot water cylinder.

BEDROOM ONE

3.95m x 2.40m (12'11" x 7'10")

A double room with sliding sash window to side with window blinds and deep sill. Electric radiator.

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BEDROOM TWO

3.95m x 2.40m (12'11" x 7'10")

Another double bedroom with sliding sash window overlooking the rear garden. Electric radiator.

SHOWER ROOM

A luxurious brand new shower room with white suite including double shower with fully tiled surround and glass screen, vanity sink unit with mixer tap over and storage cupboards below and concealed w.c. Frosted window to side. Extractor fan and spotlights.

FIRST FLOOR

BEDROOM THREE

8.63m x 3.13m (28'3" x 10'3")

A very light room. Sliding sash window to front enjoying countryside views and in the distance sea views over Carrick Roads towards Mylor beyond. It really is a special view. Three Velux windows. Exposed roof trusses. Built in wardrobes. Door opening into:.

EN SUITE BATHROOM

3.00m x 2.25m (9'10" x 7'4")

A luxurious, newly fitted bathroom with white suite comprising freestanding bath, wash hand basin and low level w.c. Sliding sash window to rear. Velux window. Tiled floor. Extractor fan.

OUTSIDE

The Stables is approached from the minor country road that runs through Trevilla towards Pill Creek and Feock. A gateway opens into a shared driveway that leads to The Stables and continues to the neighbouring property. Immediately in front of the property is an attractive driveway with granite setts providing parking. A half glazed stable entrance door opens into the property.

REAR GARDEN

A wide gravel pathway leads along the side of The Stables to the rear garden partly enclosed within a solid timber fence. This garden is level and enclosed within a stone wall and a high level wooden fence provides privacy from neighbours. The garden

includes a small level lawn and the path continues along the rear of the building with granite sett border. In the corner is a raised flower bed.

FRONT GARDEN

The front paved garden enjoys the afternoon and evening sun and views over the countryside and probably glimpses of the water in the winter. It is accessed from the kitchen/dining room and perfect for outside dining and entertaining and enclosed within a solid wooden fence and stone wall and is very private.

SERVICES

Mains water, electric and drainage are connected.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

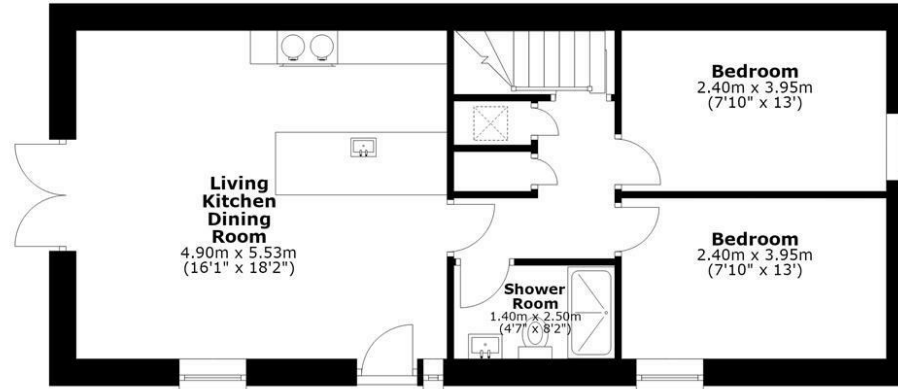
DIRECTIONS

From Truro take the A39 to Falmouth and at the Playing Place roundabout take the left exit sign posted to Feock and King Harry Ferry. Proceed through the hamlet of Penelewey and after a further quarter of a mile take the left hand turning at the crossroads sign posted to King Harry Ferry. Proceeding along this road for a short distance, take the first right hand turning and on reaching the hamlet of Trevilla the property will be found on the left hand side.



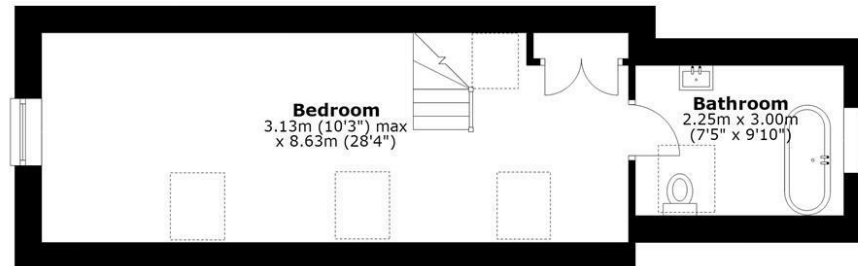
Ground Floor

Approx. 59.2 sq. metres (637.1 sq. feet)



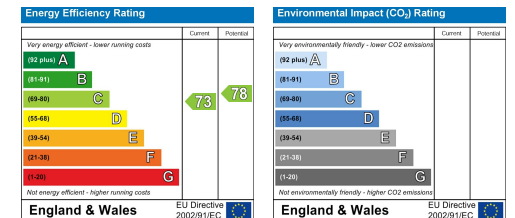
First Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



Total area: approx. 93.3 sq. metres (1004.0 sq. feet)

The Stables, Trevilla, Feock



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