Orchard House
Feock, Truro

Guide Price £695,000

Orchard House is a substantial, detached residence offering generous and versatile accommodation. Set within mature private gardens in a sought after coastal parish of Feock just minutes from the water.

- Substantial 5 bedroom, 2 bathroom detached family home
- Two living rooms, dining room, kitchen, utility and conservatory
- Unobstructed countryside views
- Front & rear gardens
- Large garage and driveway parking



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The Property

Orchard House is a detached residence built circa 1970 located in Goonpiper Feock. The current owner has altered and improved the accommodation to provide a well proportioned footprint across two floors.

A welcoming reception area provides ample space for coats and shoes, leading into an expansive ground floor footprint. To the rear, a generous space currently housing the lounge, dining room, and conservatory.

Large windows and structural openings provide this area with natural lighting, and garden views.

The kitchen and utility area connect the dining room and substantial rear living space.

Stairs rise to the first floor leading to the original master bedroom and house bathroom and separate WC.

The landing extends into the new master bedroom which features an en-suite bathroom, and 4 further family bedrooms.

These rooms enjoy multiple windows framing elevated views over the mature grounds.

Finally, a fixed staircase provides access to the loft room, offering additional accommodation .





The Exterior & Gardens

Orchard House benefits from established front and rear private gardens which enjoy the sun right through the day.

The house features striking traditional masonry arches and an external corridor, enclosed by an established array of mature plants, shrubbery, and trees.

To the front, the driveway provides ample off-road parking for several vehicles.










The Location

Orchard House is located just a short walk from the deep-water sailing facilities at Loe Beach, allowing water access to the tree-lined creeks and rivers of the Carrick Roads, an area that is highly favoured by sailing enthusiasts.

Feock is a highly sought-after picturesque waterside village situated on the River Fal, a short drive of Truro with a thriving community.

There are many beautiful countryside walks which are accessible direct from the front door.

The Cathedral city of Truro provides an excellent shopping centre including a flagship Marks and Spencer store, main line railway station connected to London (Paddington) and a good selection of both private and state schools.

The Hall for Cornwall provides year round entertainment, while Cornwall Airport (Newquay) provides flights to London Heathrow, as well as to other regional and European destinations.

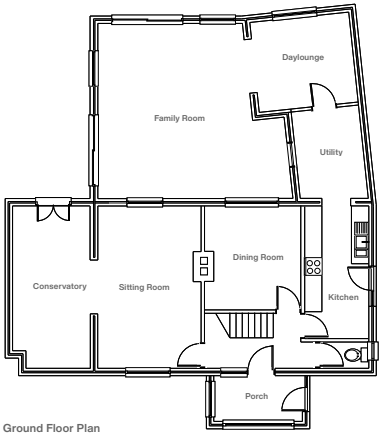
The historic port of Falmouth is within ten miles with further shopping, leisure facilities and is home to a wide range of eateries.



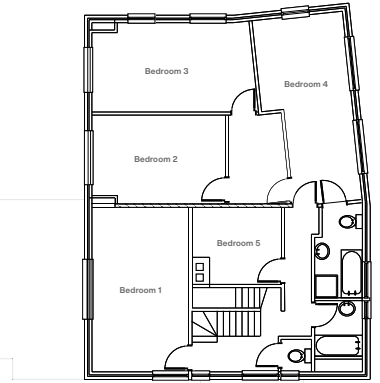


Orchard House
Feock

Floor Plans

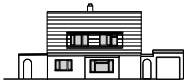


Ground Floor Plan



First Floor Plan

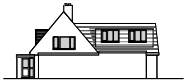
Elevations



East



West



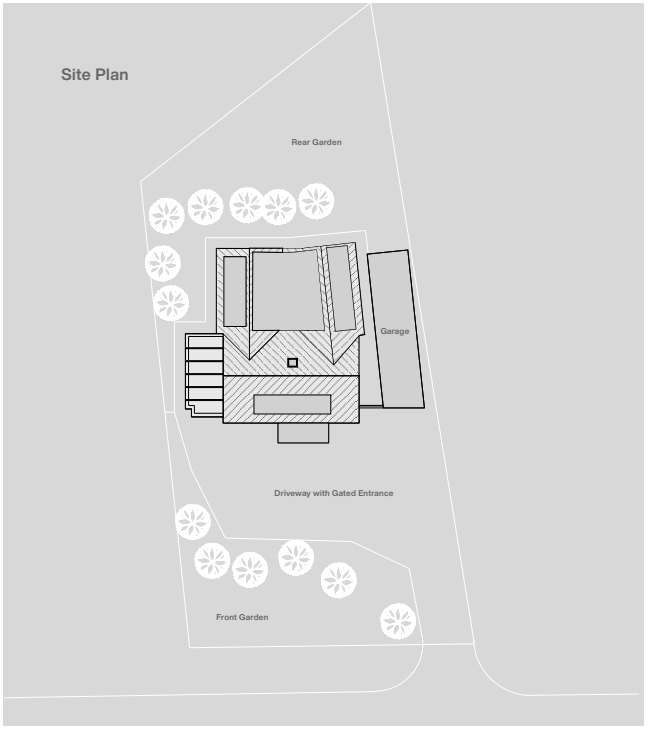
North



South

Please note all measurements are approximate and for illustrative purposes only. Prospective purchasers should make their own enquiries and seek professional advice to verify specifications and accuracy.

Site Plan



Property Details

Heating & Hot Water:

Currently fitted with traditional radiators and an oil fired boiler.

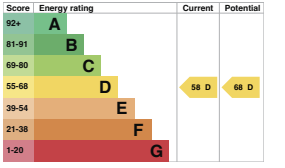
Services:

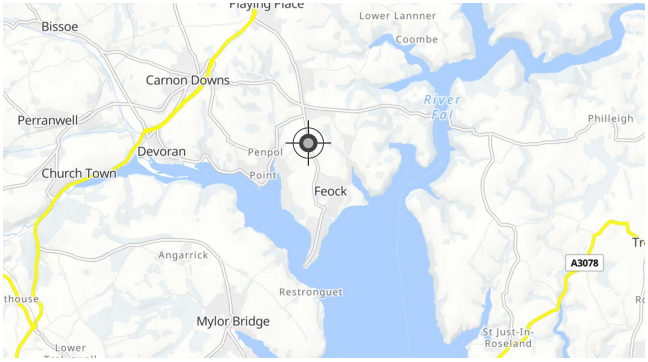
Mains water, drainage and electric are connected.

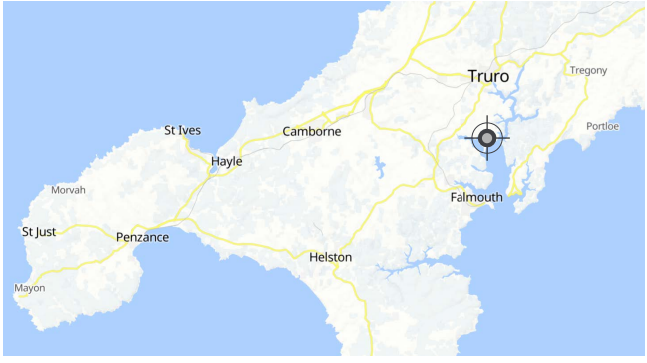
Connectivity:

BT Broadband is connected.

Tenure: Freehold
Council Authority: Cornwall
Council Tax Band: F
Current EPC Rating: D







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Feock, Truro,
TR3 6RA

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Orchard House represents an excellent opportunity to establish asubstantial family home in one of Cornwall's finest locations.

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Please contact one of the team to start the journey to your new home today.

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We have in preparing this information used our best endeavours to ensure that the information presented is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own enquiries to verify the information.

Material Information & Marketing Disclosures: In accordance with Consumer Protection Regulations, please note that select external photographs have been digitally optimized (specifically regarding the lawn appearance). These images are intended as a guide given seasonal variations only. Prospective purchasers are advised to satisfy themselves as to the exact condition of the grounds via physical viewing.

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