



SHALIMAR  
FOCK TRURO  
TR3 6QW

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS







# SHALIMAR

## FEOCK, TRURO, TR3 6QW

DETACHED ARCHITECTURALLY DESIGNED SINGLE  
STOREY RESIDENCE WITH FABULOUS GARDENS

In a delightful rural location on the outskirts of Feock, just over a mile from village facilities and within easy reach of Truro and Falmouth. Magnificent south facing landscaped gardens enjoying complete privacy that is orientated to maximise the sunny aspect. Four/five bedrooms, master and guest rooms with en suite's, spacious entrance hall, sitting room, kitchen/dining room, study, shower room and utility room.

Delightful enclosed gardens with many specimen shrubs and plants and landscaped to take full advantage of the site with terraces providing lots of sitting out space. Detached triple garage and lots of parking. Double glazed throughout. Oil central heating. Sold with no chain.

Just over 3,000 square feet. EPC- D

GUIDE PRICE £825,000

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PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

**E:** [sales@philip-martin.co.uk](mailto:sales@philip-martin.co.uk)

**www.philip-martin.co.uk**



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



## GENERAL COMMENTS

Shalimar is a very spacious detached bungalow located on the outskirts of Feock, very close to Restronguet Creek and the River Fal at Loe Beach. The site is amazing and the overall plot is approaching half an acre with fabulous mature gardens that have been landscaped recently and are immaculate and extremely private. The bungalow is easily recognisable by its feature round window and was designed by John Crowther who is a well know architect and built in the early 1980's for our clients. It has been a cherished family home for nearly forty years and never been marketed during this time. Shalimar has been extended substantially at the rear since its original design and benefited from a complete refurbishment in recent years with newly fitted kitchen and bathrooms yet offers tremendous potential allowing purchasers the opportunity to create their own individual home. There are far reaching rural views from the front over the surrounding countryside with distant sea glimpses. The gardens are a sheer delight and enjoy a sunny aspect with lawns and pond at the front and stunning terraces at the rear with many specimen shrubs and plants. They must be viewed to be fully appreciated. The property is a lot larger than it appears from outside with extremely versatile accommodation, ideal as a large family home yet easily split to provide a separate annexe, if required. The accommodation includes a spacious entrance hall, dining room with feature round window, sitting room, kitchen/breakfast room, utility room, study, five double bedrooms and shower room. The master and guest bedrooms both have en suites. A long drive leads up to the bungalow and around to the rear where there is ample parking and superb triple garage and workshop (currently with sauna). All of the windows are double glazed and there is oil fired central heating. An internal viewing is essential to appreciate the size and layout of this interesting property which is being sold with no onward chain.



## LOCATION

The location of Shalimar is very special indeed and in an area that is extremely sought after, just outside Feock with excellent road links to Truro, the Roseland via King Harry Ferry and Falmouth. Feock is a pretty village approximately five miles south of Truro. It is a thriving

community and has a Parish Church. The area is very popular with sailing enthusiasts, Loe Beach (one and a half miles) provides easy access to launch boats from a public slipway and gives access to the sailing waters of the Fal Estuary (Carrick Roads). The Cathedral City of Truro is within five miles and provides an excellent shopping centre including a flagship Marks and Spencer

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store, main line railway station connecting to London (Paddington) and a good selection of both private and state schools. The Hall For Cornwall provides all year round entertainment and there are golf courses at nearby Killiow and Truro. The historic Port of Falmouth is within ten miles with further shopping and leisure facilities.

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

#### OPEN PORCH

Outside light, brick floor, partly glazed front door opening into:

#### ENTRANCE HALL

A very spacious hall and a fine introduction to the property. Window and partly glazed door opening into the front garden and window enjoying views. Amtico floor, radiator, spotlights.

#### CLOAKROOM

Low level w.c, vanity sink unit, tiled floor, extractor fan, spotlights, tiled recess, round window to rear.

#### INNER HALLWAY

Extensive built in storage cupboards. Telephone point. Rozen semi circular table.

#### STUDY/BEDROOM FIVE

12'0" x 11'0" (3.68m x 3.37m)

A twin aspect room with windows enjoying far reaching countryside and front garden views. Rozen built in office furniture including shelves, cupboards and bookcases.

Spotlights, telephone point, radiator. This room is currently used as a study.

#### DINING ROOM

11'0" x 11'0" (3.37m x 3.37m)

Feature round window to front enjoying fabulous rural views. Spotlights. Radiator. Door to kitchen/breakfast room and opening to:

#### SITTING ROOM

25'4" x 14'7" (7.73m x 4.46m)

A very spacious, light twin aspect room with sliding patio doors opening to front patio and enjoying the distant countryside views and patio doors to rear garden. Feature living flame gas fire. Telephone and television points. Rozen bookcases and bespoke television stand. Door to:

#### STUDY

14'0" x 13'1" (4.28m x 4.00m)

Another light twin aspect room with sliding patio doors opening to rear garden and window to front enjoying views. Built in cupboards, desk and bookcases. Television and telephone points.

#### KITCHEN/BREAKFAST ROOM

20'4" x 9'10" (6.20m x 3.00m)

An excellent range of bespoke cabinet style kitchen units in a shaker style with a selection of cupboards, drawers and display cabinets. Corian work surfaces. Siemens double oven with Miele extractor hood over, Miele full length integral fridge and freezer, wine chiller, Liebherr pull out fridge, Siemens dishwasher,



breakfast bar. One and a half bowl sink/drainers, further sink with waste disposal and instant hot water tap. Three windows overlooking rear garden. Tiled floor. Opening into:

### SEMI - CIRCULAR DINING AREA

A wonderful room with windows overlooking the gardens and affording lots of natural light. Tiled floor, four radiators, spotlights, French doors opening into rear garden and patio.

### REAR HALL

Glazed door opening to rear garden. Tiled floor, door to utility room, boiler cupboard housing Worcester oil fired central heating boiler. Airing cupboard with Albion unvented hot water cylinder, shelves and loft access.

### UTILITY ROOM

11'5" x 8'11" (3.48m x 2.73m)

Base and eye level units, Corian worktops with built in sink with mixer tap over, space and plumbing for washing machine, space for tumble drier, tiled floor, radiator. Full height storage cupboards. Window overlooking rear garden.

### INNER HALLWAY

Accessed from the entrance hall with doors to three bedrooms and bathroom. Radiator, loft access, radiator. Airing cupboard with second unvented hot water tank and slatted shelves.

### MASTER BEDROOM

17'8" x 11'8" (5.40m x 3.56m)

Two full length windows overlooking the front garden and countryside beyond. Built in wardrobes, spotlights, radiator. Door to:



### EN SUITE BATHROOM

A tiled room with white suite comprising low level w.c, panel bath with shower attachment over, vanity sink unit with drawers below and mirror above, bidet, bathroom cabinet, heated towel rail, radiator, spotlights. Tiled floor.

### BEDROOM TWO

13'1" x 11'9" (4.01m x 3.59m)

Window to rear, radiator, television and telephone points. Door to:

### EN SUITE

A tiled room with Villeroy and Boch suite comprising







low level w.c, vanity sink unit with cupboards below and above and mirror, double shower cubicle, spotlights, radiator, tiled floor. Two windows to rear (one round).

### BEDROOM THREE

11'8" x 11'5" (3.56m x 3.50m)

Full height window to front enjoying the views. Radiator, telephone point, spotlights.

### SHOWER ROOM

8'7" x 5'6" (2.63m x 1.70m)

Fully tiled room with modern Villeroy and Boch suite including low level w.c, vanity sink unit with cupboards below and mirror with light and cupboards over, bidet, double shower cubicle with sliding door, tiled floor, extractor fan, heated towel rail, spotlights.

### BEDROOM FOUR

11'8" x 9'11" (3.57m x 3.03)

Previously used as a dressing room. Full height window to rear. Built in wardrobes, radiator.

### OUTSIDE

A long brick driveway leads up to Shalimar and around the side to the rear where there is lots of turning and parking space and detached triple garage. The dwelling is set well back from the road and is surrounded by fabulous mature gardens that provide privacy and separation from neighbours.

The front garden is mainly lawn that slopes down to the pond that is filled by rainwater from the bungalow's gutters. It is a lovely

feature with rockery, bird sculpture and huge Gunnera. There are many mature shrubs and trees including Camellias, Laurel hedging, Apple tree and a magnificent Wisteria on the front elevation. A Cornish stone wall runs along the front boundary where there are also large Tree Ferns, granite boulders and well stocked flower beds. There is also a hidden composting area and Magnolia.

### TRIPLE GARAGE

26'10" x 19'4" (8.19m x 5.90m)

Three electric up and over garage doors. Light and power, concrete floor, shelves and storage cupboards. Boarded loft space. Door to:

### WORKSHOP AND SAUNA

Shelves, loft access, two deep wine storage cupboards with racks and shelves. Sauna. Double doors Opening to garden.

### OUTSIDE W.C

Low level w.c, wash hand basin.

### REAR GARDEN

The rear garden is enclosed within natural hedge boundaries and enjoys complete privacy and a very sunny aspect. The gardens have been extensively landscaped in recent years and are a sheer delight and must be seen to be fully appreciated. There are huge paved terraces providing lots of sitting out space with attractive stone retaining walls and deep flower bed borders well stocked with mature shrubs and plants providing colour and interest including Tree Ferns, and Flowering Cherry. Pathways meanders up







## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DIRECTIONS

From Truro take the A39 to Falmouth and at the Playing Place roundabout take the left exit signposted 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 signposted to King Harry Ferry. Proceeding along this road for a short distance, take the first right hand turning and the entrance into Shalimar will be found just a little way along on the left hand side.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

through the garden to the top where there is a long level lawn, Laurel hedge and greenhouse. There is a Summerhouse with sun room and raised terrace, enclosed potting area and patio. A pedestrian gate gives rear access and a side lawn leads around to the front garden.

## SERVICES

Mains water, electricity and drainage are connected.

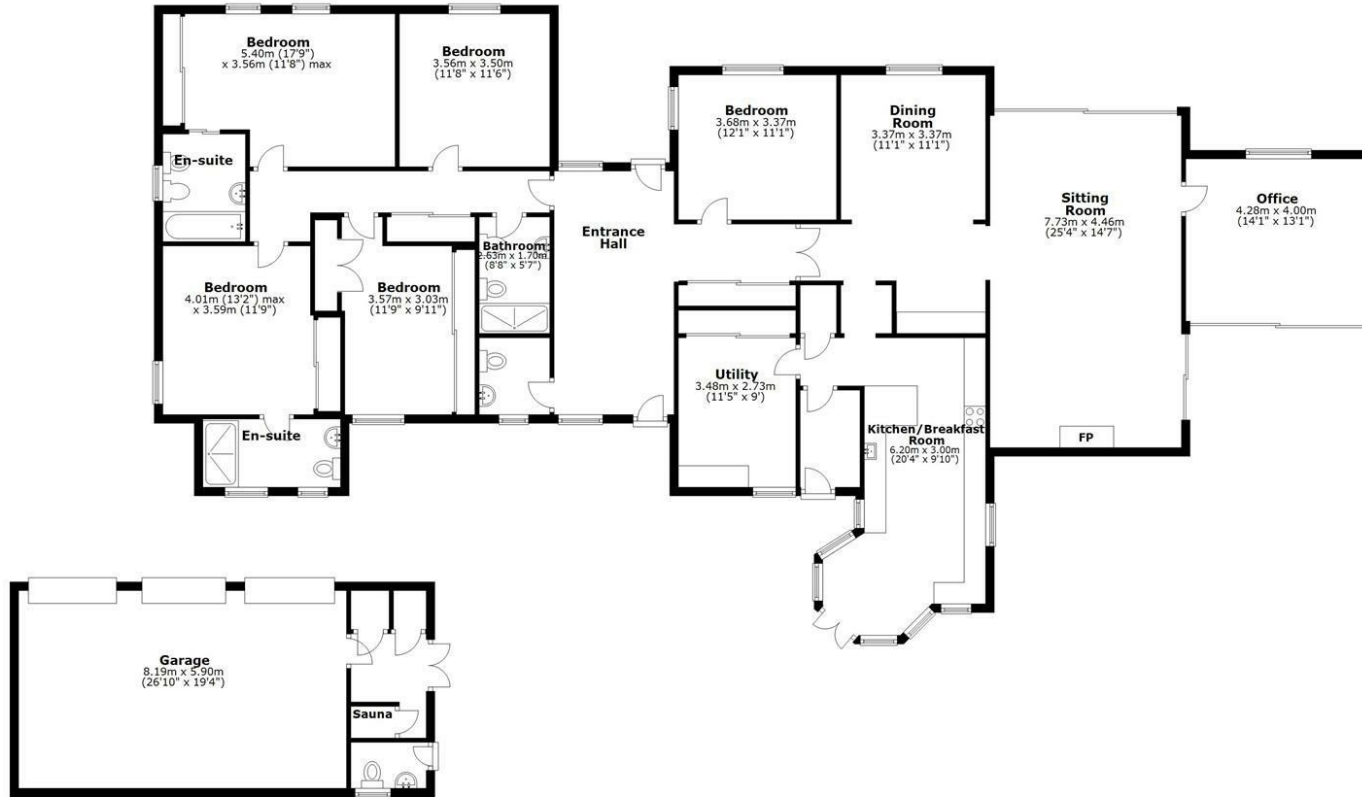
## N.B

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

*Philip Martin*



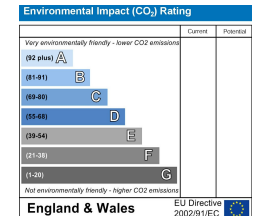
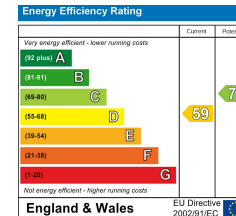
**Ground Floor**  
Approx. 281.7 sq. metres (3032.3 sq. feet)



Total area: approx. 281.7 sq. metres (3032.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using Planific.

**Shalimar, Feock**











PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 [www.philip-martin.co.uk](http://www.philip-martin.co.uk)

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