

Collinge

Trolver Croft, Feock, Cornwall



Jackson-Stops
& Staff



People **Property** Places



An attractive four bedroomed detached bungalow with views down to Restronguet Creek.

Guide Price Excess £775,000

Features

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Rear Lobby
- Master Suite
- 3 Further Bedrooms
- Family Bathroom
- Cloakroom

Distances

- Loe Beach 1.7 miles
- Falmouth 9.6 miles
- Truro 4.9 miles
- Mylor Harbour 9.4 miles

(Distances approximately)

The Property

A glazed entrance door leads into a generously proportioned reception hall. The triple aspect sitting room has an attractive fireplace with marble surround. Two sets of patio doors provide access with views down to the creek. The dining room is well proportioned and again a patio door leads out to a south facing terrace with views down the creek. A hatch connects to the kitchen/breakfast room. This dual aspect (south and west) room enjoys wooden units at both base and eye level, a ceramic sink and drainer unit with roll-top work surfaces, four ring Neff gas hob, a Neff double oven and a space for an American style fridge freezer. Hotpoint dishwasher, ceramic tiled floor.

A door provides access onto the rear lobby and utility room with space for washer/dryer and freezer. There is also a further sink and drainer unit and an oil-fired boiler. The master bedroom has a range of pine wardrobes and dressing table built-in. A patio door provides access onto a further area of terrace with a water view. There is an en-suite shower room enclosure with Aqualisa power shower, low level W.C., wash basin, built-in cupboards and drawers. Bedrooms 2, 3 and 4 are well proportioned and serviced by a family bathroom with spa bath, low level W.C., wash basin and power shower as well as a cloakroom.

The Location

The property benefits from easy access via a single track road to the shingle beach. The parish council have a dinghy store on the beach for the boats moored on the creek which continues into Restronguet Creek and on out to Carrick Roads. It is also very popular area for fishing and walking. Trolver Croft is on the edge of the popular village of Feock, which has been regarded as one of the favoured locations within the area. The centre of the unspoilt village is set around the picturesque church. The area is highly favoured by sailing enthusiasts, with creeks, the sailing waters of the River Fal, and the Carrick Roads within easy travelling distance of Loe Beach with its mooring and sailing school facilities. A local bus service operates to the Cathedral City of Truro, and there are school buses for Penair, Truro College and Kea School on the Feock road. The local popular Ship Inn at Devoran can be reached by a very pretty waterside walk (approximately 2.2 miles). The area abounds with local history and many popular walks, whilst the renowned gardens of the National Trust owned Trelissick House are also nearby. There is access to the Roseland Peninsula and St. Mawes via the King Harry Ferry. The Cathedral City of Truro is approximately 4.9 miles distant, and provides access to the county's leading range of retail, business, leisure, schooling and medical facilities, together with a mainline rail link between Penzance and London Paddington. The city boasts a wide range of restaurants, 3 screened cinema and the Hall for Cornwall theatre. Sport enthusiasts are catered for by a tennis club, leisure complex and an 18-hole golf course, with an additional golf course being available at Killiow, at Playing Place.





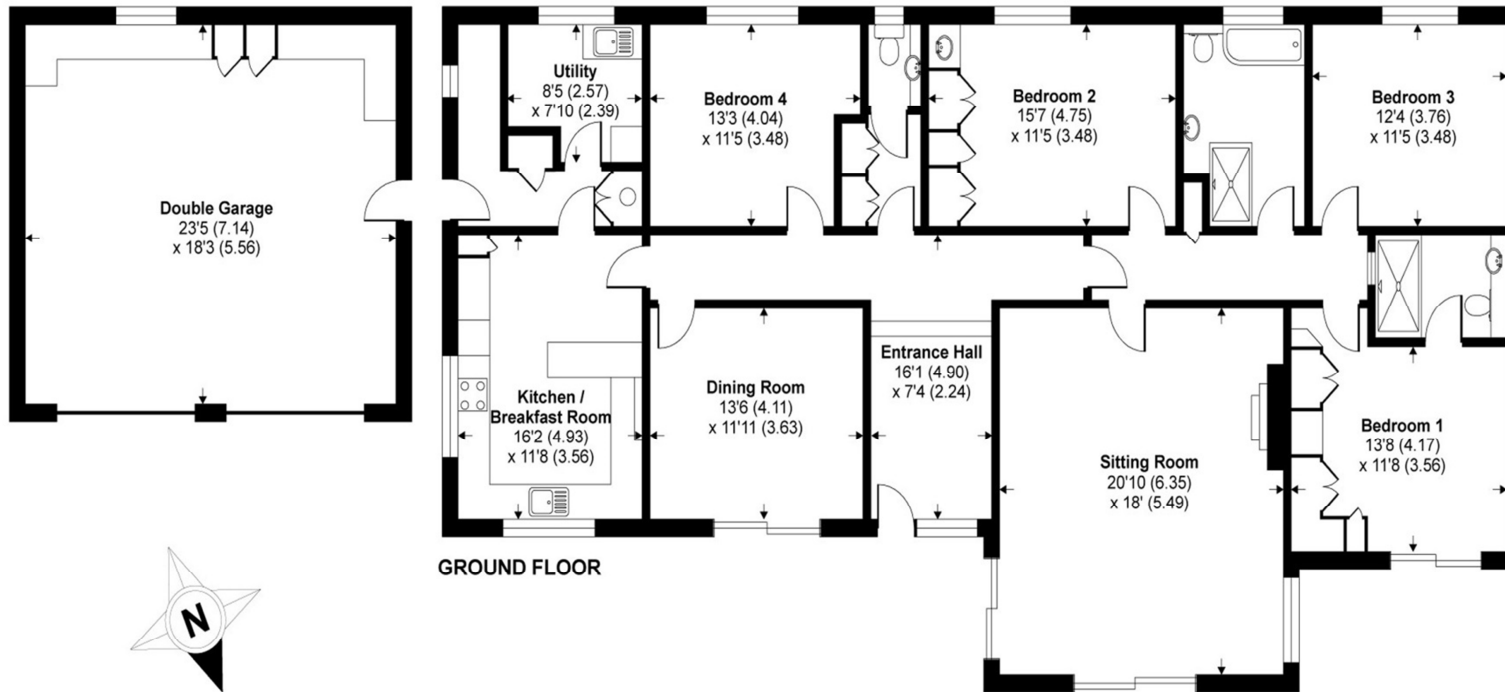
.Outside

A paved driveway provides access up to the house and has space for parking three cars in front of the garage block. There is also a further parking area just down the drive for two cars or for boats. Most of the garden is to the front and faces south. There is a generous area of terrace in front of the property from which to observe the creek. Steps lead down to the garden which is predominately laid to lawn. This area is bordered by mature hedges and interspersed by specimen shrubs. Across the lane is a further area of grass with a shed which has been used for boat storage in the past. To the rear is a further area of lawn. Screened to the rear by mature trees and hedges is an oil-tank. The garage is currently used as a snooker room/store room and the garage doors have been boarded up however it has electric and water services available.



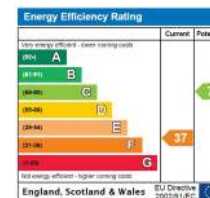
Collinge, Trolver Croft, Feock, Truro

APPROX. GROSS INTERNAL FLOOR AREA 2565 SQ FT 238.2 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2015 Produced for Jackson-Stops & Staff REF : 55344



Property Information

Postcode: TR3 6RT

Council Tax Band: G

Services: Mains electricity, water. Oil-fired central heating. Private drainage.

Fixtures and fittings: Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

Local Authority: Cornwall Council, Truro, TR1 3AY
Telephone 0300 1234100

Viewing: By appointment with Jackson-Stops & Staff's Truro office: 01872 261160

Fast Find: 62377

Directions

From Truro travel to Playing Place on the A39. Turn left and follow the road towards Feock. Travel through the crossroads and take the second right for Trolver Hill. Continue down and turn left for Trevallion Park. Go through the boatyard and along the lane, taking the second left turn up the hill. The property can be found after 30 metres straight ahead.



Important Notice

Jackson-Stops & Staff, their clients and any joint agents give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permissions, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Truro 01872 261 160 truro@jackson-stops.co.uk

44 Lemon Street Truro Cornwall TR1 2NS

jackson-stops.co.uk



Jackson-Stops
& Staff

