



Pencarrick





# Pencarrick

Feock, Truro, Cornwall, TR3 6SD

Pill Creek - 0.4 mile Loe Beach - 0.8 mile Truro - 5 miles Mylor  
Yacht Harbour - 7 miles

An outstanding detached modern  
home in an idyllic creekside location.

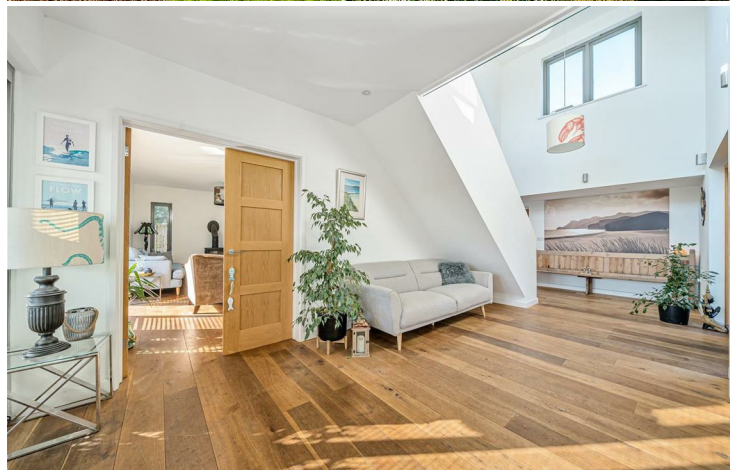
- Highly Regarded Creekside Village
- Grand Entrance Hallway
- Sitting Room
- Four Bedrooms (1 En-Suite)
- Freehold
- Individually Designed
- Kitchen/Dining Room
- Laundry, Boot Room & Office/ Bed 5
- Garage, Gardens & Parking
- Council Tax Band F

Guide Price £1,500,000

## SITUATION

Pencarrick stands majestically overlooking Pill Creek in the heart of the highly sought after village of Feock close to its traditional Church. Set on the western shore of the River Fal and at the head of The Carrick Roads, Feock is readily accessible to Loe Beach with moorings and boat lay-ups together with direct access to some of the finest day sailing waters in the country. In the surrounding area there are numerous scenic countryside and creekside walks with The National Trust Gardens at Trelissick being just along the road, as is the King Harry Ferry, which offers a picturesque shortcut to the beaches and spectacular coastline of the Roseland Peninsula. There are general stores at Playing Place and Carnon Downs whilst at nearby Penelewey is the Punch Bowl and Ladle Inn.

The cathedral city of Truro is approximately four miles distant and forms the main commercial, administrative and retailing centre of Cornwall with some of the county's leading educational establishments. There is a main line rail connection to London Paddington at Truro whilst on the North Coast at St Mawgan near Newquay is the civilian airport with regular flights to London Gatwick amongst other destinations.





## DESCRIPTION

A striking and energy efficient contemporary home, Pencarrick stands beyond double gates with its own generous gardens. From almost all rooms in the house, the magnificent south easterly views across Pill Creek to the Carrick Roads can be enjoyed.

This most individual, architect designed family home boasts an impressive vaulted ceiling in the entrance hallway where oak stairs lead to the glazed galleried landing. Bi-fold doors from the hallway open into the contemporary kitchen/dining room with central island and large picture windows that again benefit from views across the garden and creek. There is a separate laundry and a boot room with doorway to the side.

The dual aspect sitting room is flooded with natural light and has a central wood burning stove and French doors leading to the garden. Also from the central hallway there is an office/Bedroom 5, shower room and access into the double garage.

The spacious first floor landing offers extensive storage cupboards and a quiet space to enjoy the views from the picture window. The impressive master suite has a vaulted ceiling, walk in wardrobe, en-suite shower room and large window also enjoying panoramic water views. There are three further double bedrooms and a stylish family bathroom.

## OUTSIDE

The generous gardens are accessed through a gated entrance and wrap around the property. There are profusely stocked borders with a variety of mature shrubs, trees and flowers. Thoughtfully placed within the garden to take in the views is an artist's studio, this would make a perfect home office. There is ample parking and a sweeping driveway leading to the large double garage.

## SERVICES

Mains electricity and water. Private drainage. Oil fired central heating. Solar panels.

## VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

## DIRECTIONS

From our office take the A39 to Playing Place and turn left towards Feock just after the Shell garage. Follow this road along and turn left as if going to Loe Beach. Again follow this road and on the sharp right bend, take the drive that is directly ahead signposted Pencarrick.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>63</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

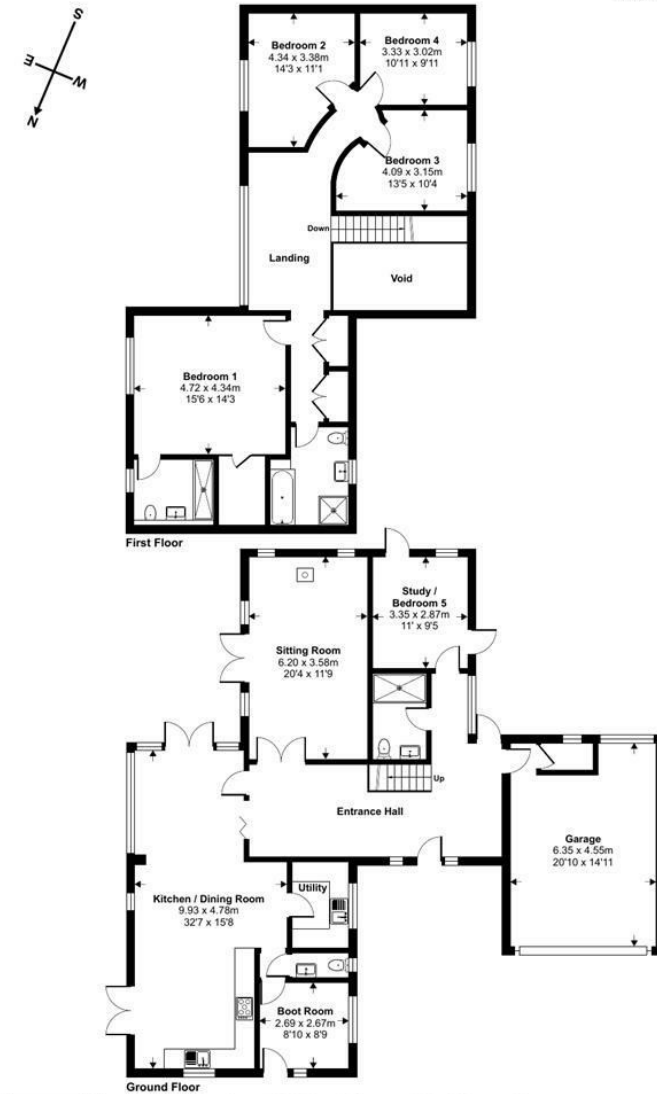
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These particulars are a guide only and should not be relied upon for any purpose.

Approximate Area = 2701 sq ft / 250 sq m (includes garage & excludes void)  
For identification only - Not to scale



**RICS** Certified Property Measurer  
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