



Upper Ponsmaen

Trevilla, Pill Creek, Feock



Upper Ponsmaen

Trevilla Hill, Feock, TR3 6QG

To be sold for the first time in over 70 years, a hugely characterful semi-detached house enjoying particularly good sized and delightful gardens adjoining open countryside, close to the head of picturesque Pill Creek, Trellissick House & gardens and within a short walk of nearby Loe Beach.

Distances

Pill Creek – 0.3; Loe Beach (Feock) – 0.8; Trellissick Gardens (National Trust) – 1.2; Carnon Downs – 2.1; Devoran – 4; Truro – 4.5; Falmouth – 10; St Agnes – 12; Cornwall Airport (Newquay) – 23

(All distances are approximate and in miles)

Situation

Set close to the head of Pill Creek, 'Upper Ponsmaen' is perfectly situated for the idyllic circular walks in the area, including around Trellissick, where there is a beautiful woodland walk along the banks of the River Fal; to Loe Beach where there is a sailing facilities and popular cafe, to Restronguet Point, Harcourt, Trolver Croft and Goonpiper.

In addition to the sailing, dinghy launching and kayaking facilities from Loe Beach, there are numerous sailing clubs around the shoreline of the Carrick Roads, notably at Mylor Harbour, an approximate twenty minute drive, which, over recent years, has become the country's pre-eminent boating centre. Golf courses are nearby at Killiow, Truro and Falmouth; highly regarded country primary schools are within a few minutes' drive at Devoran and Kea. Regular bus services to nearby Trellissick, Playing Place and the cathedral city of Truro, approximately five miles distant, being the county's legal, administrative, commercial, retailing and educational centre, with full range of junior and secondary schooling, mainline rail link to London (Paddington) and main theatre venue, the Hall for Cornwall.

The port of Falmouth is approximately ten miles distant, which offers a fine range of restaurants, quayside bars, galleries, sub-tropical gardens, safe sandy bathing beaches and access onto the South West Coast Path which continues to the neighbouring coves at Swanpool, Maenporth and beyond onto the beautiful Helford River and shoreline of The Lizard Peninsula.

The Property

- Charming and characterful
- Accommodation over three floors
- Three bedrooms
- Family kitchen/dining room
- Separate utility with shower
- Separate W.C
- Study
- Major refurbishment carried out in 2005
- Formerly part of the Trellissick Estate





Gardens & Grounds

- Excess ½ acre of gardens
- Mature and well stocked
- Orchard
- Terrace
- Adjoining open farmland
- Greenhouse and outbuilding
- Off-street parking for three vehicles or boat storage

Shore recommendations

- Kayak to the thatched Pandora Inn from Pill Creek and enjoy a long lunch on the pontoon.
- Experience a hearty breakfast at Loe Beach café and walk along its dog friendly beach.
- Whether you are an absolute beginner through to salty seadog, enjoy the stunning sailing waters The Carrick Roads has to offer.
- Keep a boat at Loe beach and explore the beautiful surrounding creeks
- Walk to the Punch Bowl and Ladle, recently renovated and is one of the best local pubs in the area.
- Cycle, run or walk the Bissoe Trail all the way to Portreath on the north coast.

Tenure, services and general information

Freehold. Council Tax: D. Mains electricity, mains water and drainage, oil fired central heating, Superfast Broadband is available in the postcode.

Fixtures & Fittings

Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.





GROUND FLOOR



1ST FLOOR

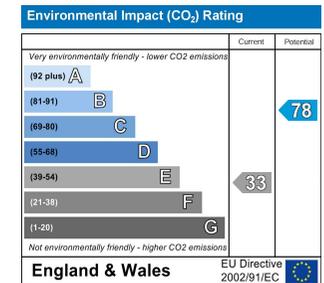
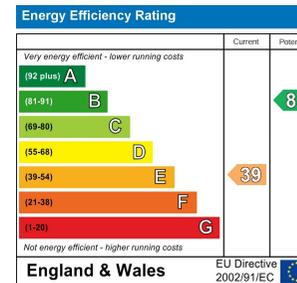


2ND FLOOR



UPPER PONSMAEN TREVILLA HILL FEOCK TR3 6QG
TOTAL APPROX. FLOOR AREA 118.0 SQ.M. (1270 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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