



Good Hope

Green Close, Feock



Good Hope

Green Close, Feock, Truro, TR3 6SF

This individual, light and spacious residence is set within beautifully stocked, mature and private gardens of around an acre. Situated in one of south Cornwall's most highly regarded locations and positioned within a very short distance of Loe Beach and Feock Church while enjoying far-reaching water views down river and to the entrance of the bay, this remodelled and extended family home is available with no onward chain.





The location

Situated at the head of the Carrick Roads, the highly regarded village of Feock features a charming church at its centre. Good Hope is one of just five substantial properties set within Green Close, a private close at the top of Loe Hill, a short walk from Loe Beach with its water sports centre, café, slipway and moorings. Providing water access to the tree-lined creeks and rivers of the Fal Estuary, arguably the finest day-sailing waters in the UK, it's hard to imagine a better location in this part of Cornwall.

Many walks abound in the area, including around Trelissick, where there is a beautiful woodland walk along the banks of the River Fal and 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, which over recent years has become the county's pre-eminent boating centre. Golf courses are nearby at Truro and Falmouth; highly regarded country primary schools are within a short drive at Devoran and Kea.

Just under five miles away, Truro serves as the main commercial and educational hub of Cornwall, providing an excellent range of shopping facilities, both private and state schooling and a mainline rail link to London (Paddington).

The thriving university town of Falmouth is approximately ten miles distant, offering 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.

The Roseland Peninsula is only a short drive away via the iconic King Harry Ferry where St Mawes, Portscatho, Veryan, Carne and Pendower all provide superb dining, art, beach, sailing and walking opportunities.

The property

- Remodelled and extended in 2010 to create a substantial and unique home, designed to maximise the views and gardens
- All principal rooms enjoy the fine views over the mature gardens and estuary beyond
- High attention to detail and quality
- Impressive reception hall with feature staircase with bridged and galleried first floor landing
- Magnificent open plan kitchen / dining room
 - o Kitchen with granite worktops, central island unit and Heritage oil-fired range cooker.
 - o Triple aspect dining area enjoying the fine views with two sets of French doors opening onto the terracing and gardens
- Spacious triple aspect sitting room incorporating a Jotul woodburner
- Ground floor guest bedroom with well-appointed en suite shower room
- Study / bedroom 5 with fitted cupboards, shower and door to gardens
- Utility room
- WC / cloakroom





- Integral double garage with power and light
- Impressive galleried and vaulted atrium landing leading to two of the bedroom suites
- Spacious master bedroom enjoying the water views with French doors and Juliet balcony, walk-in dressing room and en suite bathroom including standalone shower and bespoke fitted storage
- Double aspect second bedroom enjoying the fine views. Fitted wardrobes and en suite shower room.
- Second (rear) staircase from the kitchen to the second landing providing access to two of the three bedrooms. Laundry cupboard with chute to the utility room below.
- 3rd bedroom with fitted cupboards and en suite bathroom with standalone enamel roll top bath (Roca)

The gardens & grounds

- Expansive, mature and secluded plantsman's gardens, approaching an acre in total
- Brick paved driveway, attached double garage and parking to the front
- Gated side driveway leading to additional parking area, ideal for boats or motor home, with a detached double garage, sheds, wood store and greenhouse
- Large terrace accessed from the living accommodation. Summer house with covered veranda and views over the gardens
- Immaculately maintained gardens with sweeping lawns and richly stocked flower beds and borders. Circular water feature with ornate fountain.

Distances

Loe Beach (Feock) – 350 yards;
 Trelissick Gardens (National Trust) – 1.6;
 Devoran – 2.9; Truro – 4.4;
 Pendower beach – 6.8 (via King Harry Ferry) – 7.1;
 St Mawes (via KHF) – 7.1; Mylor Yacht Harbour – 9.6;
 Falmouth – 10.5; St Agnes – 11.5;
 Helford Passage – 13.5; Airport (Newquay) – 24.1
 (All distances are approximate and in miles)

Tenure, services and general information

Freehold. Council Tax: G. Mains electricity, mains water and septic tank. Oil fired central heating via Heritage Range. Rainwater harvester. Solar thermal. Air conditioning. Ultrafast Full Fibre available in the postcode (Openreach website 5/9/24)

What3Words /// socialite.artist.lawfully

Directions

From Truro, take the A390 to Falmouth, turning left at the second roundabout at Playing Place, (just past the Shell garage) following signs to Feock. Continue straight along this road for two miles. Just after passing the Ferris garage on the right, bear right as the road forks following the sign to Restronguet Point. Continue for ½ mile and turn left. Follow the lane and the entrance to Green Close is on the left with Good Hope the first on the left.





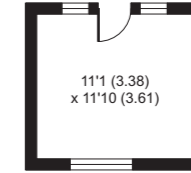
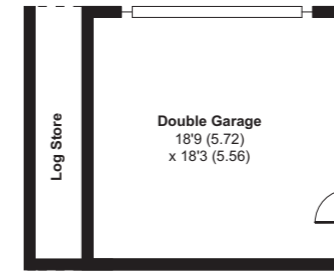
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Main House = 3527 sq ft / 327.6 sq m (excludes store)
 Limited Use Area(s) = 242 sq ft / 22.4 sq m
 Garages = 748 sq ft / 69.4 sq m (excludes log store)
 Summer House = 131 sq ft / 12.2 sq m
 Total = 4378 sq ft / 406.7 sq m

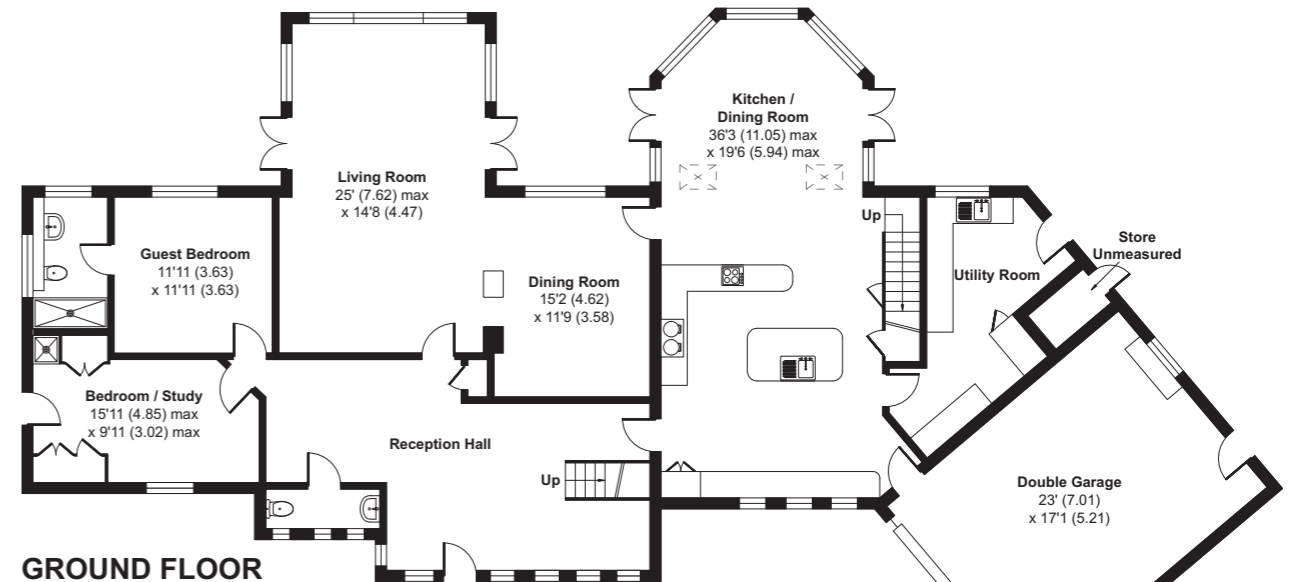
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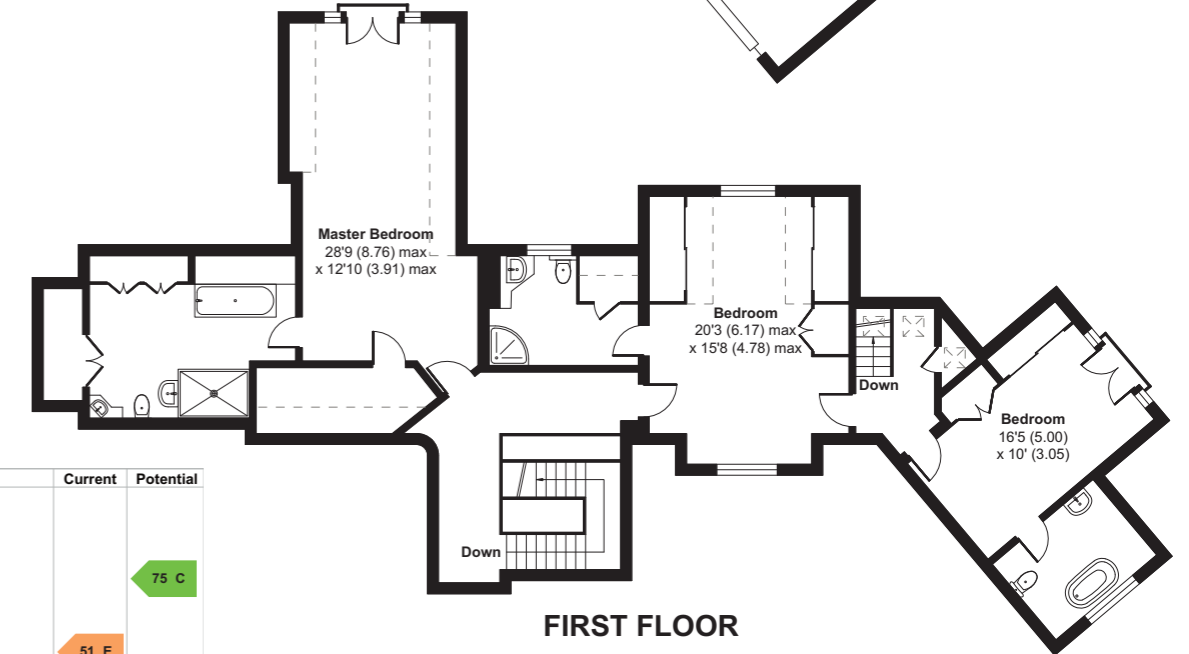
Denotes restricted head height



SUMMER HOUSE



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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.

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