



Sylvania
Feock







Sylvania

A sensational, award-winning and truly unique modernist home, projecting into the treetops at the head of a quiet creek along the Fal River providing highly energy efficient and beautifully conceived living, designed with natural materials that impact minimally on the picturesque sylvan setting, delivering a joyous combination of open plan and private spaces.

A contemporary masterpiece.

Distances

Loe Beach (Feock) - 0.7; Trelassick Gardens (National Trust) - 1;
Devoran - 3; Truro - 5; Portscatho (via King Harry Ferry) - 6.5;
St Mawes (via KHF) - 7; Carne Beach (via KHF) - 8.5;
Mylor Yacht Harbour - 9.5; Falmouth - 10.5;
Helford Passage - 13.5; Cornwall Airport (Newquay) - 27
(All distances are approximate and in miles)

Sylvania
Pill Lane, Feock, Truro
South Cornwall, TR3 6SE

Awards, Accolades and Architect

- Finalist in the 2020 British Homes Awards
- Winner of 2019 Build It Awards 2019 - Best Architect
- Commendation in 2019 – Cornwall Building Awards
- Featured in Grand Designs magazine - November 2019 edition (front cover)
- Featured in Build It magazine
- Featured in Home Building & Renovating magazine
- Architect: Kast (Truro) – Award-winning Cornish practise whose ethos is 'sustainable buildings with a Cornish spirit, designed and built with a respect for the people that we work with and the planet whose resources we are borrowing'.

KASTARCHITECTS







The property

- A dramatic architectural masterpiece, yet cleverly subtle and discreet
- Robust natural materials complementing the wooded setting with natural Cornish Trebarwith stone and Silver Larch blending beautifully
- Interior design by 3idog of Truro
- Superb attention to detail and high quality throughout
- Energy efficient with triple glazing and air source heating
- Entrance bridge linking the main entrance with the parking area
- Beautifully bright entrance incorporating skylights
- Double aspect, light and spacious central open plan living space enjoying wooded views and comprising:
 - Dining area with glass bi-fold doors to the upper garden terrace
 - Sitting area incorporating a wall of Richard Winfrey cabinets housing television and shelving
 - Double aspect snug / study enjoying a projected profile into the trees, creating the feeling of being in a tree house.
- Bespoke German kitchen (Nolte) with polished concrete tops, splashbacks and Siemens appliances
- Utility and separate WC/cloakroom
- Bespoke oak and larch staircase, with architectural skylight feature over descending to the garden-level bedrooms
- Hallway with polished concrete floor and seating area. Full length range of fitted storage and utility cupboards by Richard Winfrey. Two points of external access
- Generous storage loft
- Double aspect master bedroom suite with beautifully appointed shower room and fitted storage
- Four further bedrooms, all with fitted storage. Two of the bedrooms interconnect via pocket doors
- Family bathroom with polished concrete bath (built in situ)







The garden and studio

- Versatile studio / gym / home office with store and view of the garden
- As well as being a striking and dramatic architectural feature, the cantilever design provides a sheltered outdoor dining terrace
- Landscaping designed by MeiLoc
- Line of mature Poplar trees
- Lawns and wild garden extending as far as the stream
- Upper parking area connected to the property via a timber bridge
- Motion sensor exterior lighting
- Outdoor shower (heated)
- Gated parking area within lower garden section

Tenure, services and general information

Freehold. Council Tax: G. Mains electricity, mains water and drainage, air source heat pump. App-controlled underfloor heating throughout (zoned). App-controlled CCTV. House alarm installed. Superfast Broadband is available in the postcode.

What 3 Words

///toasted.uppermost.food

Directions

From Truro, take the A390 to Falmouth, turning left at the second roundabout at Playing Place, immediately after the Shell garage, signposted to Feock and the King Harry Ferry. Continue along this road, past The Punchbowl and Ladle and after approximately half a mile turn left at the crossroads signposted Trelissick and the King Harry Ferry. Take the first turning on the right and turn right at the T-junction. Proceed towards the bottom of the hill and take the left-hand turning into Pill Lane where Sylvania is the first property on the right.





The location

Sylvania is one of the finest modernist homes to have been built in this highly-desirable areas in recent years. Nestled within this wooded setting at the head of Pill Creek, Sylvania is perfectly situated for the outdoor-based lifestyle this idyllic location provides.

Many walks abound in the area, including around Treliassick, where there is a beautiful woodland walk along the banks of the River Fal; to Loe Beach where there are sailing facilities and popular café, and 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, 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.

The thriving 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.



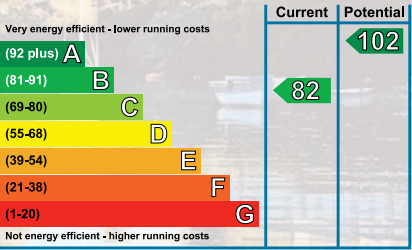
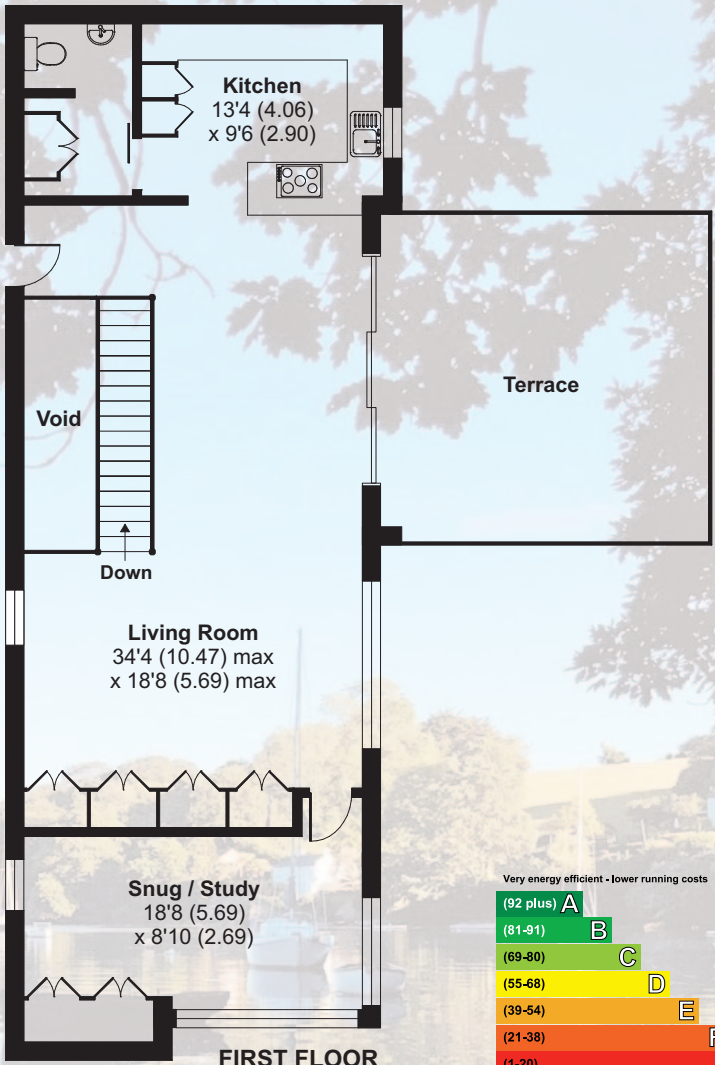
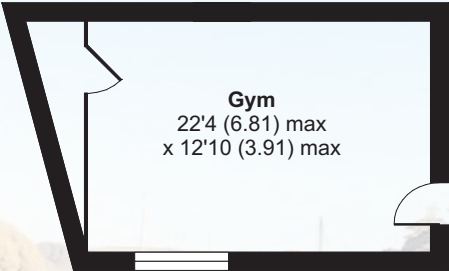
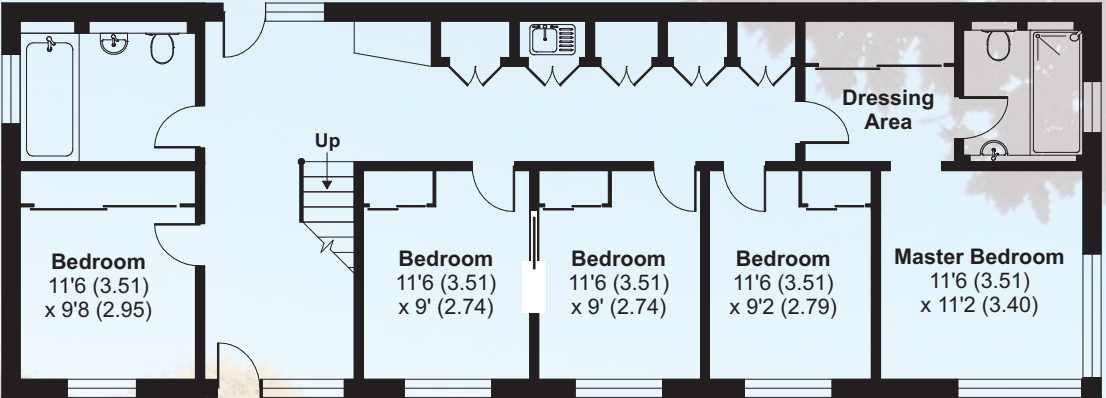




Sylvania, Pill Lane, Feock, Truro, TR3 6SE

Main House = 2187 sq ft / 203.1 sq m
Total = 2450 sq ft / 227.6 sq m (includes outbuilding)

For identification only - Not to scale



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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