



# The Hideaway

Feock



*The Hideaway,  
Harcourt Lane, Feock,  
Truro, TR3 6RW*

Contemporary family home located within of one of south Cornwall's most highly regarded waterside villages, remodelled in 2019 to provide spacious and impeccably presented five double bedroomed accommodation with large integral garaging, set within level and enclosed gardens.

- Contemporary family home
- Remodelled in 2019
- Superbly proportioned
- Close to sailing facilities
- Five double bedrooms
- Three bath/shower rooms
- Level enclosed gardens
- Integral double garaging
- Over 3,500 sq ft



### Distances

Loe Beach (watersports and moorings) - 0.6; Trellissick Gardens - 2; Truro - 4.; Mylor Yacht Harbour - 9; Falmouth - 10; St Agnes (north coast) - 11; Cornwall Airport (Newquay) - 23

(All distances are approximate and in miles)

### The location

The Hideaway is situated in Feock, a highly sought-after picturesque village situated on the River Fal within a short drive of Truro and 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. Loe Beach, close to the property, is home to a highly regarded water sports centre, cafe, public slipway and moorings, allowing water access to the tree-lined creeks and rivers of the Carrick Roads, arguably the finest day-sailing waters in the UK.

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 driveway, 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 four 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 property

- Contemporary family home
- Re-modelled, extended and refurbished in 2019
- Exceptionally well-proportioned and appointed
- In excess 3500 sq ft of accommodation
- Attractive double-height entrance hallway with turning staircase to large galleried first floor landing
- All principle living rooms lead off the spacious entrance hallway
- Triple aspect sitting room (7.14m x 4.57m)
- Contemporary kitchen / breakfast room comprehensively fitted with island unit and breakfast bar.
- Dining room (7.36m x 3.25m) opening onto and overlooking the level gardens
- Integral double garaging, separate utility room, cloakroom and study
- Master suite with en-suite bathroom
- Guest bedroom with en-suite shower room
- Three further double bedrooms and large family bathroom with separate double shower.
- Sensibly designed incorporating useful storage cupboards



### The gardens and grounds

- Gated driveway parking in addition to integral double garaging
- Well enclosed and level gardens
- Lawns to the front, side and rear
- Further double gates to the Harcourt Lane
- Approximately ¼ acre in total

### 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 which has recently been 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.



# Harcourt Lane, Feock, Truro, TR3

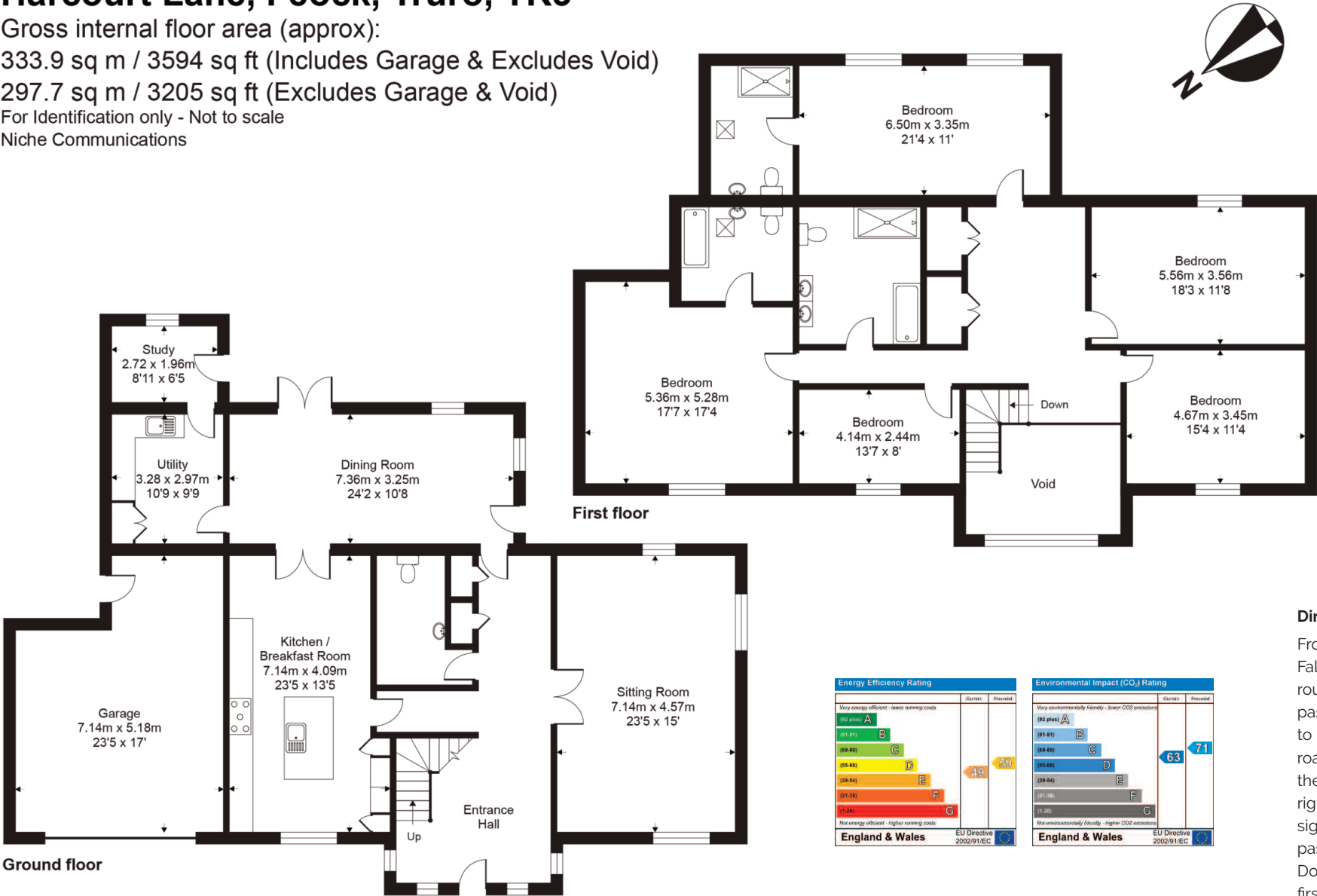
Gross internal floor area (approx):

333.9 sq m / 3594 sq ft (Includes Garage & Excludes Void)

297.7 sq m / 3205 sq ft (Excludes Garage & Void)

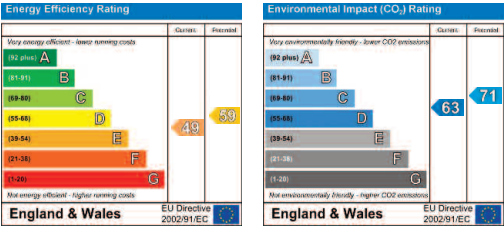
For Identification only - Not to scale

Niche Communications



## 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 past turnings to Gwel-an-Scol and Dozmere and The Hideaway is the first house on the left after Dozmere.



**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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