



Holly Tree House

Feock



Holly Tree House, 9 Kelliwith, Feock, Truro, TR3 6QZ

Positioned within one of south Cornwall's most desirable locations and set within a very generous and level site with mature trees and specimen shrubs providing considerable privacy, this well-maintained 5-bedroomed bungalow offers scope for refurbishment or redevelopment.







Location

The property is located four miles from Truro, a cathedral city, where comprehensive shopping opportunities and services are readily available. First class schools can also be found in both the private and public sector. The Carrick Roads, the estuary of the River Fal, lies two miles to the southeast, where there are many opportunities for sailing, kayaking, water skiing and other water sports. Truro has mainline rail links to other parts of Cornwall and onward to London Paddington. Newquay twenty-three miles to the north has excellent air links to London and other international destinations.

The Property

- Entrance hall with WC
- Dining room with open plan kitchen
- Triple aspect sitting room with a pleasant outlook over the gardens, fireplace with slate hearth and bookcases
- Up to five bedrooms including one with an en suite wet room
Family bathroom

The Gardens

- Driveway with carport
- Level and private gardens
- Areas of lawn with shrubs, mature camellias and trees
- Spacious boiler / plant room adjacent to the carport
- Gated side courtyard with a large veranda fronting the sitting room
- Rear garden with patio, greenhouse and garden shed



Tenure, services and material information

Freehold. Mains water, drainage and electricity. Mains gas central heating.

Broadband: Full Fibre is available (source: www.openreach.com/broadband-network/fibre-availability)

Council tax band F

What 3 Words

/// paves.accented.cakes

Distances

Trelissick Gardens - 1.4; Loe Beach - 1.5; Truro - 4.1; Mylor Harbour - 8.3; Falmouth - 9.3; Cornwall Airport (Newquay) - 22.8;

(All distances are approximate and in miles)

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 on this road for 1.3 miles taking the first left after the crossroads and into Kelliwith. Holly Tree House is positioned at the end of the first stretch, just as the roads bears right.



9 Kelliwith, Feock, Truro, TR3 6QZ

Main House = 1695 sq ft / 157.4 sq m
 Plant Room / Store = 125 sq ft / 11.6 sq m (excludes carport)
 Total = 1820 sq ft / 169 sq m

For identification only - Not to scale



GROUND FLOOR

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Shore Partnership Limited. REF: 1279133

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.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Ben Davies
Director



Tim May
Director

WHERE YOU LIVE MATTERS

Telephone: 01872 484484

Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

