



The Upper Deck

Feock



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23 Trevallion Park, Point, Feock, TR3 6RS

This remodelled, very well-planned and distinctive 5-bedroom detached residence is set within a third of an acre gardens in a peaceful, no-through road near Penpol Creek. This bespoke and exemplary family home enjoys elevated, panoramic south-westerly views across Penpol and Restronguet Creeks to the unspoilt Mylor countryside, offering a captivating and dynamic waterside outlook in a truly tranquil setting.







The Location

Trevallion Park enjoys an enviable position in the heart of Penpol, a picturesque and unspoiled creekside village nestled within the highly desirable Feock area, southwest of Truro. This tranquil setting offers direct access to the renowned sailing waters of the Fal Estuary (Carrick Roads) via Penpol and Restronguet Creeks, widely regarded as some of the finest and safest day sailing waters in the UK. The area is a haven for nature lovers and outdoor enthusiasts, with tidal creeks, wooded riverbanks and enchanting waterside walks leading west to the charming village of Devoran (home of the popular Old Quay Inn) or east through Feock to Loe Beach and the National Trust's Trelissick Gardens.

The Old Tram Road, a former mining railway, provides a scenic route for walking, running or cycling along the creek to Devoran, where it connects with the Bissoe Trail — an 11-mile coast-to-coast cycle path stretching to Portreath on the north coast.

The surrounding area also offers several well-regarded sailing clubs and easy access to the bustling harbour town of Falmouth, known for its maritime heritage, sandy beaches, vibrant atmosphere and excellent dining. Meanwhile, Truro, Cornwall's administrative centre, provides a comprehensive range of amenities including excellent schooling, boutique shopping, a cinema, galleries and a nationally recognised theatre, along with mainline rail links to London Paddington.

Just over two miles away, the King Harry Ferry provides easy access to the Roseland Peninsula, placing the coastal gems of St Mawes, Portscatho, and the historic church at St Just-in-Roseland within reach.

This is a location that perfectly balances natural beauty, peaceful seclusion and connectivity to south Cornwall's most treasured destinations.

The Property

- Individual, architect-designed detached residence
- Remodelled and largely rebuilt in 2010
- Beautifully appointed and immaculately presented throughout
- Exceptional design and attention to detail
- Thoughtfully designed to maximise the spectacular setting and panoramic views
- Details include aluminium double glazing, walnut flooring and doors throughout
- Welcoming reception hall
- Double aspect open plan kitchen / dining / living room with full-width bifold doors opening to a large south-westerly facing terrace, enjoying the views and seamlessly connecting indoor and outdoor living
 - Superbly appointed kitchen featuring an island with breakfast bar. Integrated Bosch appliances including full height fridge, two ovens, combi oven/microwave, warming draw, freezer and Bosch dishwasher. Quartz tops and upstands.
- Double aspect layout with French doors opening to a peaceful terrace
- Defined sitting and dining areas with a focal Ezeeglow electric fire
- Thoughtfully designed to frame the view and enhance the sense of space and light
- Double aspect sitting room enjoying the panoramic creek and countryside views with French doors to the terrace. Contemporary Stuv fireplace. Epson projector with Dolby 5.3 surround sound system.
- Study also enjoying the views
- Utility room and separate cloakroom/WC
- Three double bedrooms, one with walk-in wardrobe
- Spacious luxury bathroom with separate shower
- First floor galleried landing
- Master bedroom featuring a cathedral-style window with access to a covered balcony enjoying the superb elevated views. Extensive set of walk-in wardrobes.
- Beautifully appointed bath/shower room featuring twin basins on a granite plinth, free-standing jacuzzi bath and large shower with obscured glass screen

The Gardens, Garage and Parking

- Gated access to a sweeping brick-paved driveway flanked by exposed stone walling and mature evergreen hedging
- Generous parking area with carport and two garages, offering both covered and internal parking
- Gently sloping front garden laid to lawn with palm trees, roses and densely planted shrub borders
- Detached home office (5.7 x 3.69m) recently constructed and fully insulated. LVT flooring, heating, double glazing and patio doors.
- Wildflower garden with seasonal bulbs and ornamental grasses
- Gravelled boat store area discreetly positioned near the front boundary
- Sloping lawns and pathways to either side of the house lead to the rear garden
- Large, private cut-stone courtyard terrace with westerly orientation, perfect for afternoon and evening sun
- Standalone barbecue/outdoor fire area for entertaining
- Upper garden tier with octagonal hardwood greenhouse, fruit trees, raised beds for herbs and soft fruits. Gated access to footpath.





Tenure, services and material information

Freehold. Mains water and electricity. Private drainage. Oil-fired central heating. EV charger (Tesla).

Council Tax: band F

Broadband: FTC (source: www.openreach.com/broadband-network/fibre-availability)

Distances

Penpol boat yard and beach – 175 yards; Point Quay & slipway – 0.6; Loe Beach watersports – 1.5; Devoran (Old Quay Inn) – 1.7; Trelissick Gardens (National Trust)– 2; Truro – 5; Mylor Yacht Harbour – 9; Falmouth – 9.5; Cornwall Airport (Newquay) – 23.5

(All distances are approximate and in miles)

What 3 Words

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Directions

From Truro, at the Playing Place roundabout, take the first exit at the second roundabout, following signs towards Feock. Continue along this road, ignoring the left turn for the King Harry Ferry, and pass the turning for Harris's Hill. Shortly after, take the next right-hand turn opposite the Methodist Chapel onto Trolver Hill.

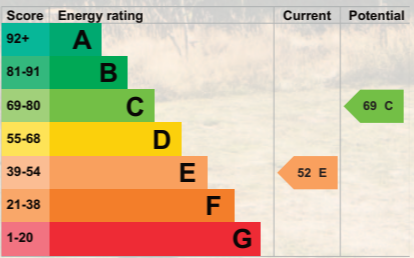
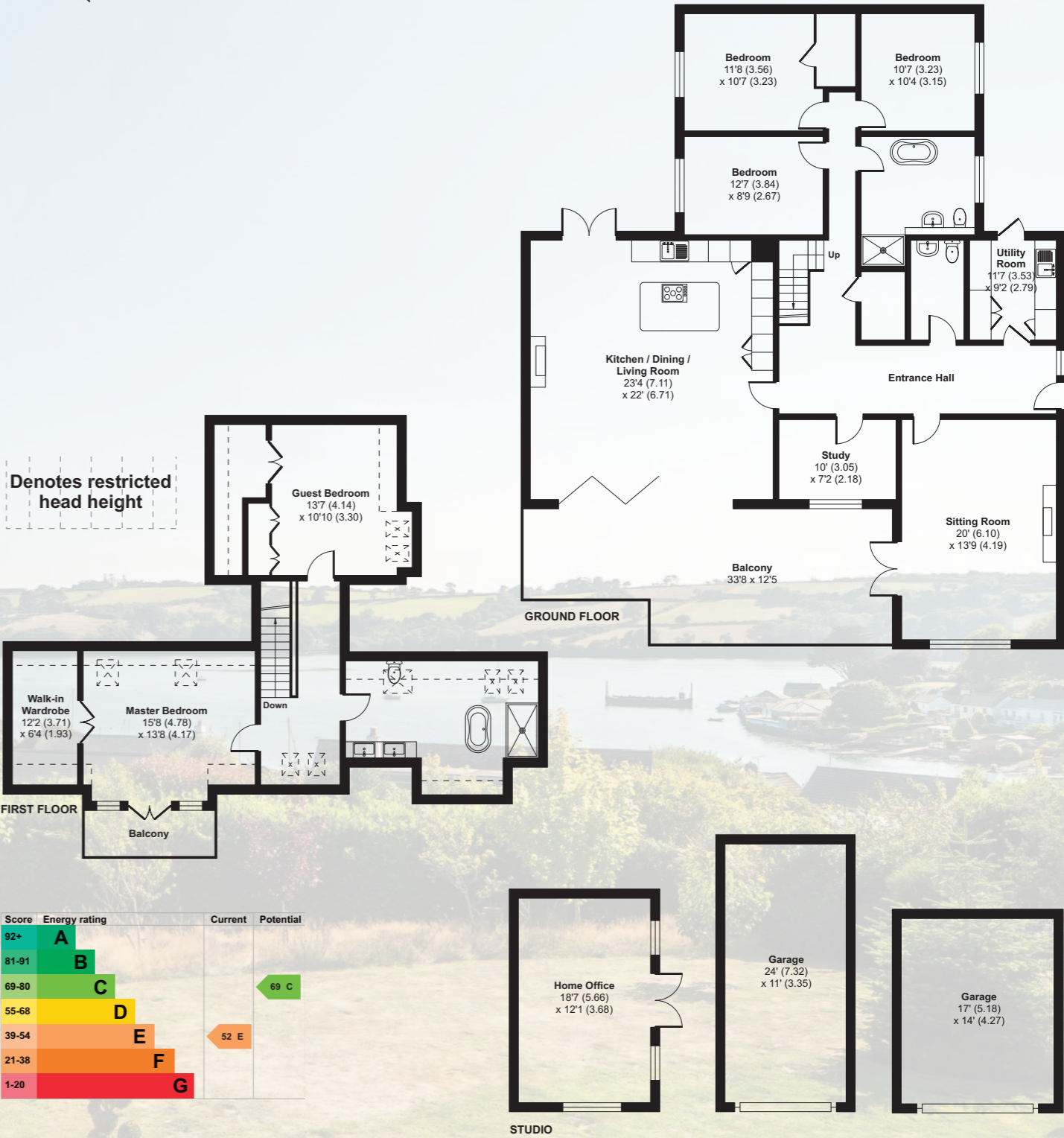
Follow Trolver Hill down the slope and turn left into Trevallion Park. Take the first left, continue straight ahead, and just before the road curves to the right, you'll see the entrance to 'The Upper Deck' on the left.

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Main House = 2533 sq ft / 235.3 sq m
Total = 3420 sq ft / 317.7 sq m (includes garages & outbuilding)
Limited Use Area(s) = 162 sq ft / 15.1 sq m
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Shore Partnership Limited. REF: 1332071

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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