



Trevorder

Feock





Trevorder, Green Close, Feock, TR3 6SF

This renovation project occupies an enviable elevated position boasting far-reaching views across the Carrick Roads. The current owners have secured planning permission to extend and remodel the home, presenting an exciting opportunity for buyers to create a bespoke residence tailored to their vision. Offering a true blank canvas, the property backs onto open farmland, ensuring peace and privacy, while being just a short and pleasant walk down to Loe Beach with its much-loved café and excellent sailing facilities.

The location

Situated at the head of the Carrick Roads, the highly regarded village of Feock features a charming church at its centre. Trevorder 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, Veyan, Carne and Pendower all provide superb dining, art, beach, sailing and walking opportunities.



The Property

- Elevated plot
- Fine views over the Carrick Roads
- Walking distance of Loe Beach
- Generous and private gardens totally just over 0.6 acres
- Current planning permission to extend and enhance (PA22/06649)

Current accommodation

- Ground floor reception hall
- Living room
- Dining room
- Kitchen
- Conservatory
- Ground floor bedroom
- Utility room
- Galleried landing
- Three bedrooms
- Space for family bathroom
- Roof terrace

The gardens

- Impressive long sweeping driveway with parking for numerous vehicles
- Integral double garage
- Detached store / workshop
- Summerhouse
- South facing terrace
- Generous lawned gardens to the front, side and rear

Potential property if built to current planning permission

- Reception Hall
- Large sitting room with water views
- Open plan kitchen / dining room
- Snug / TV room
- Study
- Ground floor bedroom with en suite
- Utility room
- Shower room
- Ground floor WC / plant room
- Master bedroom with en suite
- Guest bedroom with en suite

- Two further bedrooms
- Family bathroom
- First floor sitting room accessing large terrace
- Integral double garage
- 4,500 sqft

What 3 Words /// vanish.sand.multiples

Tenure, services and material information

Freehold. Mains electricity and water. Private drainage. Oil fired central heating.

Planning reference PA22/06649

Broadband: Full Fibre available in the postcode (source: <https://www.openreach.com/fibre-checker/my-products>)

Council Tax: band G

Distances (All distances are approximate and in miles)

Loe Beach (Feock) – 350 yards; Trelissick Gardens (National Trust) – 1.6; Devoran – 2.9; Truro – 4.4; Pendower beach – 6.8 (via KHF) – 7.1; St Mawes (via KHF) – 7.1; Mylor Yacht Harbour – 9.6; Falmouth – 10.5; St Agnes – 11.5; Helford Passage – 13.5; Cornwall Airport (Newquay) – 24.1

Directions

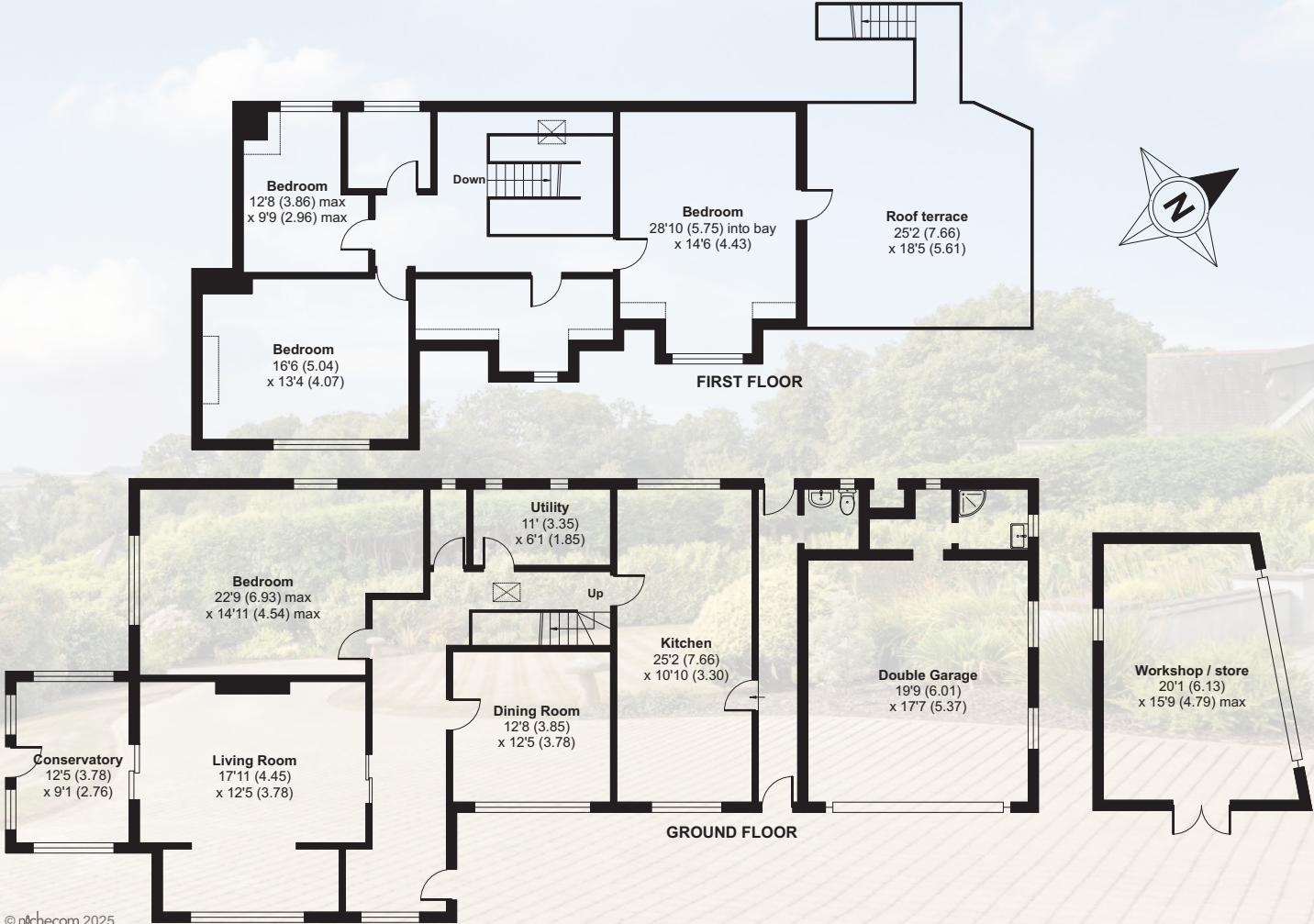
From Truro, take the A390 to Falmouth, turning left at the second roundabout at Playing Place, following signs to Feock. Continue straight along this road for two miles. Just after passing the Ferris garage on the right, bear right as the road forks following the sign to Restronguet Point. Continue for ½ mile and turn left. Follow the lane and the entrance to Green Close is on the left. Bear right and Trevorder is on the left hand side

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Main House = 2598 sq ft / 241.3 sq m
Total = 3316 sq ft / 307.9 sq m (includes garage & outbuilding)
Limited Use Area(s) = 32 sq ft / 2.9 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 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). © n1checom 2025. Produced for Shore Partnership Limited. REF: 1341316

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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