



# Ocean Key

Feock



Completed in 2018, this architect-designed contemporary home occupies a discreet, traffic-free setting in Feock. Offering exceptional privacy and uninterrupted far-reaching views across the water, Ocean Key has been designed to embrace light and space with highlights including a private swimming pool, double garage and beautifully landscaped surroundings, all within easy reach of the Carrick Roads and the sailing waters of the Fal Estuary.









# Ocean Key, Feock, Truro, TR3 6RG

## The location

Situated at the head of the Carrick Roads, the highly desirable village of Feock is centred around its charming church and enjoys an enviable position on Cornwall's south coast. Ocean Key is an individual modern home that enjoys a traffic-free situation just a short walk from the church and Loe Beach with its watersports centre, café, slipway and moorings. From here, direct access is provided to the tree-lined creeks and rivers of the Fal Estuary — widely regarded as offering some of the finest day-sailing waters in the UK.

The area is rich with scenic walks, including the woodland trails around nearby Trelissick, which follow the banks of the River Fal. Alongside dinghy launching, kayaking and sailing from Loe Beach, numerous sailing clubs can be found along the Carrick Roads, most notably at Mylor Harbour, which has established itself as Cornwall's premier boating hub. For those seeking land-based pursuits, golf is available at Truro and Falmouth, while highly regarded primary schools are close by in Devoran and Kea.

Less than five miles away, Truro serves as the county's commercial and educational centre, offering excellent shopping, a choice of private and state schools, and a mainline rail connection to London Paddington. Around nine miles to the south, the vibrant university town of Falmouth provides a wide selection of restaurants, quayside



bars, galleries and sub-tropical gardens, together with safe sandy beaches and access to the South West Coast Path, leading onwards to Swanpool, Maenporth and the timeless Helford River.

The Roseland Peninsula is also within easy reach via the iconic King Harry Ferry, where coastal villages such as St Mawes, Portscatho, Verran, Carne and Pendower offer outstanding opportunities for dining, sailing, walking and beachside relaxation.

## Distances

Loe Beach Watersports (Feock) – 500 yards (via lane and footpath); Trelissick Gardens (National Trust) – 2; Devoran – 2.5; Truro – 4; Pendower beach – 6.5 (via King Harry Ferry); St Mawes (via KHF) – 7.3; Falmouth – 8.5; Mylor Yacht Harbour – 9.1; St Agnes – 11.2; Cornwall Airport (Newquay) – 23.7

(All distances are approximate and in miles)

**What3Words** /// nutrrients.tomato.excavate

## Directions

Proceeding into Feock, passing the Ferris garage on the right, take the next turning left (at the grass triangle) into the village. Proceed for 350 yards and the driveway to Ocean Key is on the left, between the driveways for Lambrook Elms and Chy an Vre.





## The property

- Architecturally striking and individual modern home
- Completed in 2018
- Eco credentials include triple glazing, air source heat pump, under floor heating throughout and rainwater harvesting
- Clever reverse-level design maximises views from the open-plan living space and large covered balcony
- Superb attention to detail and quality fittings throughout
- Bright and welcoming first-floor hallway with sky lights providing much natural light. Guest WC and fitted cloaks cupboard
- At the heart of the home lies a stunning open-plan kitchen, dining and sitting area, seamlessly connected yet beautifully defined by a bespoke walk-around central divider. This cleverly designed feature incorporates practical storage while showcasing a contemporary Spartherm woodburner, creating a natural focal point that warms and unites the space.
  - Kitchen – sleek, high-specification kitchen designed for both culinary creativity and entertaining, featuring a five-oven electric AGA, Neff combi-oven, coffee machine, Quooker tap and a central island with Dekton tops
  - Dining area – the perfect setting for gatherings, the dining space is positioned to capture panoramic views through floor-to-ceiling sliding doors, flooding the area with light and opening directly onto a spacious balcony, enhancing the indoor-outdoor lifestyle
  - Sitting area – arranged around the feature Spartherm woodburner with expansive glazing framing the fine views over the gardens to the Carrick Roads
- Well-equipped utility room with second dishwasher and access to the double garage and workshop
- Stylish home office/study conveniently located off the main living area
- Lower ground level with elegant porcelain tiled flooring
- Luxurious master bedroom with fitted wardrobes, dressing area and en suite shower room with Toto (Japanese) WC and Villeroy & Boch fittings. Sliding doors to the terracing and pool.
- Three additional double bedrooms, one with an en suite, all with sliding doors opening to the garden and poolside
- Beautifully appointed family bathroom featuring a Lusso stone bath and sink
- Changing room (two cubicles) with wet room shower area and garden access

## The gardens, garage and parking

- Deep driveway in addition to attached double garage
- Full-width balcony leading from the main living areas, perfectly positioned to enjoy the southerly aspect, fine views and direct access to the gardens, terrace and pool



- Stylish terrace with swimming pool (8.4m x 3.4m), featuring a stone wall and part covered with convenient access from the bedrooms and changing room
- Well enclosed and private lawned gardens
- Utility room, separate garden utility area and large shed with pool plant area

## Tenure, services and material information

Freehold. Air source heat pump with underfloor heating throughout. Private drainage. Mains water and electricity. 2000 litre rainwater harvest tank.

Council Tax: band G

Broadband: FTTP (source: [www.openreach.com/broadband-network/fibre-availability](http://www.openreach.com/broadband-network/fibre-availability))



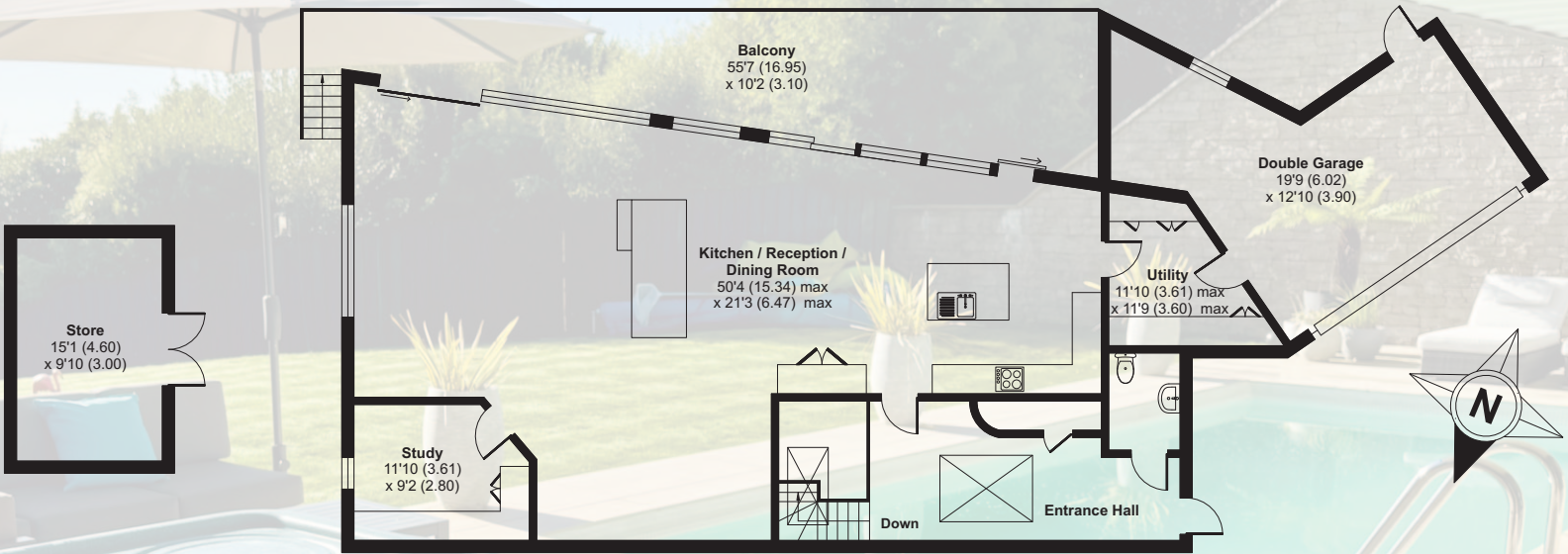




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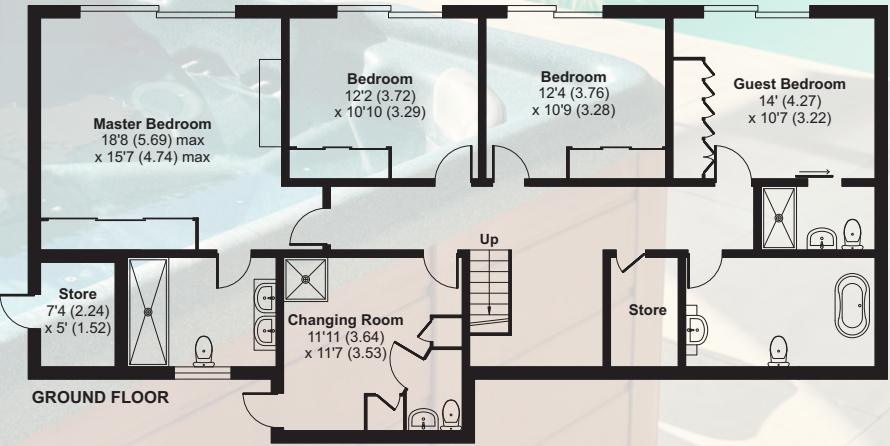
Main House = 2889 sq ft / 268.39 sq m  
Total = 3374 sq ft / 313.4 sq m (includes garage and store)

For identification only - Not to scale



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



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**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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