



8 Porthgwidden

Feock



8, Porthgwidden, Feock, TR3 6SG

Set within the distinguished coastal mansion of Porthgwidden, this well-presented one-bedroom garden apartment offers effortless waterside living, with direct access to around six acres of beautifully maintained communal grounds and gardens, together with the rare privilege of a private slipway leading to the sailing waters of the Carrick Roads.

Distances

Loe Beach (Watersports) - 0.4;
Trelissick Gardens (National Trust) - 1.8; Truro - 5;
Mylor Bridge - 7; St Mawes - 8 (via King Harry Ferry);
Falmouth - 10; Cornwall Airport (Newquay) - 24

(All distances are approximate and in miles)

The location

Porthgwidden enjoys an enviable elevated position with extensive grounds that sweep down to the Carrick Roads, long celebrated as some of the finest day sailing waters in the UK. Located between the sought-after south Cornish village of Feock and exclusive Restronguet Point, this landmark property offers a rare blend of privacy and accessibility. Loe Beach, just moments away, provides moorings and a hub of activity with sailing, kayaking, and fishing, while the convenient location between Truro and Falmouth ensures easy access to both the cultural heart of Cornwall and its vibrant maritime centre.

Adding to its allure, Porthgwidden and the surrounding Carrick Roads have a rich cultural history. The celebrated composer Sir Edward Elgar visited Cornwall over a century ago, drawn to its dramatic landscapes and coastal charm. His time at Porthgwidden reflects the area's longstanding appeal to artists, musicians and writers seeking inspiration.





The Property

- Forming part of a historic waterside mansion
- Fronting onto the Carrick Roads
- High ceilings and ornate cornicing
- Charming double aspect sitting room
- Double aspect kitchen leading to the courtyard garden (non-exclusive use)
- Well-proportioned double bedroom
- Refitted bathroom with utility cupboard (boiler and washing machine)
- Use of second floor communal storage area

The Gardens, Garage and Parking

- Use of private slipway
- Use of private squash court
- Approximately six acres of communal gardens, grounds and woodland
- Communal parking area.
- Single garage

Tenure, services and material information

Leasehold with share of freehold. 999 years (from 1965).

The freehold is vested within Porthgidden Estate Limited which is owned by the eight apartments.

Annual service / maintenance charge: £6,030

Managing Agents: Belmont (Truro)

Services: Mains electricity and water. Shared private drainage.

Council Tax: Band C.

Broadband: Fibre to cabinet (source: www.openreach.com/fibre-checker/my-products)

What3Words

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Directions

From Truro, take the A390 towards Falmouth. At the Playing Place roundabout turn left towards Feock. Proceed towards Feock and continue down the hill. When you come to the turning with Feock village on the left (and Restrouquet Point to the right) the entrance to Porthgidden is straight ahead.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 37 F | |
| 1-20 | G | | |



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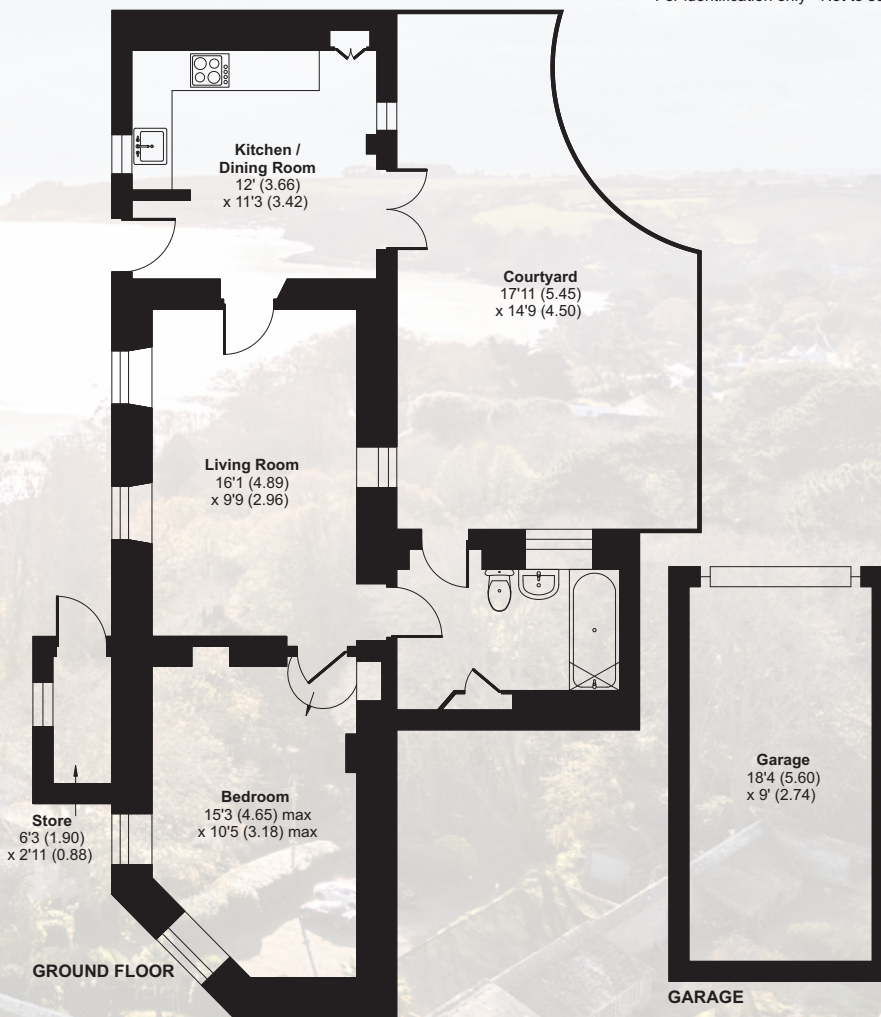
Main House = 558 sq ft / 51.8 sq m

Total = 741 sq ft / 68.8 sq m (includes garage & outbuildings)

For identification only - Not to scale

FIXTURES AND 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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