

Ragnarok

Trolver Hill, Point, Feock, TR3 6RR

SHORE
PARTNERSHIP



Commanding an elevated vantage point above the serene waters of Penpol and Restronguet Creek, this partly completed modern residence presents a rare and exciting opportunity for the discerning buyer to create and personalise a home in one of Cornwall's most sought-after locations. With its exceptional position and scope for bespoke design, this project offers remarkable potential for both lifestyle enjoyment and significant capital uplifted.

The Location

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 also 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 Treliwick Gardens.

The Old Tram Road 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, nearby Truro provides a comprehensive range of amenities including excellent schooling, boutique shopping, a cinema, galleries and a national-class 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 within easy reach.

Distances

Penpol boathard and beach – 175 yards; Point Quay & slipway – 0.6; Loe Beach (watersports) – 1.5; Devoran (Old Quay Inn) – 1.7; Treliwick 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)

The Property

- Partially finished detached modern house enjoying an elevated position
- Planning reference: PA24/05354 GRANTED ON APPEAL NOVEMBER 2025
- Far reaching views over Restronguet Creek and Penpol
- 3,575 sq ft of accommodation
- Optima matt black aluminium windows
- Architectural roof lights
- Reversed level accommodation
- Magnificent top floor open plan living space with fantastic water views
- Master bedroom suite, guest suite and two further bedrooms
- Family bathroom
- Utility room
- Cinema / play room/ gym
- Plant room
- Boot room

The Gardens and Parking

- Ample parking for several cars
- Rear garden offering scope for landscaping into terraces, lawns and outdoor entertainment space
- 0.44 of an acre in total



Tenure, services and material information

Freehold. Mains electricity and water. Private drainage (all drainage testing completed with specialist; treatment plant location agreed and submitted to the Environment Agency). Three phase electric supply installed (sized for multiple EV chargers and future integration with air source heat pump/solar panels/battery storage).

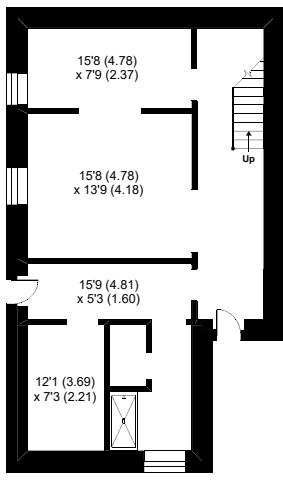
Cable provision for Starlink satellite internet connection.

Council Tax: TBC. Broadband: Fibre to Cabinet (source: <https://www.openreach.com/broadband-network/fibre-availability>)

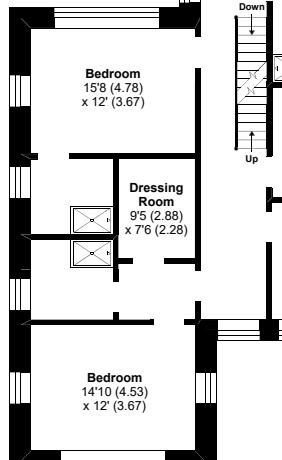
FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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.

Denotes restricted head height



GROUND FLOOR

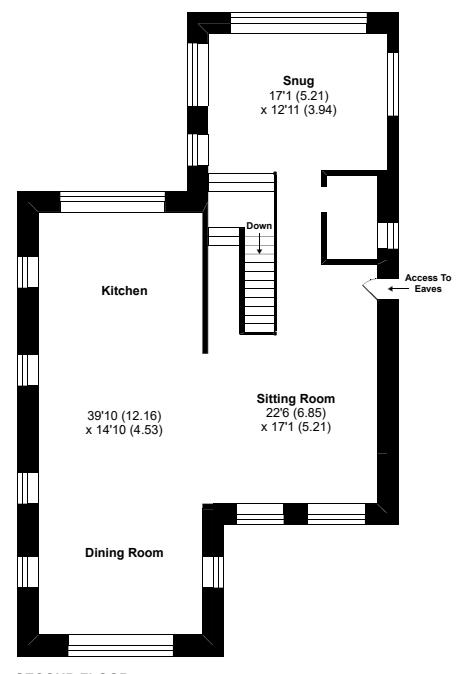


FIRST FLOOR

Ragnarok, Tolver Hill, Feock, Truro, TR3 6RR

Main House = 3575 sq ft / 332.1 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © niche.com 2025. Produced for Shore Partnership Limited. REF: 1387978



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