



Bosweden

Feock





Boswedden

6 Kelliwith, Feock, Truro TR3 6QZ

Tucked away behind private gates in a traffic-free location, Boswedden is an exceptional contemporary home, discreetly positioned within the peaceful enclave of Kelliwith and distinguished by its architectural individuality, generous level plot and beautifully considered design. Crafted with meticulous attention to detail and oriented to capture natural light and verdant garden views, this remarkable residence offers an impressive sense of scale, refined modern comfort and a rare degree of seclusion, making it the standout property in this highly desirable situation.

Distances

Trelissick Gardens - 1.4; Loe Beach (watersports) - 1.5; Perranwell Station - 3; Devoran - 3.5; Truro - 4; Portscatho - 6.5; Exeter University (Penryn Campus) - 6.8; St Mawes - 7 (via ferry); Mylor Yacht Harbour - 9; Falmouth - 9.5; St Agnes - 10.5; Porthtowan - 11.5; Helford Passage - 12.5; Cornwall Airport (Newquay) - 22.8

(All distances are approximate and in miles)







The Property

- Substantial, unique and impeccably maintained detached home with high quality, generous and versatile accommodation
- Designed by award-winning Cornish architects, Lilly Lewarne
- Light-filled balance of open plan living spaces and flexible bedroom / work-from-home accommodation
- Impressive double height reception hall with galleried landing
- Exceptional double aspect kitchen / dining room, creating an inspiring open-plan family and entertaining space, defined by a lantern roof light allowing an abundance of natural light
- Living room with views of the garden
- Double aspect sitting room with Morso woodburner and bi-fold doors to the garden
- Contemporary and high quality double aspect German Nolte kitchen (Future Kitchens, Truro – 2020, with further additions in 2021) defined by its vaulted ceiling and electric AGA. High-end fitted appliances include NEFF cooker with warming drawer, NEFF induction hob with Elica Concetto Spaziale extractor, full height Bosch fridge, full height Bosch freezer, Bosch Series 6 dishwasher and Quooker tap. Remote controlled Velux windows with rain sensors.
- Refitted double aspect utility room with external access, Belfast sink, plant room cupboard and extensive storage (units to match kitchen)
- Study / bedroom, offering flexibility as a ground floor bedroom or home office
- Ground floor guest bedroom with garden views and en suite shower room
- Ground floor bathroom
- Boot room with fitted cupboard and external access
- Galleried landing with Velux skylights
- Double aspect principal bedroom with garden views and stylish en suite bathroom with separate shower, bath and independent WC
- Two further bedrooms, both enjoying the garden view
- Fourth bedroom
- Stylish family bathroom with independent WC
- Extensive loft space providing plenty of storage
- Extensive improvements throughout the house and gardens from 2021 and double garage built in 2023 (full details on request)

The gardens, gym, double garage and gated driveway

- Fully insulated double aspect home gym (previously a garden room), including separate WC, with external side entrance allowing it to be used either as a home gym, a home office or studio. Restored courtyard water feature providing a sense of tranquillity.
- Level and deep rear garden, facing south and interspersed with mature trees
- Full width 75m2 dining / entertaining terrace (granite) ensuring a level flow between the garden and principal living areas
- Excellent privacy and all-day sunshine with a south-facing aspect
- Gated driveway with extensive forecourt parking with redwood gates
- Double garage (larger than average and built to residential standards in 2023). The garage was constructed for easy future adaptation to accommodation or alternative use, subject to planning, with a fully insulated timber-frame interior, block exterior, below-ground plumbing, finished décor, ceiling and downlighting.
- Large hard-standing area has been created for trailers, boats and watersports equipment
- Outdoor beach shower / wetsuit washing area with granite shower tray
- Rustic firepit area beneath the oak trees at the foot of the garden
- Kitchen garden area with gravel chippings with timber edging and with 6 large vegetable planting boxes
- Garden shed
- Total plot size: 0.65 acres, the largest within Kelliwith

Tenure, services and material information

Freehold. Mains electricity, water, drainage and gas. Gas central heating. Underfloor heating in first floor bathrooms. Loft-mounted whole house Nuair Drimaster Positive Input Ventilation (PIV) and anti-condensation system.

Original bungalow built in 1965. Significant extensions & remodelling in 2016/17. Subsequent improvements (full details on request) from 2021 and double garage built in 2023.

Broadband: Full Fibre (source: <https://www.openreach.com/broadband-network/fibre-availability>)

Council tax: band G

What3Words /// shrubbery.levels.permanent

Directions

From Truro, take the A390 to Falmouth, turning left at the second roundabout at Playing Place, (Just past the Shell garage) following signs to Feock. Continue straight on this road for 1.3 miles taking the first left after the crossroads and into Kelliwith. Bear around to the right and Boswedden is located at the end, on the left.

The Location

Boswedden is perfectly placed to enjoy the very best of the Carrick Roads, combining rare seclusion with effortless access to Cornwall's most coveted coastal and cultural destinations on both south and north coasts. Located just outside Truro and within easy reach of Falmouth, the area offers outstanding educational opportunities, from acclaimed independent schools to the Penryn campus of Exeter University. The surrounding landscape is defined by rolling parkland and mature woodland, including the beautifully managed Arborist café / restaurant at Killiow, while nearby golf courses provide further leisure appeal. The sheltered sailing waters of the Carrick Roads are very close by, opening into a network of creeks and estuaries ideal for yachting, paddleboarding and exploration.

This privileged position also places an exceptional variety of destinations within easy reach. The tranquil gardens of Trelassick sit moments away, with Loe Beach providing a friendly hub for watersports, café / restaurant and boat hire. The villages of Devoran and Perranwell Station offer local pubs and primary schooling, while the vibrant maritime town of Falmouth brings galleries, restaurants and a thriving cultural scene. One of the area's favourite and oldest local pubs, the Punchbowl and Ladle, is located at nearby Penelewey and is within walking distance of Boswedden.

Across the river and accessed via the King Harry Ferry at Trelassick, the Roseland Peninsula offers a refined coastal lifestyle, with St Mawes renowned for its world-class sailing, elegant waterfront dining and boutique hotels, while Portscatho's celebrated Hidden Hut brings a more relaxed, culinary charm to the timeless shoreline.

To the north, the dramatic beaches of St Agnes and Porthtowan offer superb surfing and coastal walking, while the idyllic Helford Passage to the south provides sheltered waters and scenic woodland paths. With Truro's mainline rail connections and the international links from Cornwall Airport, Boswedden enjoys a uniquely balanced lifestyle: private, peaceful, convenient, fun and full of opportunity, and so well connected to everything that makes this part of Cornwall so desirable.

Historical note – the Titanic connection

Barbara Joyce Dainton West, one of the last surviving passengers of the Titanic and the final survivor of Cornish descent, lived at Boswedden for almost 40 years from 1965. Having survived the 1912 disaster as a 10-month-old baby, she later made her home in the original bungalow and is remembered for planting much of the beautiful garden that still forms part of Boswedden's landscape today.

Truro Cathedral contains a memorial plaque to her father, Edwy Arthur West, who died in the sinking of the Titanic. The plaque was unveiled by his wife and daughters shortly after their return to Cornwall.





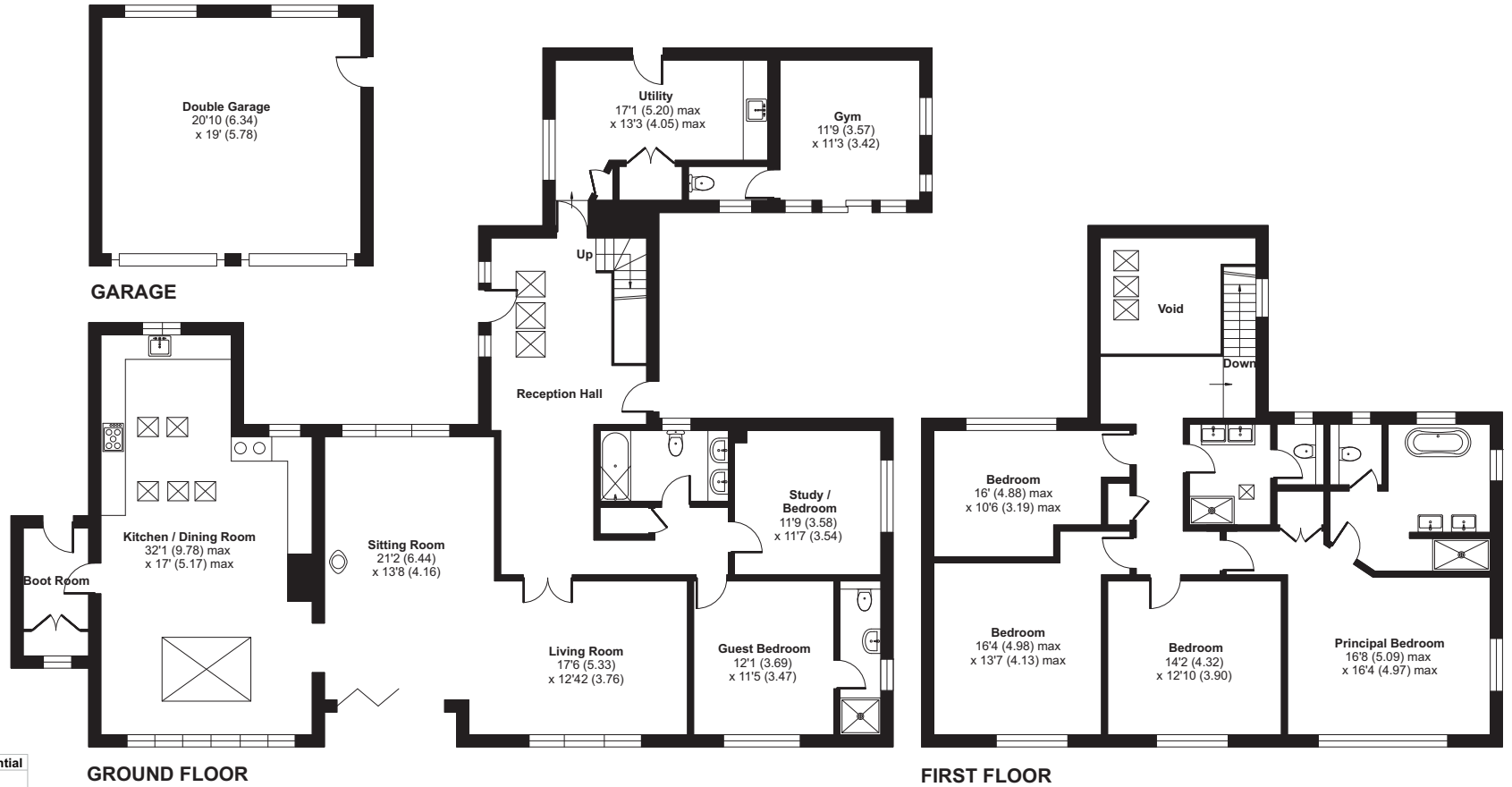




Boswedden, 6 Kelliwith, Feock, Truro, TR3 6QZ

Main House = 3204 sq ft / 297.6 sq m (excludes void)
 Total = 3744 sq ft / 347.8 sq m (includes garage & outbuildings)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	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). © ntechcom 2026. Produced for Shore Partnership Limited. REF: 1467981

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.



Ben Davies
Director



Tim May
Director



Ben Standen
Consultant

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

