



SPINNEY CLOSE, GOONPIPER

FEOCK, TRURO,
TR3 6RA

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



SPINNEY CLOSE, GOONPIPER, FEOCK, TRURO, TR3 6RA

AN INDIVIDUAL DETACHED BUNGALOW SECLUDED
WITHIN A LOVELY LEVEL GARDEN

Occupying a desirable location on the edge of Feock
village and ideal for those appreciative of a large garden
and a rural ambience.

Currently providing hallways, sitting room,
kitchen/breakfast room, separate dining room, study, 2
bedrooms, bathroom and separate shower room. Integral
garage plus additional garage.
D/glazing and oil central heating.
Beautiful mature gardens, including sun terrace, separate
kitchen garden and plenty of parking space.

Freehold. EPC Band - F. Council Tax Band - F.

PRICE GUIDE £650,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

- Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL REMARKS AND LOCATION

This is one of a handful of properties comprising the scattered rural hamlet of Goonpiper on the edge of Feock village just a few miles from Truro. It is essentially a rural setting and part of a belt of lightly wooded countryside close to the creeks of the Fal Estuary. Spinney Close has a sunny south facing aspect and occupies a large level plot approached by a private driveway from the minor road and sheltered with a number of mature oaks.

The bungalow is of a good size and whilst currently having just 2 bedrooms there is a generous amount of living space and potential to extend or remodel the accommodation subject to any necessary consent. There is a large sitting room,, kitchen/breakfast room with Rayburn, separate dining room, study, main bathroom and separate shower room. An integral garage currently combine use as a workshop and utility room and there is a further garage adjacent as well as plenty of parking space.

The area around Feock is known for its scenic attraction and being approximately five miles south of Truro. It is a thriving community and has a Parish Church. The area is very popular with sailing enthusiasts, Loe Beach (one and a half miles) provides easy access to launch boats from a public slipway and gives access to the sailing waters of the Fal Estuary (Carrick Roads). The Cathedral City of Truro is easily accessible and provides an excellent shopping centre including a Marks and Spencer store, main line railway station connecting to London (Paddington) and a good selection of both private and state schools. The Hall For Cornwall provides all year round entertainment and there are golf courses at nearby Killiow and Truro. The historic Port of Falmouth is within ten miles with further shopping and leisure facilities.

THE BUNGALOW

This is a long low structure with mainly rendered elevations, some stone decoration and a concrete tiled roof. It is a light airy building with oil-fired central heating and double glazed windows. Whilst carefully maintained over the years and including the provision of upvc soffits for low maintenance there is potential to upgrade internal facilities if required.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALLWAY

with wood block floor and built-in cloak cupboard.

RECEPTION HALL

with wood block floor and radiator.

BEDROOM 1

3.84m x 3.45m (12'7" x 11'4")

with a range of built-in wardrobes (with internal radiator), skirting radiator and additional radiator.

BEDROOM 2

3.73m x 2.72m (12'3" x 8'11")

with built-in wardrobes and radiator



BATHROOM

being fully tiled and comprising bath, round vanity basin on stand and wc. Tiled floor and heated towel rail.

SITTING ROOM

6.05m x 4.47m (19'10" x 14'8")

with wood block floor, skirting radiators, deep window overlooking the garden and glazed double doors opening through to the study.

STUDY

3.12m x 2.74m (10'3" x 9')

with radiator and patio doors opening to the garden.

KITCHEN/BREAKFAST ROOM

5.26m x 2.92m (17'3" x 9'7")

fitted with a range of units comprising ample base and wall-mounted cupboards (Including some being lattice glazed) and work surface area with one and a half bowl sink and drainer inset. Space and wiring for freestanding electric cooker with extractor above. The room focuses to an oil-fired Rayburn, there are 2 radiators and a walk-in pantry. Airing cupboard with hot water cylinder and electric immersion heater.



DINING ROOM

5.31m x 4.42m max dimensions (17'5" x 14'6" max dimensions)

an attractive room with a cathedral ceiling and exposed roof timbers. Fitted wall lights, radiator and patio doors to the garden.

REAR HALLWAY

with rear entrance door, radiator and cloak space. recess with Trianco oil-fired central heating boiler.

SHOWER ROOM

with shower cubicle, wash hand basin and wc. Shaver socket and radiator.

INTEGRAL GARAGE

5.08m x 4.47m (16'8" x 14'8")

approached directly from the rear hallway and with up and over door and rear pedestrian door to the garden. The garage currently serves as a workshop and utility room and has a double drainer sink unit and plumbing for a washing machine.

OUTSIDE

Directly adjoining the bungalow there is a further GARAGE 17'6" x 9'4" of timber construction and with up and over door, pedestrian door and with light and power connected.

There is a lean-to GREENHOUSE adjoining the rear wall of the bungalow and also an additional GREENHOUSE.

The GARDENS are a joy to behold. A paved terrace extends along the garden frontage of the bungalow and overlooks a large sweep of level lawn which is edged with a selection of specimen shrubs including Camellias, Mimosa, Azaleas, and hydrangeas. There are also roses, jasmine and many other perennials. A tall green hedge separates a kitchen garden and here there is a substantial GARDEN STORE and outside water tap. Much of the site is edged with cornish hedges and features several mature oaks.

The entrance driveway leading into the property from the county highway forms part of the freehold curtilage with a right of way for the neighbouring property. This driveway leads into a gravelled forecourt in front of the bungalow which is bordered by mature shrubs and providing plenty of parking space.

SERVICES

Mains water, electricity and drainage connected. Mains gas is not connected but is possibly available being located in the highway adjacent.

NB. The electrical circuit, appliances and central heating system have not been tested by the agents.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

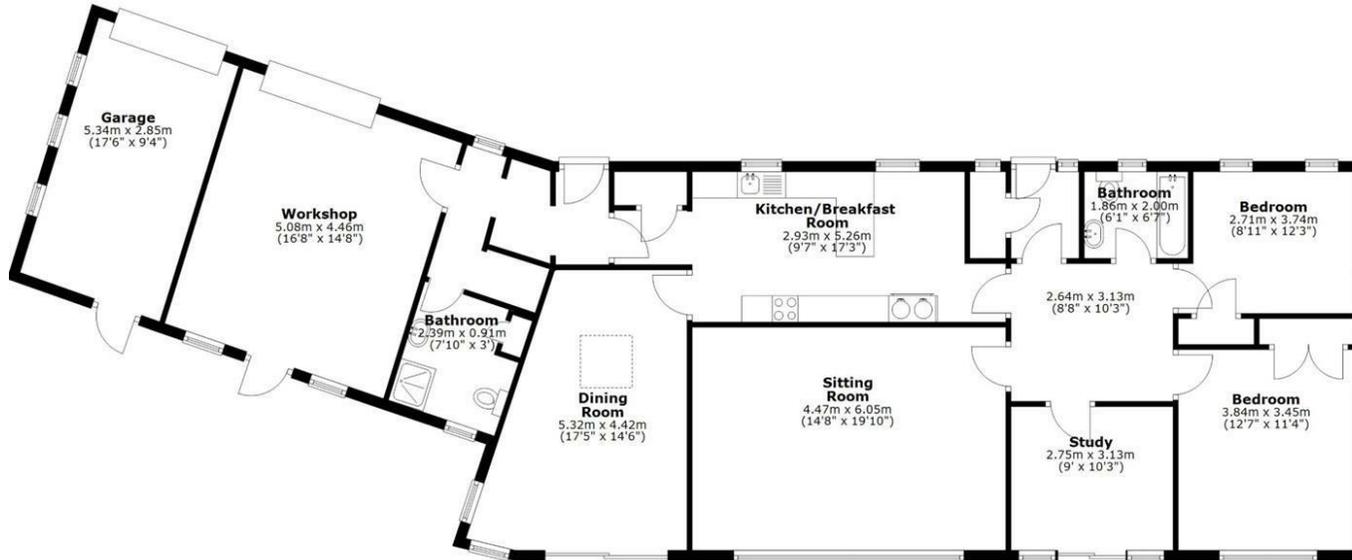
VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Proceeding along the road from Playing Place roundabout towards Feock, continue past Four Turnings (the crossroads signposted to King Harry Ferry) and after a further quarter of a mile watch out for the sign to Spinney Close on the left hand side. A "for sale" board will be displayed.

Ground Floor
Approx. 167.6 sq. metres (1804.0 sq. feet)



Total area: approx. 167.6 sq. metres (1804.0 sq. feet)
Spiny Close, Feock

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	32 (ph4) A		
	(91-91) B		
	(69-80) C		
	(55-64) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		77	32
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	92 (ph4) A		
	(81-91) B		
	(65-80) C		
	(55-64) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS