

# CREEKSIDE

FEOCK, TRURO



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Creekside is situated in one of the most desirable locations along Pill Creek. There is easy access to the popular sailing waters of the Carrick Roads and nearby Loe Beach with it's excellent watersports centre. The Cathedral city of Truro is under 5 miles away and provides a wide range of facilities which include shops, restaurants & bars, theatre and schooling. Truro also offers excellent railway transport links with a main line station connecting to London Paddington.



CREEKSIDE, FEOCK, TRURO, TR3 6SD

## CONTEMPORARY STYLE LIVING

### KEY FEATURES

- ◆ 4 / 5 Bedrooms, 3.5 Baths
- ◆ Open-Plan Living Space
- ◆ Approximately 3000 sqft
- ◆ Kitchen w/ built-in NEFF Appliances
- ◆ Bathrooms by Porcelanosa
- ◆ Smart Home System
- ◆ Zoned Under Floor Heating
- ◆ Grey Water Harvesting Plant
- ◆ Outside rear balcony w/ Hot Tub
- ◆ Landscaped Grounds with Al Fresco Terrace
- ◆ Double Garage & Car Port

A spectacular modern riverside home with superb amenities and easy access to Pill Creek. This luxurious family home boasts 4/5 bedrooms, 3.5 bathrooms and open-plan living / dining room in addition to a gourmet kitchen with custom cabinetry and built-in NEFF appliances. Furthermore, a laundry list of amenities include a smart home system, zoned under floor heating, Russound multi-room entertainment sound system, solar thermal hot water system and grey water harvesting plant.

Scan the QR code  
for a video tour of  
the property.







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Creekside is particularly well suited for exploring the local area from both land and sea. Situated nearby, the King Harry Ferry offers easy access to The Roseland Peninsula by car.

Alternatively, from Pill Creek you can access the excellent sailing waters of the Carrick Roads or head over to the local harbours in Mylor, St Mawes or Falmouth to grab a bite to eat or enjoy some retail therapy. Falmouth has no shortage of trendy cocktail bars and restaurants as well as an active music and festival scene and Truro is home of the Hall for Cornwall that plays host to numerous travelling acts throughout the year.

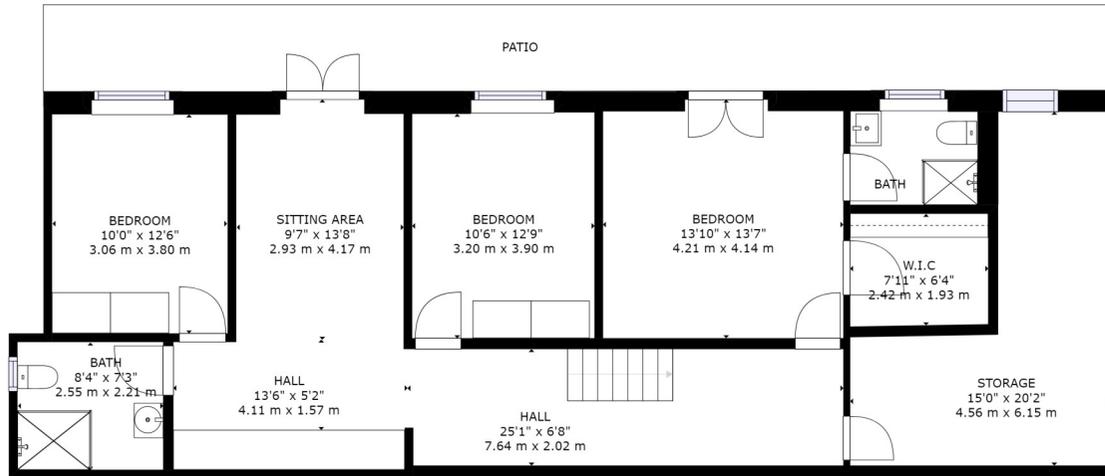




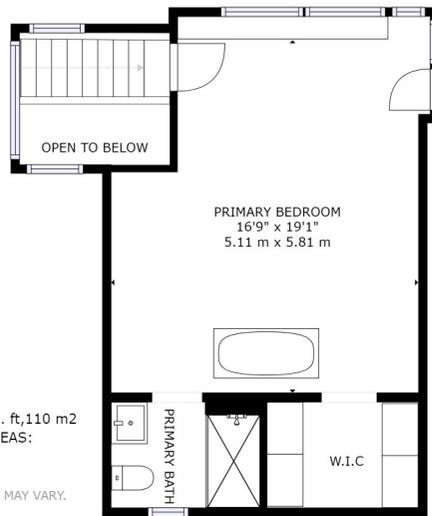
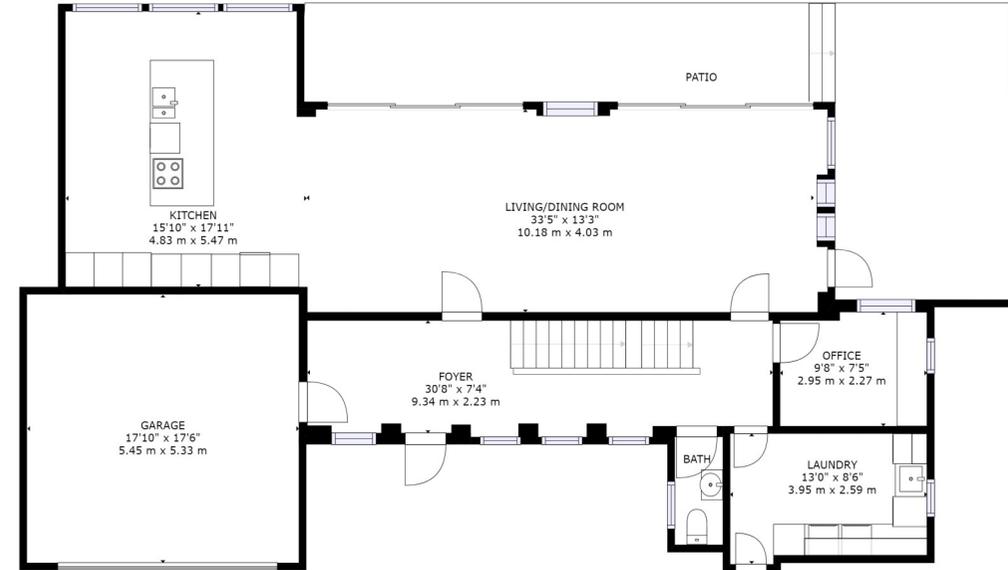
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# FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA  
 FLOOR 1: 1261 sq. ft, 117 m<sup>2</sup>, FLOOR 2: 1187 sq. ft, 110 m<sup>2</sup>  
 FLOOR 3: 455 sq. ft, 42 m<sup>2</sup>, EXCLUDED AREAS:  
 GARAGE: 314 sq. ft, 29 m<sup>2</sup>  
 TOTAL: 2904 sq. ft, 270 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## LOCATION

Newquay Airport 24 Miles  
 Truro 5 Miles  
 St Ives 23 Miles  
 Falmouth 10 Miles  
 A30 11 Miles  
 Exeter 92 Miles  
 (Distances are approximate)

## PROPERTY INFORMATION

Tenure : Freehold  
 EPC Rating : C (70)  
 Local Authority : Cornwall Council  
 Council Tax Band : G £3239 p/yr

## SERVICES

Mains electric, water & drainage  
 Private gas

## DIRECTIONS - POSTCODE TR3 6SD

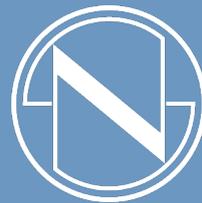
Travelling from Truro, follow the A39 towards Falmouth. At Playing Place continue over the first roundabout passing the garage on your left hand side. At the next roundabout take the first exit onto the B3289. Continue along the B3289 for 1.1 miles then turn left to continue along the B3289. After a short distance turn right and stay on this road for half a mile. At the junction turn right and proceed down the hill towards the creek and the property will be found on the right hand side.

All viewings strictly by appointment with  
 The Lane Cottrell Team  
 Nest Seekers International | 01872 492026



#### FIXTURES & FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc are specifically excluded, but may be available by separate negotiation.



Nest Seekers  
INTERNATIONAL

THE LANECOTTRELLTEAM

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OLD BAKERY STUDIOS, BLEWETT'S WHARF, MALPAS ROAD, TRURO, CORNWALL, TR1 1QH