

HAWKRIDGE



H Tiddy

HAWKRIDGE

KING HARRY ROAD, FEOCK, TRURO, TR3 6QN

Nestled amongst beautiful tranquil countryside, a stunning and spacious detached Barn Conversion with separate Annexe, conveniently located near the Fal Estuary and close to Loe Beach, Trelissick Gardens and the King Harry Ferry taking you across the river to the renowned Roseland Peninsula.

With the additional, huge benefit of being only ten minutes to the city of Truro and twenty minutes to Falmouth.

The accommodation comprises:

Main House

Ground Floor: Entrance Hall, Sitting / Dining Room, Kitchen / Breakfast Room, Conservatory, Utility Room, Bedroom 3, WC.

First Floor: Bedroom 1 and Bedroom 2, Family Bathroom.

Annexe

Ground Floor: Entrance Hall, Bathroom.

First Floor: Open Plan Living Kitchen Bedroom.

Outside:

Garage, Lovely Sunny Gardens and Parking for five vehicles.

Location summary – (distances and times are approximate)

King Harry Ferry: 1 mile. Trelissick National Trust Gardens: 0.9 miles. Truro: 4 miles (London Paddington approx. 4.5 hours by rail). Falmouth: 10 miles. St Mawes: 6 miles via Car Ferry. Cornwall Airport Newquay: 23 miles (regular flights to London, other UK regional airports and Europe). St Austell: 19 miles.



Viewing only by appointment with H Tiddy.



ESTATE AGENTS AND PROPERTY CONSULTANTS

The Square, St Mawes
Cornwall TR2 5AG

Tel: +44 1326 270212

sales@htiddy.co.uk

www.htiddy.co.uk



Location and Amenities

Hawkridge House and Little Hawkridge are situated on the outskirts of the very highly desirable village of Feock between the cathedral city of Truro and the old port town of Falmouth. It stands on the River Fal at the head of Carrick Roads and is easily accessible to Loe Beach with its cafe and watersports, boat moorings and has direct access to some of the finest sailing waters in the British Isles. The village also has access to many scenic countryside walks with the National Trust Trelissick Gardens offering wonderful coastal footpaths too. The King Harry Car Ferry is close by taking you across the river to the wonderful beaches and amenities of the Roseland Peninsula. Nearby are the villages of Playing Place and Carnon Downs with local shops and services with more extensive amenities available in nearby Truro which is only about a 10-minute drive away.

St Mawes

St Mawes, which nestles at the tip of the Roseland Peninsula, has long been one of the West Country's more desirable and exclusive destinations, with Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both luring the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme of village regattas, club races and various national championships to cater for all ages. There is an all-year-round pedestrian ferry service to and from Falmouth and a seasonal ferry runs to Place, providing access to the scenic walks on the National Trust owned St Anthony Headland.

Cornwall

The Duchy offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of stores, private schools, college and the main hospital in the county (RCH Treliske). Both Falmouth University and Cornwall Airport Newquay are rapidly expanding. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Aaron McNamara at the Driftwood, Rosevine and Dorian Janmaat at the Idle Rocks, St Mawes.



Description

This beautiful family-sized home, converted in 1965 and extended in the late 80s, is in immaculate order throughout with each room having been carefully thought out to create a lovely home from home. On the ground floor there is a good size kitchen breakfast room with a lovely country feel overlooking the beautiful private gardens, plenty of space for storage with a good range of units and work surfaces. A side door from the kitchen gives access into the gardens. There is a very useful cloakroom to the rear with a WC, wash basin and also space for a washing machine and tumble drier. Through to the living room where an instant feel of luxury and comfort is embraced, complimented by the impressive log burner and granite hearth. Three windows allow plenty of natural light to pour into the room. To the rear, the ground floor has also been extended creating a conservatory area, a great space for entertaining, which is currently being utilised as a dining area. There is a double bedroom on the ground floor and then two good size doubles on the first floor along with the family bathroom.

We then move to Little Hawkridge, the detached annexe which incorporates a good size garage and has huge potential, subject to the necessary requirements. A door leads into the entrance hall with stairs up to the first floor, and a newly fitted bathroom to the rear. Upstairs there is an open plan 'studio style' room with a well-equipped newly fitted kitchen which has lovely country and distant coastal views. There is also dining, sitting and sleeping areas. To the rear a door leads outside to a balcony area, again with wonderful country and coastal views and steps down to the garden. Double doors open into the garage, a great asset to store boating paraphernalia or perhaps to use as a gym or office space for working from home.

The Gardens / Outside

Hidden behind mature trees and surrounded by tranquil countryside, the gardens are interesting with two main areas. The main garden lies to the front of the property where on arrival you will notice a parking area and a laid to lawn front garden, which leads to the main door. This is an impactful arrival to notice at this beautiful imposing home as you walk through the gardens. The garden is full of mature plants and shrubs, plenty of natural beauty growing and a place for a keen gardener or nature lover to enjoy. There is access from here to the side garden where there is a seating



area overlooking the rolling fields. This follows around to the rear where there is a covered log store area.

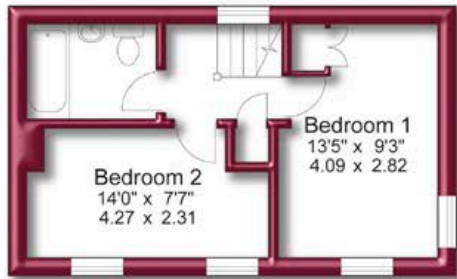
There is another main garden area which lies behind Little Hawkridge, with a long stretch of garden full of fruit trees and mature shrubs. This garden is mainly laid to lawn and it is a true rarity to find a home with two separate gardens which can be enjoyed as one if you wish and have areas to grow your own vegetables or perfect for those with animals. There is further gated parking next to the annexe which is gravelled, with an electric car charger fitted.

Approx Gross Internal Floor Area = 1161 Sq. Feet
= 107.86 Sq. Metres

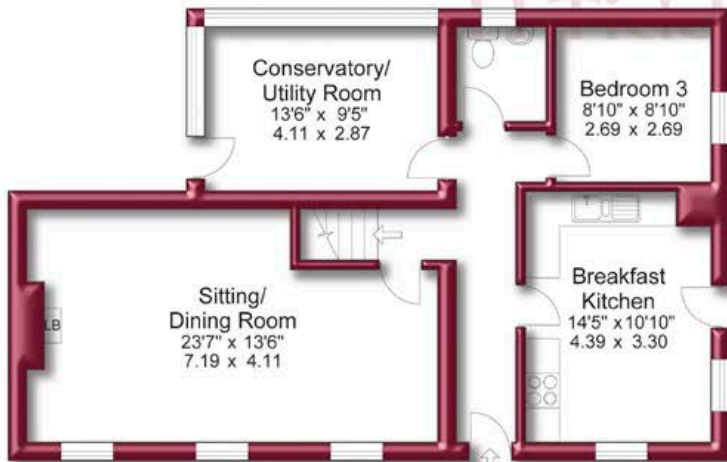
Annexe

Approx Gross Internal Floor Area = 602 Sq. Feet
= 55.92 Sq. Metres

**Total = 1763 Sq. Feet
= 163.78 Sq. Metres**



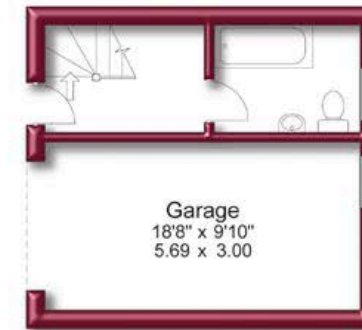
First Floor



Ground Floor



First Floor



Ground Floor

For illustrative purposes only. Not to scale.



General Information

Services: Mains water, electricity and drainage. Telephone (superfast Broadband enabled). Television Points. LPG fired central heating. Electric car charger.

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

Energy Performance Certificate Rating: Hawkridge - D & Little Hawkridge - C

Council Tax Band: As currently holiday let zero rates payable.

Tenure: Freehold.

Viewing: Strictly by appointment with H Tiddy.

Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

General Data Protection Regulations: 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 office in St Mawes.



H Tiddy