

THE BEECHES

RESTRONGUET POINT • FEOCK • TRURO • CORNWALL



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*Arguably the best family, waterfront home
in Cornwall with stunning 360 degree
panoramic estuary views and direct deep
water slipway*

Hall • Drawing room • Sitting room • Dining room

Kitchen breakfast room • Conservatory

Cinema and media room

Utility room and laundry room • Cloakroom

Master bedroom suite with dressing room

4 further bedroom suites

Indoor leisure complex with swimming pool and gym

Shower room and cloakroom

Integral double garage • Further double garage

Slipway • Mooring

Internal floor Area 6,243 sq.ft. (580 sq.m.)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.









The Beeches - For sale freehold

The Beeches is a very special waterfront home and arguably Cornwall's best. It is evident that the current owners have carried out painstaking, detailed and continued upkeep and improvements to the property. Built to exacting specifications and of classical Georgian style and proportions, the house flows effortlessly with all principal reception rooms interlinked to create the ideal space for family living and entertaining on a grand scale. These, together with the comforts of modern fixtures and fittings, fuse beautifully to create a very comfortable, immaculate, yet understated family home.

What sets The Beeches apart from many other impressive properties, both on Restronguet Point and the wider national waterfront market, is not only its impressive footprint and its direct access to deep water but the size and privacy of its plot. Moreover, it sits upon the highest point of the Restronguet Peninsula thus maximising its far reaching views even further.

First impressions of the house are fantastic with a very impressive set of electric gates and an immaculate gravelled driveway in front of a grand, porticoed façade.









All the principal reception rooms and bedrooms having spectacular views out across the landscaped gardens and Fal Estuary to the open sea beyond. The Beeches is both a perfect waterfront family and weekend holiday home. It is also a wonderful house for entertaining. The large sitting room on the first floor has fantastic, panoramic views and

a south facing balcony terrace. Furthermore, with a total of 5 ensuite bedrooms there is ample accommodation to cater for a large number of family members and guests.

The leisure complex covering the whole of the lower ground floor and accessed via an impressive spiral staircase off the dining room sets the property apart

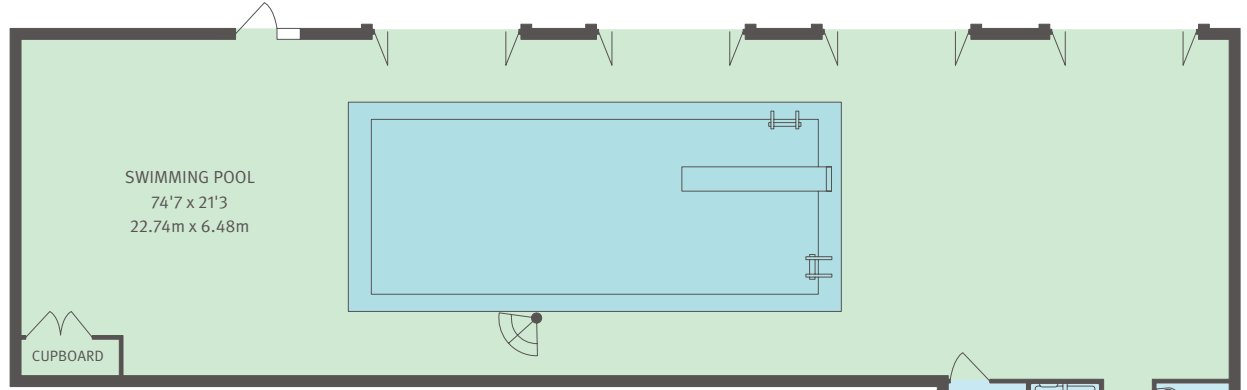
from many of its rivals. The indoor swimming pool opens out through a series of concertina French doors to the gardens and terrace. The cinema room, gym area, outdoor Jacuzzi hot tub and pool/table tennis area all contribute to maximising the fantastic lifestyle investment that The Beeches represents.







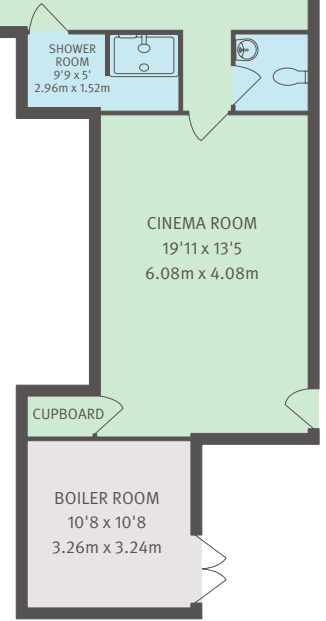




Lower Ground Floor



Ground Floor



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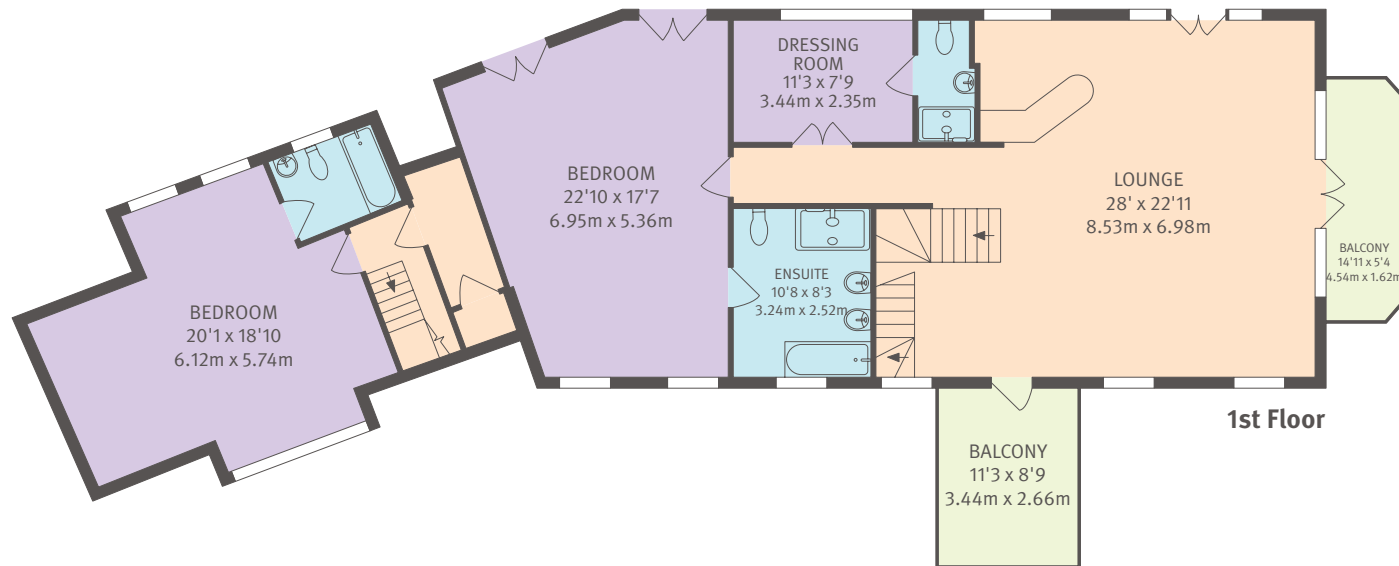
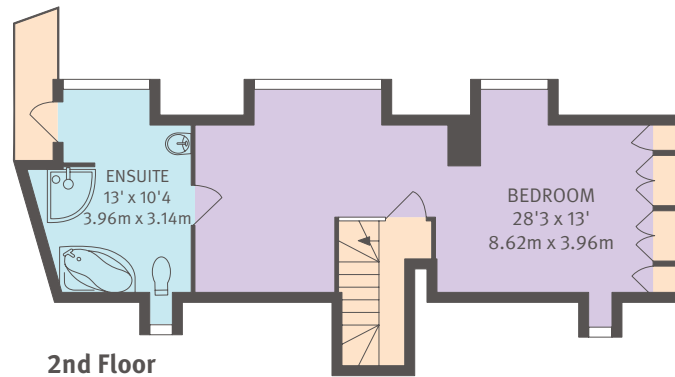
THE BEECHES

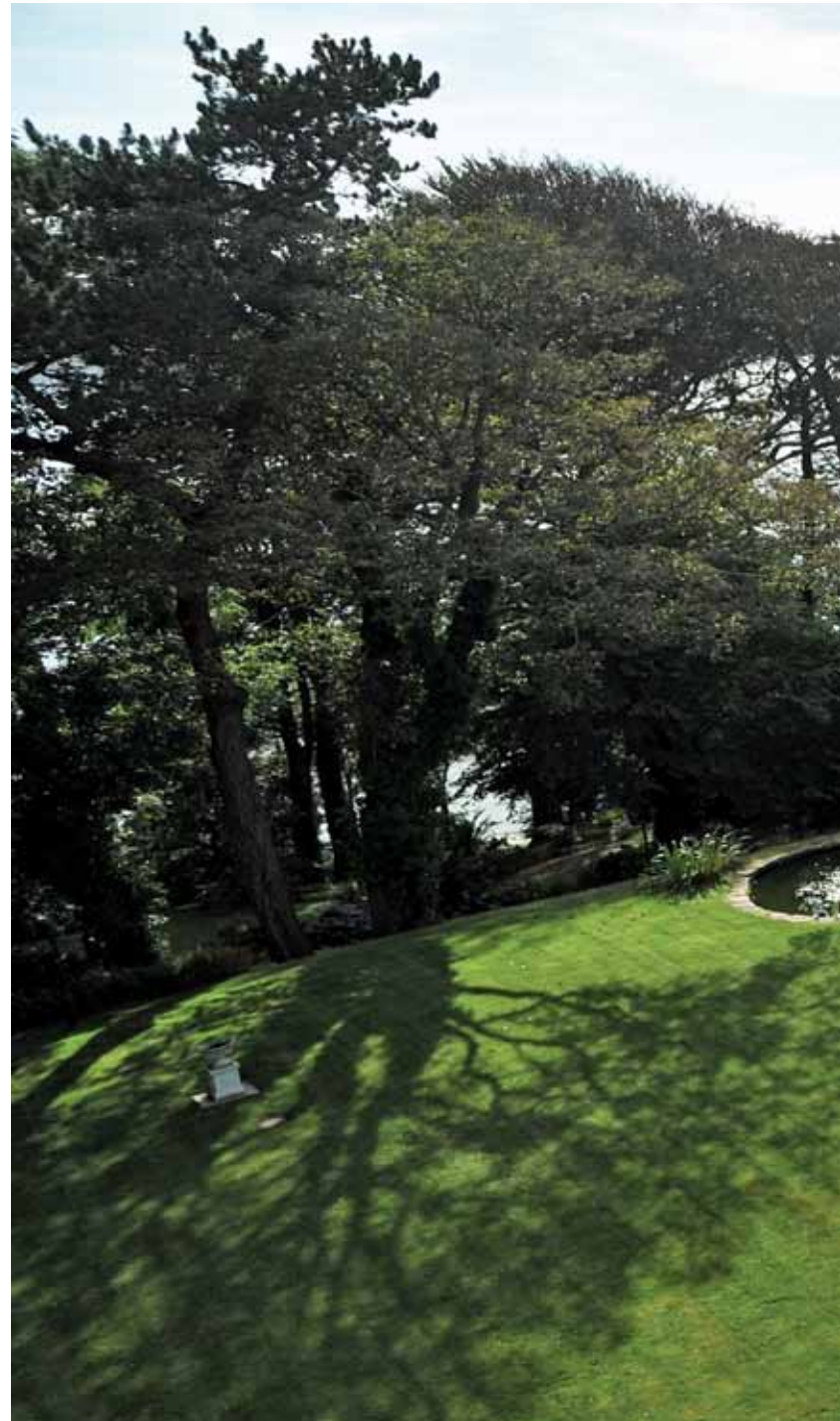
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- Reception
- Bathroom
- Kitchen/Utility
- Storage
- Bedroom
- Recreation

Approximate Gross Internal Floor Area:

Main House: 6,243 sq.ft. / 580 sq.m.









Gardens and Grounds

The property extends to about 1.3 acres of immaculately landscaped gardens; a very prominent feature of the house and extremely unique for Restronguet Point.

With a stunning back-drop of the Estuary and sea beyond, few houses enjoy such a spectacular private setting as The Beeches.

In front of the house is a large gravelled turning circle around an ornamental pond and fountain. Behind and below this is a detached double garage.

To the rear of the house is a large terrace on the ground floor level, accessed by the drawing room, dining room and conservatory. The leisure complex also leads onto

a series of terraced lawns and mature trees down to a summer house and private slipway at the water's edge.

The property has direct access to the deep waters of the Carrick Roads and owns one private mooring. It may be possible to acquire up deep water moorings through the Truro Harbourmaster.





South Cornwall

With the South Cornish coast being arguably one of the most sought after waterfront locations in the UK with its naturally mild climate, Restronguet Point is the perfect setting for this immaculate family home.

Restronguet Point is a beautiful peninsular overlooking the Carrick Roads Falmouth Estuary. It is designated an Area of Outstanding National Beauty and with some of the most spectacular gardens in the country including five of national repute at Trelissick, Trebah, Glendurgan, Carwinion, The Lost Gardens of Heligan and Penjerrick.

The privacy, peace and tranquillity of its surrounds combined with its accessible coastal location, with easy reach to the A30 dual carriage way and Newquay Airport, makes the house the both the perfect family home and country retreat.



Schools

There are a number of schools within easy drive that come with high regard including Truro School (6 miles).



Shopping

The town of Truro is about 6 miles away and offers extensive day to day shopping and services.

More extensive shopping is available in Exeter is just over 1 hours' drive away which has a wide selection of all the familiar high street names.



Restaurants

The surrounding area contains an excellent range of restaurants, including the ** Michelin Restaurant under Nathan Outlaw at the St Enodoc Hotel in Rock, Rick Stein's seafood restaurant in Padstow and Jamie Oliver's Fifteen restaurant at Watergate Bay.



Sailing and Watersports

The estuaries and harbours of St. Mawes (8 miles), Mylor (10 miles) and Falmouth Harbour (11 miles) are protected and sheltered. The water here is unusually calm and clear, making it perfect for swimming and water sports. All three have extremely reputable yacht clubs.



Golf

There are several golf courses in the area including Trelissick, Killiow and Budock Vean. St. Enodoc and Trevoze are also within 30 minutes' drive.



Travel by Car

Communication links are good with the A30 Truck Road now providing fast access to the M5 motorway network at Exeter.



Travel by Train

Truro provides the mainline railway links to London Paddington (4hrs 18mins).



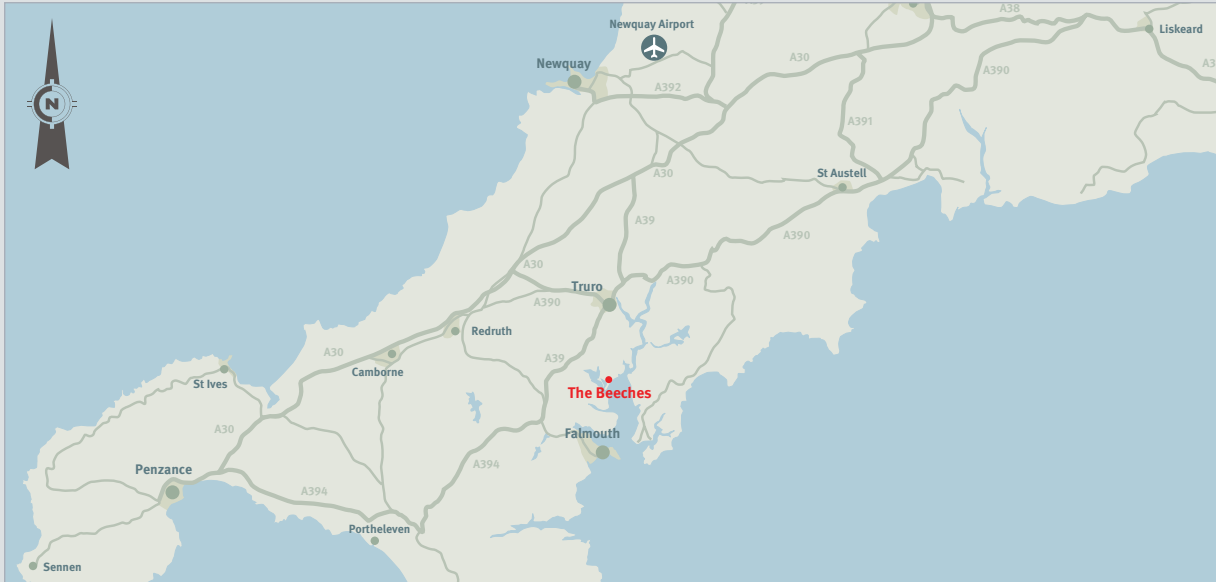
Travel by Air

Newquay Airport offers daily flights to London (London City Airport in about 90 mins and Gatwick in about 70 mins) and a growing number of cities across the UK.

The International airport of Exeter is also within easy reach and gives access to a great number of European destinations. Both cater for private and chartered jets and helicopters too.

Truro 6 miles (London Paddington 4 hrs 18 mins) • Newquay Airport 12 miles • Exeter Airport 77 miles • A30 Dual Carriageway 10 miles • Distances and times are approximate





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The full EPC is attached to these particulars.

If it has become detached or is lost, please contact us for a further copy.

Important notice

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Photographs Dated: September 2012. Particulars Dated: September 2012

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Services

Mains electricity and water. Private draining. Oil-fired central heating. LPG hob.

Local Authority

Cornwall County Council, County Hall,
Truro, Cornwall, TR1 3AY. Tel: 01872 322000.

Fixtures and Fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together are excluded from the sale but some may be available by separate negotiation. Such items include all carpets and curtains, light fittings, domestic electrical items and garden statuary.

Viewing

Viewing is strictly by prior appointment with Knight Frank LLP.

Directions (TR3 6RB)

From Truro take the A39 towards Falmouth. At Playing Place roundabout go straight over (with a garage on your left) and then turn immediately left at the next roundabout for Feock. Follow the road and pass Ferris Garage on the right. Stay on this road and take the sharp right bend signposted to Restronguet Point. The Boat House will be found half way the peninsular on the left hand side behind electric gates.

