



- Detached Contemporary Home
- Five Double Bedrooms
- One Bedroom Studio Annex
- Views over Restronguet Creek

### Dolphin Lodge, Tolver Croft, Feock, Truro, TR3 6RT

£925,000

This is a wonderful opportunity to acquire a detached individual and contemporary family home with spacious reverse level and adaptable accommodation which offers five double bedrooms along with four bath/shower rooms. There is an additional one bedroom studio annexe located above a double garage and parking and generous gardens. The property enjoys views over the boat yard and Restronguet Creek and is just a short stroll from the water front.

## Property Description

This is a wonderful opportunity to acquire a detached individual and contemporary family home with spacious reverse level and adaptable accommodation which offers five double bedrooms along with four bath/shower rooms. There is an additional one bedroom studio annexe located above a double garage and parking and generous gardens. The property enjoys views over the boat yard and Restronguet Creek and is just a short stroll from the water front. Constructed in 2007, the property was designed and built to the owners specification and is of traditional block cavity construction under a natural slate roof with attractive rendered elevations, chrome and plate glass balconies and is double glazed with oil central heating. The reverse level accommodation makes the best of the west facing views with generous reception room and living space which includes a wonderful triple aspect sitting room with wood burning stove and bi-fold doors which lead onto a decked balcony with creek views. There is a second sitting room/snug plus wc and a wonderful sized kitchen/family room with a large central island with black granite work surfaces and quality Neff integrated appliances. There is an Aga and space for easy chairs and sofas as well as space for large dining table. In addition to the main house there is a detached self contained one bedroom studio annexe comprising bed/sitting room/kitchen with ensuite facilities which is ideal as ancillary accommodation, granny annexe or for teenage children or guests.

### LOCATION

Tucked behind Penpol boat yard and set in mature gardens and grounds, the property enjoys an excellent degree of privacy and is approached by a private driveway opening into an extensive parking area with





double garage below the studio annexe.

Located just 4 miles from the city of Truro, the location is deemed an area of 'outstanding natural beauty' with the sailing waters of the Carrick Roads immediately to hand. There are further marine facilities available at Loe Beach (within 1 mile) and Mylor approximately 5 miles. The famous port of Falmouth is approximately 7 miles distant and Truro offers the main commercial and administrative centre for Cornwall along with mainline rail link to London Paddington.

#### ENTRANCE PORCH

#### RECEPTION HALLWAY

With turning staircase to galleried landing.

#### MASTER BEDROOM

17' 8" x 16' 0" (5.4m x 4.9m) Containing feature fireplace with wood burning stove. Double glazed bi-fold doors.

#### ENSUITE

11' 5" x 9' 10" (3.5m x 3.0m) Fitted with a white Roca suite comprising his and hers wash basin, wc, walk-in wet room style shower and separate bath.

#### BEDROOM 2

16' 8" x 12' 1" (5.1m x 3.7m)

#### ENSUITE SHOWER ROOM

#### BEDROOM 3

13' 5" x 13' 5" (4.1m x 4.1m)

#### ENSUITE SHOWER ROOM

#### BEDROOM 4

16' 8" x 13' 1" (5.1m x 4.0m)



### STUDY/BEDROOM 5

13' 9" x 9' 10" (4.2m x 3.0m)

### FAMILY BATHROOM

9' 10" x 6' 10" (3.0m x 2.1m) With panelled bath, separate shower, wc and wash basin.

### FIRST FLOOR

### GALLERIED LANDING

### KITCHEN/FAMILY ROOM

20' 11" x 18' 0" (6.4m x 5.5m) A dual aspect room with small paned double glazed bi-fold doors opening out onto the balcony with views over rooftops towards Restronguet Creek and Penpol. The kitchen area is fitted on two sides with a comprehensive range of base and eye level cupboards with polished black granite work surfaces over and a central matching island with granite work surface. Electric racing green Aga. Integrated Neff 4 ring induction hob, electric oven and grill as well as integrated Neff microwave. Integrated dishwasher. Inset Belfast sink. Space and plumbing for an American style fridge/freezer. Space for large dining table and a recessed sitting area with fitted bench seats providing a wonderful opportunity to sit and read or just gaze out over the boat yard and creek.



### SITTING ROOM

27' 10" x 23' 7" (8.5m x 7.2m) A triple aspect room with double glazed bi-fold doors opening to the balcony and again enjoying views. Feature fireplace with granite lintel and slate hearth housing wood burning stove.

### STUDY/SNUG

13' 1" x 13' 1" (4.0m x 4.0m)

CLOAKROOM/WC

UTILITY ROOM

15' 5" x 7' 6" (4.7m x 2.3m)

DETACHED DOUBLE GARAGE/STUDIO

With the ground floor having a DOUBLE GARAGE of 6.7m x 5.2m. Whilst situated above is the:-

STUDIO ANNEXE

21' 11" x 17' 4" (6.7m x 5.3m) Comprising a:-

LIVING/KITCHEN/SLEEPING AREA

With bi-fold doors opening to a glazed balcony and small ensuite shower room.

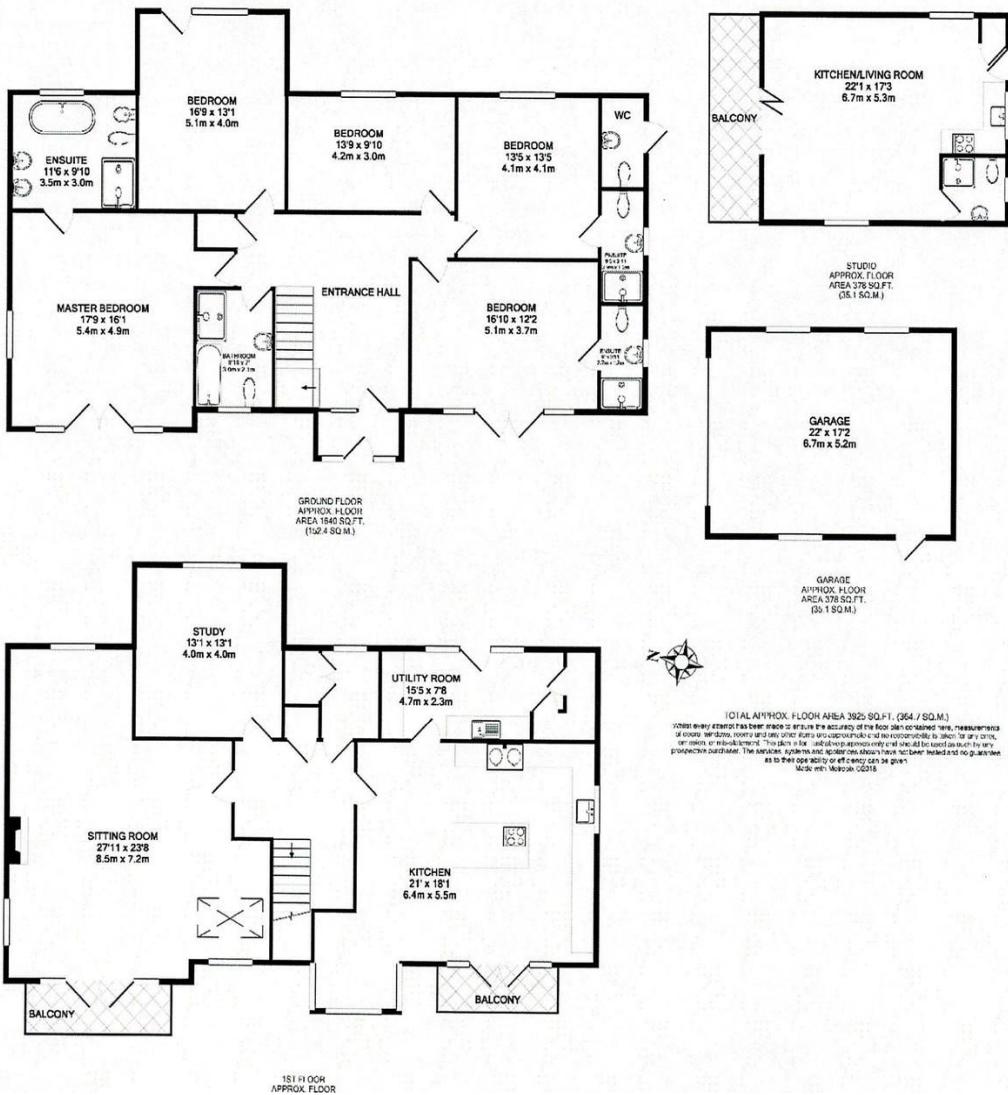
SERVICES

Mains water and electricity. Private drainage.

DIRECTIONS

From Truro proceed south towards Falmouth on the A39 and at Playing Place continue to the second roundabout and turn left signposted to King Harry Ferry. Continue past the Punch Bowl and Ladle Inn on your left and across the crossroads signposted to King Harry Ferry and then take the second right hand turning into Tolver Hill (opposite the Chapel on the left hand side). Continue down the hill and turn left into Trevalion Park and continue along and just before the boat yard at the bottom of the hill turn left into a private road which runs past the boat yard and into the driveway for Dolphin Lodge.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	85	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A	84	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

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