

Bodennick

Cornwall



A magnificent detached property providing c. 5,000 sq.ft of accommodation commanding a 0.65 acre private plot with direct water frontage, private slipway, dry dock, glorious sub-tropical gardens and sensational panoramic river views, situated on one of the most prestigious waterside addresses in Britain.

Bodennick, Restronguet Point, Feock, Truro, Cornwall, TR3 6RB
Truro 5 miles, Falmouth 10 miles, Cornwall Airport Newquay 24 miles

Features:

Entrance Hall | Kitchen/Dining room | Sitting room | Inner Courtyard/Conservatory | Laundry room | Principal bedroom with en suite bathroom | 4 Further bedrooms (2 with dressing rooms and one with en suite bathroom) | Further bathroom | Shower room

Garage | Boat store | Workshop

Riverside gardens and grounds | Private slipway and dry dock with boat winch | EPC rating E

About 0.65 acres in all





The property

Commanding one of the finest positions on the highly south-after 'deep water' side of Restronguet Point, Bodennick boasts breathtaking, uniquely uninterrupted panoramic views across the Carrick Roads, with direct water access, private slipway and dry dock and c. 135 feet of water frontage. The property provide offers approximately 5,000 sq.ft of accommodation plus a generous boat store, garage and glorious grounds of 0.65 acres.

Masterfully designed in the 1960's by distinguished Truro architect, John Crowther, Bodennick uniquely sits forward in its private, gated grounds, enhancing the expansive river views. The mid-century modernist style is encapsulated by broad, flowing rooms and spaces across split levels with purposefully designed angles that draw you towards vast glazed openings, framing the riverside setting.

As you step into the broad entrance hall, this first impression sets the tone for the wonderful proportions experienced throughout the home. Much original craftsmanship is still pleasantly displayed including the stunning cedar parquet flooring and staircase that gently guides you down to a perfectly positioned picture window, highlighting this very special view.

The principal receptions rooms are on this level including the large triple-aspect sitting room with a bank of three, floor to ceiling picture windows that provide abundant natural light and one of the finest, everchanging river views you could wish for. This continues through to an open plan kitchen dining room. The contemporary kitchen is brilliantly appointed with integrated Siemens appliances and boasts generous storage. Adjacent is a unique and versatile, double height inner courtyard which bathes in light, serves a number of uses and offers great potential. There are a number of useful stores, cupboards and a laundry room from the courtyard.

The attractive parquet flooring continues through the middle floor, with accommodation comprising of two double bedrooms and a dual aspect principal bedroom suite, with floor to ceiling picture windows gazing over the grounds and river. In addition to the en suite, there is a well appointed

bathroom and shower room on this level. From the spacious entrance hall is a w/c that conceals a 'secret access', vast and very useful storage area.

The incredibly deceptive upper floor is home to a family bathroom and two surprisingly spacious bedrooms, both of which benefit from the enhanced view from this elevated position. Both rooms are of dual aspect and have generous walk in wardrobes. The largest boasts typical modernist features reaching 31' across a split level room and angled ceilings directing you towards the expansive view. This floor offers very exciting potential to create a very special new principal suite, taking neighbourly inspiration or exploring larger scale plans (subject to the necessary permission).

Outside

Approached via a private gated entrance, Bodennick has an extensive brick paved driveway boarded by lawn and mature boundaries leading to the home and large integral garage and forking off to the detached boat store/garage, a very useful space for all sailing and water sports paraphernalia. There is an incredibly handy vehicular access to the side of the property extending down to the water for transporting boating equipment.

The rear garden and the breathtaking views are of course the show piece of this wonderful 0.65 acre plot. Bodennick is uniquely one of only handful of address on the point that is totally unobstructed by any trees, providing a 180 degree vista across the Carrick Roads making this one of the finest positions on the 'deep water' side of the peninsula. From the grounds of Bodennick, the outlook takes in Mylor Yacht Harbour, Messack Point at the entrance to St. Just harbour, Loe Beach and in the distance, St. Anthony Lighthouse and Falmouth Bay.

The glorious gardens gently slope down to the water's edge. It's been thoughtfully designed to complement the natural landscape, including a magical meandering wisteria lined path guiding down to the expansive patio and sun terrace at the shoreline. The unique microclimate here means exotic plants thrive creating a plethora of foliage against the waterside backdrop, highlighted by the sight of a Joshua tree.





The property has c. 135 feet of direct water frontage (with ownership to mean high water), its own slipway into the waters of the Carrick Roads, equipped with a boat winch and private dry dock with deep water moorings by application from Truro Harbour Authority.

Location

Restronguet Point is widely regarded to be one of the finest waterside addresses in Britain. "The Point" is a narrow promontory in the civil parish of Feock, on a raised peninsula which projects into the Carrick Roads. Due to its unique position, waterside views can be enjoyed to the east and the west, as well as across the Carrick Roads to the National Trust owned shoreline of the Roseland Peninsula. The surrounding countryside is also just as breathtakingly beautiful; Restronguet Point lies within the designated Cornwall Area of Outstanding Natural Beauty. The Fal Estuary is regarded as having some of the finest sailing waters in Britain with many creeks, inlets, beaches and waterside villages to explore directly from the property's slipway. There are marina facilities available at Falmouth and Mylor, which are on the opposite side of the Carrick Roads, as well as exclusive St. Mawes. Within sailing distance is the historic River Fowey, as well as the renowned Helford River which has been immortalised by Daphne du Maurier, the famous author and playwright. There are many sailing clubs around the Carrick Roads which hold regattas throughout the season with Falmouth Week being the highlight of the year, and the Royal Cornwall Yacht Club in Falmouth often hosts world class events. There are good local facilities in the area with Truro, Cornwall's capital city, approximately 5 miles away. Truro has the widest range of facilities in Cornwall including many supermarkets, businesses, first class shopping, a wide range of restaurants and bars, a cinema and theatre. There is a good number of state and independent schooling in the area including Truro School, Truro Prep School and Truro High School for Girls.

Falmouth, approximately 10 miles away, is Cornwall's premier south coast location and is steeped in maritime history. Renowned for its beaches, spectacular coastline and scenery, the town offers a fascinating mix of charming individual boutiques, shops and well known high street names.





It has a reputation for its fresh sea food and an abundance of cafes and restaurants provide a selection of worldwide cuisine and traditional local food. Further afield, Cornwall offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac) and Paul Ainsworth (Padstow) and Adam Handling (Carbis Bay).

Communication links are excellent. There is easy access to the A30 from Restronguet Point, connecting Cornwall to rest of the country, and a railway station from Truro has a mainline connection to London Paddington which takes approximately 4 ½ hours. Cornwall Airport Newquay, 24 miles away, offers international and national flights, including regular flights to London Gatwick taking just under an hour.

Directions

What3words - ///firming.total.redefined

From Exeter, follow the A30 in a westerly direction. Continue on the A30 into Cornwall, through Launceston, over Bodmin Moor, until the Carland Cross roundabout to join the A39 at the second exit. Proceed on the A39 into Truro, passing through the city, following the signs for Falmouth (A39). At the Playing Place double roundabout, take the first exit at the second roundabout immediately after the Shell garage (signposted for Feock). Follow this road past the Punchbowl & Ladle Inn, past the turning for the King Harry Ferry and also past the turning for Loe Beach. The road bends to the right and continues onto Restronguet Point. The driveway for Carrick Court is on the left hand side, halfway down the road.

General

Services: connected to mains electric, water, and drainage with oil fired central heating.

Council Tax: Band H

Tenure: Freehold

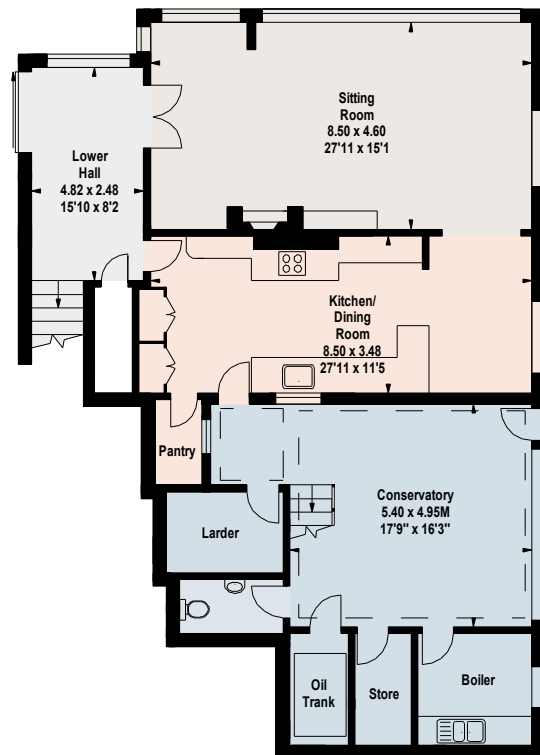
Guide Price: £3,700,000



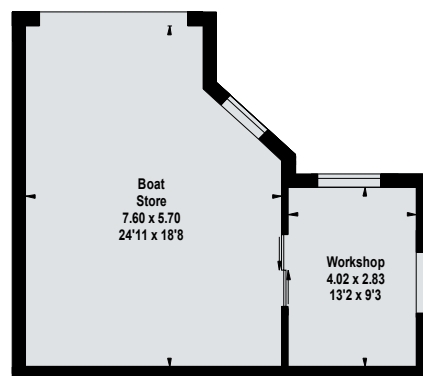


Bodennick , TR3

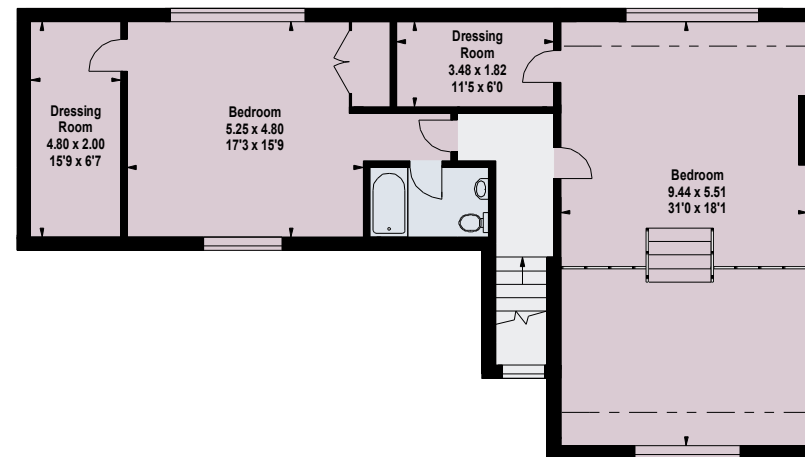
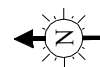
Approximate gross internal area
 4741 sq ft / 440.44 sq m
 Eaves Storage
 590 sq ft / 54.81 sq m
 Boat Store
 525 sq ft / 48.77 sq m
 Total
 5856 sq ft / 544.02 sq m



Lower Ground Floor



Boat Store



First Floor



Ground Floor

Illustration For Identification Purposes Only. Not To Scale
 *Floorplan Drawn According To RICS Guidelines

Strutt & Parker London
43 Cadogan St, London SW3 2PR

+44 (0) 20 7591 2213
london@struttandparker.com
struttandparker.com

Strutt & Parker Cornwall
24 Southernhay West, Exeter, EX1 1PR

+44 (0) 18 7230 1664
cornwall@struttandparker.com
struttandparker.com

Over 50 offices across England
and Scotland, including Prime
Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2025. Particulars prepared April 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited





STRUTT & PARKER