



# Pipers Barn

Penpol, Feock









# Pipers Barn, Harris Hill, Penpol, Feock, Truro, TR3 6RU

Located within a beautifully sheltered valley setting, just moments from the waterside, a detached and highly versatile family home offering spacious accommodation with enormous potential situated in around 1.3 acres of level gardens, meandering stream, sitting out areas and woodland.

## Distances

Point Quay – 0.7; Treliassick Gardens (National Trust) – 1.6; Loe Beach Watersports – 2; Bissoe Trail (Devoran) – 3.5; Perranwell Station (branchline rail) – 3; Truro – 4; Mylor Yacht Harbour – 8.5; Falmouth – 9.5; Cornwall Airport (Newquay) – 23

(All distances are approximate and in miles)

## The location

Pipers Barn sits just a few hundred yards from the head of picturesque Penpol Creek, and the beautiful waterside walks that extend the length of the northern banks of Restronguet Creek. The area enjoys access to not only boating and sailing waters but also excellent countryside walking and riding along bridle paths. At nearby Devoran, the Bissoe Trail, an 11 mile cycle track that finishes on the north coast at Portreath, is an historic mining area that is now hugely popular with cyclists, runners and walkers. Amenities in Devoran include a doctors' surgery, village hall, highly-regarded primary school, church, chapel and the Old Quay Inn, a popular pub serving food.



Restronguet Creek is a great place to keep a boat, providing easy access to the beautiful creeks of the Carrick Roads, arguably the finest day-sailing waters in the UK. Sailing facilities and clubs for all abilities are within easy reach at nearby Restronguet, Mylor, Flushing and Falmouth, which also boasts excellent marinas and an eclectic mix of shops, eateries and pubs.

The nearby village of Carnon Downs provides an excellent local shop/post office, butchers, dentists and doctors surgery. The neighbouring village of Perranwell Station benefits from another post office/shop, highly regarded pub, The Royal Oak, and regular branchline train service to both Truro and Falmouth.







### The property

- Idyllic location for a riverside lifestyle with easy access to Falmouth and Truro
- Versatile accommodation offering huge potential
- Living room linking through to a conservatory with glorious views over the gardens
- Kitchen / breakfast room
- Sitting room
- Dining room featuring reclaimed detailing from Bristol Cathedral
- Separate utility room
- Five first floor bedrooms
- Ground floor study / bedroom (en suite)
- Three bath / shower rooms

### The gardens and parking

- Sensational gardens, beautifully planted with a wide variety of trees and shrubs
- Affording great privacy and sense of tranquillity, enhanced by its meandering stream
- Area of woodland
- Several outside sitting areas perfect for entertaining and al fresco dining
- Triple garaging / workshop
- Driveway, ample parking and turning area.

### Tenure, services and broadband

Freehold. Mains electricity, private water supply and drainage (Sewage treatment works – installed 2021). Oil fired central heating. Broadband: Superfast is available in the postcode. Council Tax: G.

**What 3 Words** cries.roadways.lingering











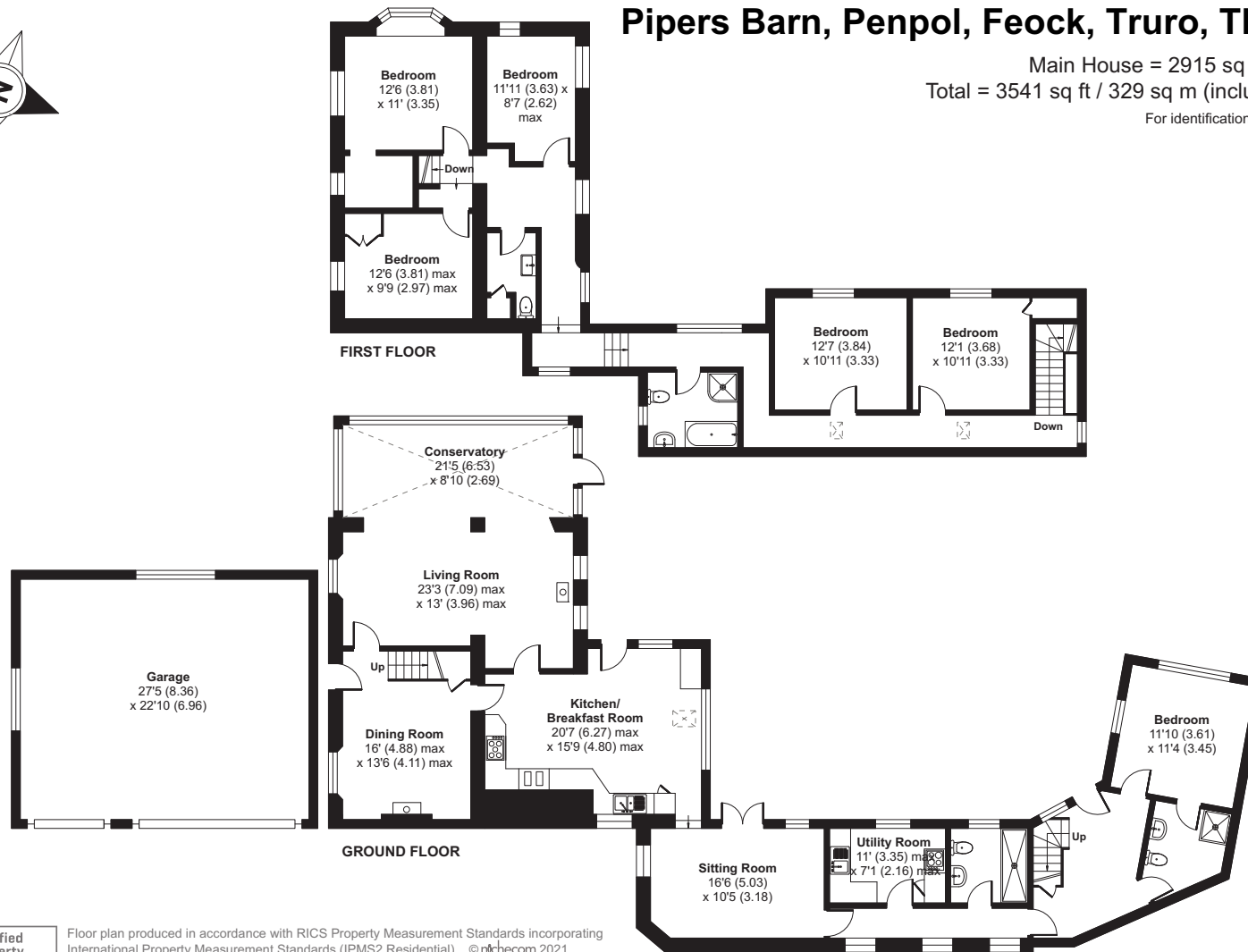
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Main House = 2915 sq ft / 271 sq m  
Total = 3541 sq ft / 329 sq m (includes garage)

For identification only - Not to scale

### Fixtures & fittings

Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67   D
39-54	E	47   E	
21-38	F		
1-20	G		



Certified  
Property  
Measurer

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