



The Homestead

Penelewey, Feock





The Homestead, Penelewey, Feock, Truro, TR3 6QU

This charming and individual family home is beautifully presented and is set within established and extensive gardens approaching half an acre, located close to Truro and the tree-lined creeks of the Carrick Roads and Fal River.

Distances

Trelissick Garden (National Trust) – 1.3; Roundwood Quay – 1.5;
Loe Beach Watersports – 1.7; Truro city centre – 4;
Boscawen Park & tennis courts – 4.5; Royal Cornwall Hospital (Treliske) – 5;
St Mawes – 7.5 (via King Harry Ferry); Mylor Yacht Harbour – 8.5; Falmouth – 9.5;
St Agnes – 10.5; Perranpoarth – 12.5; Cornwall Airport (Newquay) – 22.3

(All distances are approximate and in miles)

The location

The Homestead is situated just to the north of Feock, in the ever-popular hamlet of Penelewey. The property is within walking distance of the excellent traditional thatched Punchbowl and Ladle pub and this beautiful home is perfectly situated for the idyllic circular walks in the area, including Roundwood Quay and Trelissick, where there is a beautiful woodland walk along the banks of the River Fal, and nearby Loe Beach where there are excellent water sports facilities and popular cafe.



In addition to the sailing, dinghy launching and kayaking facilities from Loe Beach, there are numerous sailing clubs around the shoreline of the Carrick Roads, notably at Mylor Harbour, which over recent years has become the county's pre-eminent boating centre.

Highly regarded country primary schools are within a few minutes' drive at Devoran and Kea. There are regular bus services to nearby Trelissick, Playing Place and Truro, being the county's legal, administrative, commercial, retailing and educational centre, with a full range of junior and secondary schooling, mainline rail link to London (Paddington) and national-class performance venue, the Hall for Cornwall.

The port and university town of Falmouth is approximately ten miles to the south. This thriving waterside town offering a fine range of restaurants, quayside bars, galleries, sub-tropical gardens, safe sandy bathing beaches and access onto the South West Coast Path which continues to the neighbouring coves at Swanpool, Maenporth and beyond onto the beautiful Helford River and shoreline of the Lizard peninsula.





The property

- Individual detached family home
- Beautifully presented and appointed
- Sits centrally within established private gardens
- Wrap around covered porch
- Double aspect sitting room enjoying views over the gardens
- Light and spacious south facing garden room with patio doors leading to a sun terrace and overlooking the well-stocked garden
- Country-style kitchen connecting to the dining area
- Utility area and downstairs WC
- Two double bedrooms including master en suite and a further single bedroom on the first floor
- Spacious family bathroom
- Ground floor study / fourth bedroom
- All rooms enjoy views over the established gardens

The gardens

- Enclosed and private gardens approaching half an acre
- Beautifully landscaped and thoughtfully designed including bricked path surrounded by foliage and pergola, raised vegetable beds close to the summerhouse, south facing terrace with a water feature and herb boarder close to the kitchen
- Established trees and planting including palms, fruit trees and with high evergreen, mainly Rhododendron, borders

- Further sunny patio terrace to the rear
- Long gated driveway setting the property well back from the road
- Detached double garage with side porch

Tenure, services and further information

Freehold. Mains water, gas, drainage and electricity. Gas-fired central heating. Council Tax: G. Broadband: Superfast is available in the postcode.

What 3 Words ///dorms.hikes.readers

Directions

From Truro - follow the A39 towards Falmouth, turn left and the second roundabout, just after the Shell garage at Playing Place (signposted Feock and King Harry Ferry). Continue along this road for just under a mile, passing the Punchbowl and Ladle, past the green bus stop on the right-hand side and the entrance to The Homestead is on the left-hand side after about 150 yards.



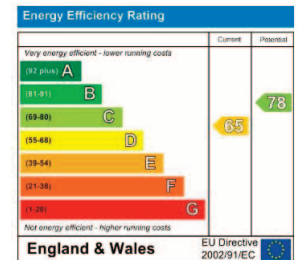
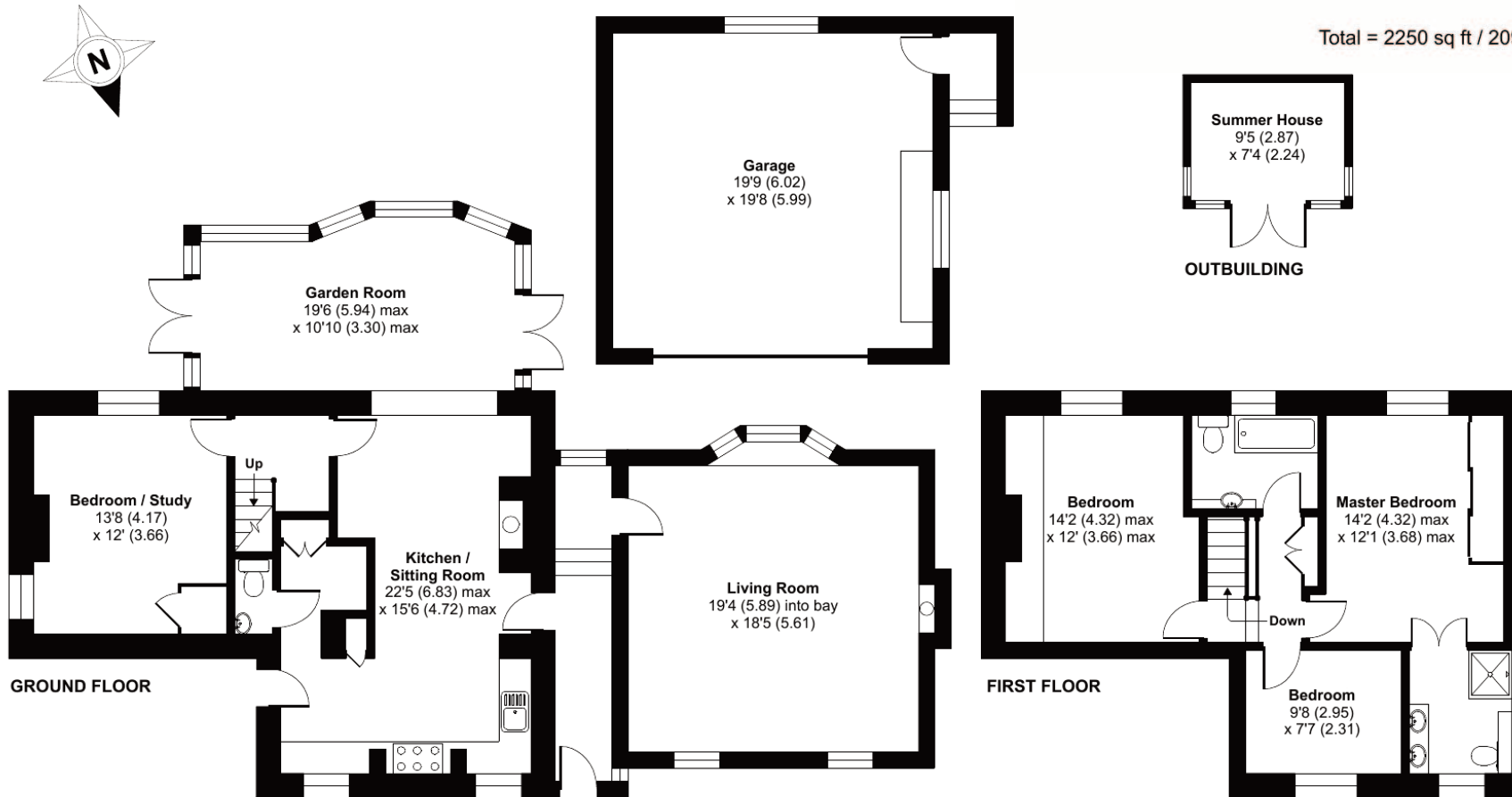


The Homestead, Penelewey, Feock, Truro, TR3 6QU

Main House = 1791 sq ft / 166.4 sq m

Total = 2250 sq ft / 209 sq m (includes garage & outbuilding)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Shore Partnership Limited. REF: 855725

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.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

PROPERTY AGENTS

Where you live matters

www.shorepartnership.com

contact@shorepartnership.com | 01872 484484