



# Squirrels Glade

Penelewey, Feock









# Squirrels Glade, 6 Wellington Plantation, Penelewey, Feock, TR3 6QP

A stunning individual, detached house, beautifully refurbished and extended, set within established gardens of approximately ½ acre, close to Truro and the tree lined creeks of the Fal estuary.

## The location

Squirrels Glade is situated towards the head Wellington Plantation, a no-through road of detached, individual family homes located in the ever-popular area of Penelewey, Feock. The property is within walking distance of the excellent traditional thatched Punchbowl and Ladle Pub. This is a beautiful home which 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, an approximate twenty minute drive, which, over recent years, has become the country's pre-eminent boating centre. Golf courses are nearby at Killiow, Truro and Falmouth. Highly regarded country primary schools are within a few minutes' drive at Devoran and Kea. Regular bus services to nearby Trelissick, Playing Place and the cathedral city of Truro, approximately five miles distant, being the county's legal, administrative, commercial, retailing and educational centre, with full range of junior and secondary schooling, mainline rail link to London (Paddington) and main theatre venue, the Hall for Cornwall.

The port of Falmouth is approximately ten miles distant, which offers 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.

## Distances

Trelissick Gardens (National Trust) – 1.5; Carnon Downs – 1.5; Loe Beach (Feock) – 1.8; Truro – 3; Falmouth – 8; St Agnes – 11; Cornwall Airport (Newquay) – 23  
(All distances are approximate and in miles)



## The property

- Individual detached house
- Extensively refurbished and extended
- Beautifully presented and appointed
- Sits well within private gardens
- Covered entrance porch with front terrace
- Reception hallway with cloaks cupboard and double doors to sitting room
- Sitting room enjoying outlook over deep front gardens, doors to front terrace and contemporary wood burner
- Open through to dining room with doors to rear gardens
- Beautifully appointed kitchen and glazed dining area
- Split level design
- Three double bedrooms including master en-suite
- Spacious family bathroom with separate shower
- Study / bedroom four with doors to rear terrace
- Cloakroom and integral access to double garaging and utility area
- All rooms enjoy outlook over private gardens

## The gardens

- Well enclosed and private gardens
- Approximately 0.5 acre
- Mainly laid to lawns with established tree and shrub borders
- Terraces to the front and rear
- Deep driveway leading to the integral double garaging
- Extremely private
- Storage shed





#### Shore recommendations

- Walk miles of beautiful footpaths direct from your door.
- Discover many of the great gardens of Cornwall within the area, including Treliassick gardens and house
- Enjoy arguably the countries best day-sailing waters of The Carrick Roads from nearby Mylor or Loe beach.
- Explore the local tidal creeks on a kayak or paddleboard
- Meet friends at the highly regarded thatched Punchbowl & Laddle, a short walk from your doorstep
- Explore The Roseland via the nearby King Harry ferry

#### 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.

#### Directions

From Truro - follow A39 towards Falmouth. Turn left and the 2nd roundabout, just after the Shell garage in Playing Place (signposted Feock and King Harry Ferry) Continue along this road for just under a mile, passing the Punchbowl and Laddle public house, turn left into Mount George road and then the first right. Turn right into Wellington plantation and immediately right again. Squirrels Glade is the third property on the left.

#### 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.



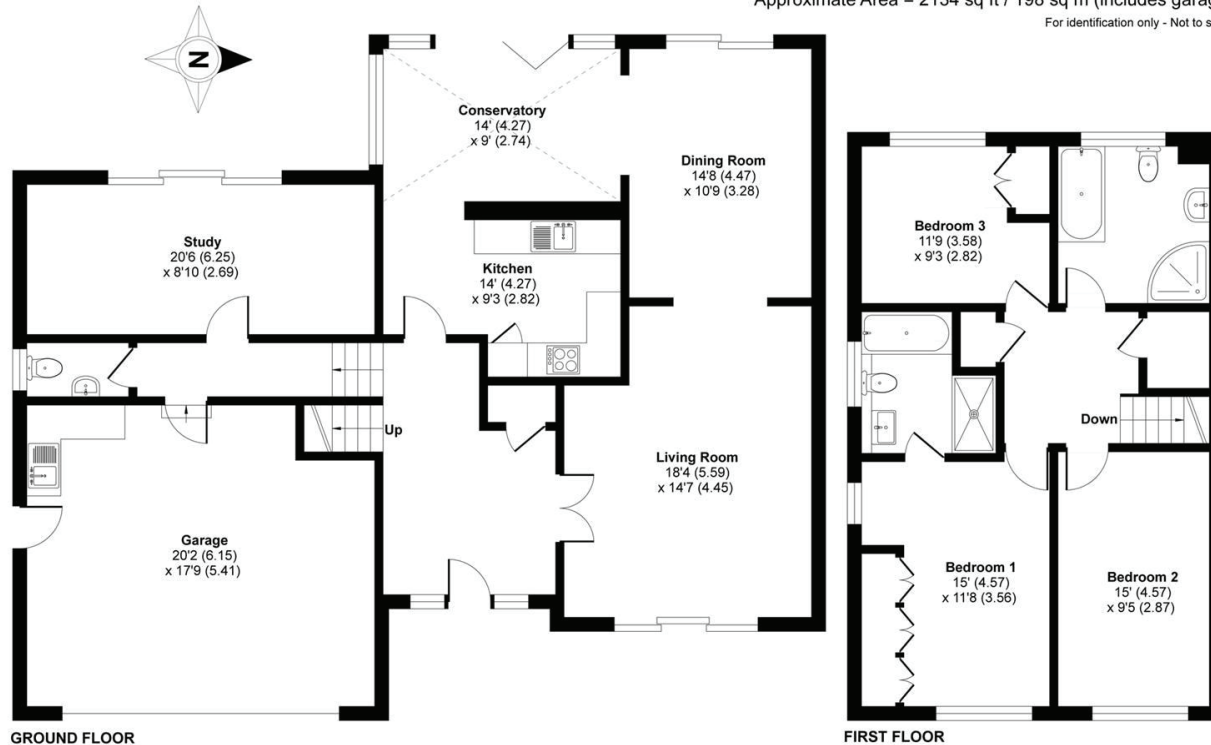




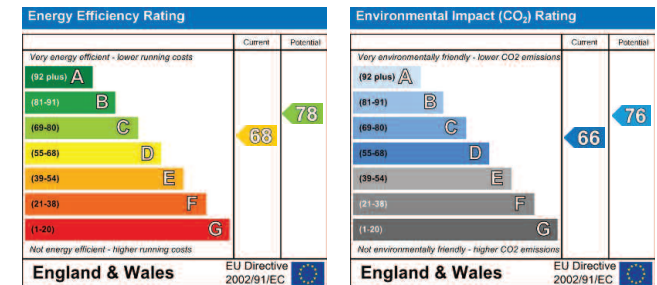
## Wellington Plantation, Penelewey, Feock, Truro, TR3

Approximate Area = 2134 sq ft / 198 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Shore Partnership Limited. REF: 615148



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