



Rosella

Penweathers





Tucked away in a tranquil rural setting just over a mile from the heart of Truro, this beautifully appointed detached cottage blends character and comfort with complete privacy. Thoughtfully arranged accommodation includes four double bedrooms and generous living space, complemented by landscaped gardens, a double garage, substantial workshop and dedicated home office — ideal for modern living in a timeless setting.

Distances

Truro (mainline railway station – 1; Royal Cornwall Hospital – 1.2; Loe Beach Watersports – 5.5; St Agnes – 8.8; Falmouth – 9; Mylor Yacht Harbour – 9.7; Cornwall Airport – 20.5

(All distances are approximate and in miles)

The Location

Penweathers is a highly desirable semi-rural enclave located on the south-western fringe of Truro, accessed via two quiet country lanes just off the A390. Despite its peaceful setting, the city centre lies just over a mile away, placing a wide range of amenities within easy reach, including the historic Cathedral, Hall for Cornwall, independent shops, restaurants, and both private and state schooling. Truro's mainline railway station offers direct services to London Paddington, making the location ideal for those seeking connectivity alongside a relaxed lifestyle. The sailing waters of the nearby Fal Estuary and the vibrant coastal town of Falmouth, approximately nine miles away, offer excellent opportunities for marine and leisure pursuits. The north Cornish coast, with its renowned beaches and villages such as St Agnes and Perranporth, is also within easy reach, providing a perfect balance between countryside and coastal living.

The Property

- Charming, detached period cottage in a peaceful and highly private rural setting
- Sympathetically refurbished over the current owner's ownership, retaining and enhancing the character and period charm
- A spacious and characterful open-plan living/dining room featuring exposed beams, wooden flooring, and abundant natural light. The room includes two woodburners, each set in stone alcoves, a generous dining area, window seat, stable door and tasteful décor that blends rustic charm with modern comfort
- Cosy snug with feature fireplace and wooded outlook
- Modern kitchen/breakfast room with integrated appliances, opening to a light-filled conservatory overlooking the private, terraced gardens
- Utility room and ground-floor shower room
- Landing with charming window seat and large skylight
- Four double bedrooms, including versatile ground-floor suite with en suite
- Well-proportioned first-floor bedrooms with fitted storage
- First floor family bathroom



The Gardens, Garage and Parking

- Beautifully maintained gardens with mature shrubs and vibrant planting
- Landscaped on multiple levels creating numerous sitting out terraces and areas
- Surrounded by mature trees and open fields
- Gated driveway with parking for several cars
- Detached double garage with loft storage, plus fully insulated workshop/home office and additional workroom. (Lapsed planning PA14/09077 for 'conversion of garage to annexe accommodation').

Services, tenure and material information

Freehold. Mains water and electricity. Electric heating. Private drainage. Rosella was originally Grade 2 Listed but was de-listed in 1995. Planning permission granted for conversion of the garage to annexe accommodation in 2014 (now lapsed)

Council Tax: band F

Broadband: FTTP (source: <https://www.openreach.com/broadband-network/fibre-availability>)

What3Words /// pokers.staple.elaborate

Directions

From the Sainsbury's roundabout at Hightertown, head west along the A390 towards Threemilestone. Take the first left into Penweathers Lane, immediately beside Hightertown Veterinary Practice. Continue along the lane, leaving the built-up area, and follow the road as it descends into the valley. After passing under the railway bridge, you'll find the entrance to Rosella on the left-hand side



Rosella, Penweathers, Truro, TR3 6EA

Main House = 1694 sq ft / 157.3 sq m
Total = 2568 sq ft / 238.5 sq m (includes garage & summer house)
For identification only - Not to scale

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 65 D |
| 39-54 | E | 42 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Shore Partnership Limited. REF: 1357972

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.

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