



Little Piper

Penpol









Little Piper, Harriss Hill, Penpol, Feock TR3 6RU

This beautifully executed contemporary home is set within a sheltered valley location close to Penpol Creek, offering light-filled living, clean architectural lines and an effortless connection to its surroundings. Extending to nearly two acres, the private park like grounds of sweeping lawns, mature trees and considered planting create a rare sense of seclusion. Perfectly placed between Truro and Falmouth, this is a modern residence of exceptional quality and enduring lifestyle appeal.

Distances

Point Quay – 0.6; Punchbowl & Ladle pub – 1; Trelissick Gardens-1.6; Loe Beach-1.7; King Harry Ferry-1.9; Perranwell Station-4.2; Truro Cathedral-4.5; Mylor Harbour-8.8; Falmouth-10.2; Chapel Porth Beach-12.1; Cornwall Airport (Newquay)-24.2

(All distances are approximate and in miles)

The Location

This tranquil setting offers access to the renowned sailing waters of the Fal Estuary (Carrick Roads) via Penpol and Restrouguet Creeks, widely regarded as some of the finest and safest day sailing waters in the UK. The area is also a haven for nature lovers and outdoor enthusiasts, with tidal creeks, wooded riverbanks and enchanting waterside walks leading west to the charming village of Devoran (home of the popular Old Quay Inn) or east through Feock to Loe Beach and the National Trust's Trelissick Gardens.

The Old Tram Road provides a scenic route for walking, running or cycling along the creek to Devoran where it connects with the Bissoe Trail — an 11-mile coast-to-coast cycle path stretching to Portreath on the north coast.

The surrounding area also offers several well-regarded sailing clubs and easy access to the bustling harbour town of Falmouth, known for its maritime heritage, sandy beaches, vibrant atmosphere and excellent dining. Meanwhile, nearby Truro provides a comprehensive range of amenities including excellent schooling, boutique shopping, a cinema, galleries and a national-class theatre, along with mainline rail links to London Paddington.

The Property

- Contemporary design (completed in 2009)
- Generous and versatile accommodation
- High quality and immaculately presented
- Tranquil setting
- Exceptional quality throughout including aluminium windows, external doors by Swedish manufacturers 'Dooria' (internal doors with Walnut inserts, also by Dooria)
- Entrance porch
- Attractive and spacious reception hall with galleried landing immediately creating a sense of drama and architectural intrigue
- Triple aspect sitting room with recessed living flame fire and engineered walnut flooring. Full-height windows and sliding doors to the terrace, perfectly combining elegant interior space with superb inside-outside living and garden views.
- Triple aspect kitchen enjoying the glorious views of the gardens. Contemporary German kitchen, beautifully appointed with a sleek Rotpunkt handleless design and a comprehensive range of Siemens appliances including an induction hob, two combination ovens, three warming drawers, integrated coffee machine, Bosch dishwasher and full-height Liebherr fridge. Central island with composite stone tops and inset sink creates an impressive focal point. French doors to the gardens.
- Dining area, cleverly integrated within the spacious reception hall, creating a wonderfully sociable flow and seamlessly linking the principal living areas. Two velux windows.
- Utility room with garden access
- Study / ground floor single bedroom
- Stylishly appointed WC
- Impressive feature steel frame staircase with toughened glass balustrades, solid walnut treads and matching walnut handrail
- Galleried landing with multiple ceiling pitches, creating a striking architectural feature
- Stunning principal bedroom with dramatic full-height glazed gable end accentuating the garden views. Fitted wardrobes, en suite bathroom with separate shower and free-standing bath.
- Guest bedroom with well-appointed en suite shower room
- Two further double bedrooms (both double aspect)
- Family bathroom with free-standing stone bath and basin

The Gardens, Double Garage and Driveway

- Brick-paved driveway with Kappion carport and integral double garage with two electronically operated doors
- Garden and grounds extending to 1.8 acres, surrounding the house and extending down the valley to create the atmosphere of a private park
- Formal gardens and terrace accessed directly from the living accommodation providing sun terraces and seating areas
- Meandering stream running through the gardens and grounds leading to woodland and a blanket of seasonal bluebells, snowdrops and daffodils.
- Beautifully planted with a wide variety of mature and unusual specimens including Chilean lantern tree, phormiums, kalmia, cordyline, acer, feijoa, photinia, skimmia, sarcococca, tree ferns, kiwi fruit, October glory tree and Indian handkerchief tree.
- The gardens at Little Piper create a wonderfully mature and diverse setting, affording great privacy, colour and year-round interest

Tenure, services and material information

Freehold. Mains water and electricity. Private drainage via bio disk treatment plant. Air source heat pump, underfloor heating throughout with LED thermostat controls. Villavent heat recovery system (MVHR). Mains alarm to house and garage with separate keypads. Mains pressure hot water system with hot water continuous loop. LPG tanks supplying the living flame fire.

Fitted electric blinds in the living room. Fakro electric skylights in dining area.

Council Tax: band G

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

What3Words

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Directions

From Playing Place roundabout, take the Feock road and continue past the King Harry Ferry crossroads. Take the next right into Harriss Hill, proceed down the hill and follow the road around to the left. Little Piper will then be found after approximately 50 yards on the right-hand side.



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Main House = 2868 sq ft / 266.4 sq m
 Total = 3232 sq ft / 300 sq m (includes garage)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	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). © ntechcom 2026. Produced for Shore Partnership Limited. REF: 1439106

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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