



MAP estate agents
Putting your home on the map

Lower Penelewey, Penelewey, Feock, Truro

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Trelissick Gardens 2 miles | Falmouth 4.5 miles | Truro 3.5 miles |
Falmouth town 9 miles | Newquay airport 19 miles | Plymouth 58
miles | Exeter M5 92 miles (Distances are approximate)

This beautiful and individual reverse level house was built in 2022, designed to take in the elevated surrounding countryside views across to Tresillian and St Austell and set on a generous plot.

First floor - Open plan living/kitchen/dining space | Utility |
Cloakroom | Ground floor – Four bedrooms, principal with en-suite
and dressing area | Bathroom | Gardens divided into three areas |
Parking for two cars | Elevated countryside views from the first floor

Offers Over £800,000
Freehold



Property Introduction

This attractive property is brick built with stone facing and timber cladding and consists of a light and bright open plan lounge/kitchen/diner with 'Velux' windows all along one side incorporating balcony windows to take in the lovely views. The bespoke kitchen has hand crafted pitch blue cupboards with 'Duke' stone quartz worktops over and there is also a utility room and a useful cloakroom on this floor. An oak staircase leads down to the ground floor where there are four double bedrooms with the principal bedroom having an en-suite and a walk-in dressing room with double doors opening to a private patio and garden, there is a family bathroom on the ground floor.

To the outside there are three gardens, all designed to be low maintenance with a plunge pool with an air source heat pump. Parking for two vehicles on the driveway and visitors parking are also available.

Location

Located in Lower Penelewey on the border of Kea and Feock which is perfectly placed for Truro and the coastal town of Falmouth, the property is a short walk to the popular thatched Punchbowl and Ladle Public House and the nearby villages of Playing Place and Carnon Downs provide convenient village stores, dentist and doctor surgeries.

Trelissick National Trust House and Garden, from the Poldark series, is close by and offers beautiful Creekside walks and the King Harry Ferry provides a picturesque short cut across to the Roseland Peninsula with its beautiful beaches and countryside. The city of Truro is just over three miles away with its range of individual and chain store shops, restaurants and cafes, schooling and its mainline Railway Station providing a direct link to London Paddington and a branch line to the coastal town of Falmouth.

Newquay Airport is under twenty miles away offering daily flights and the A30 is just outside the city providing good connections with the rest of the country.

ACCOMMODATION COMPRISES

An access gate provides access to a composite door opening to the ground floor. A timber outside staircase with storage underneath leads up to the first floor with a composite front door opening to:-

OPEN PLAN KITCHEN/LOUNGE/DINER 39' 7" x 17' 8" (12.06m x 5.38m) plus entrance recess

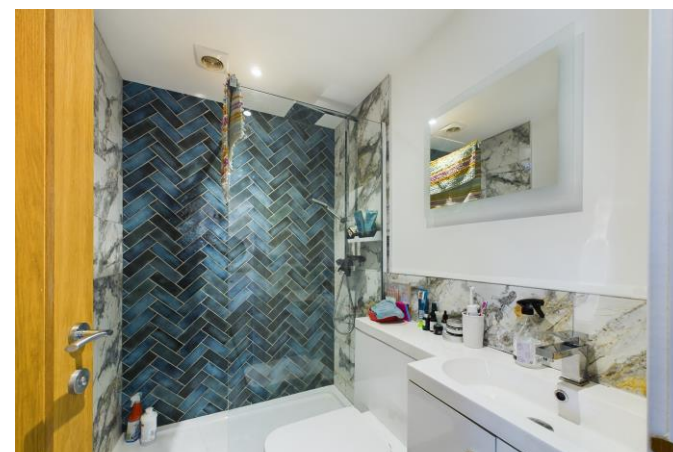
A light and bright chalet style open plan space, perfect for entertaining, with herringbone 'Amtico' flooring. 'Velux' windows along one side ceiling. Useful eaves 'pitch blue' storage cupboards. Ceiling spotlights.

LOUNGE/DINING SPACE

Two 'Velux' roof balcony windows which can be fully opened to enjoy the views. Further double glazed window at end and eaves storage.

KITCHEN

The kitchen is bespoke and hand built with a central island incorporating seating and 'pitch blue' hand carved cupboards with 'Duke' stone quartz worktop over incorporating a sink drainer grooves, inset 'Kenwood' range cooker with five ring hob with extractor over. Space for microwave and space for fridge/freezer. Further worktop space and floor mounted cupboards to eaves. Solid



oak staircase leading down to the ground floor. Shoe and coat storage. Solid oak doors off to:-

UTILITY 9' 0" x 5' 2" (2.74m x 1.57m)

Extractor fan. Range of floor mounted cupboards complementing the kitchen with worktop over incorporating the sink and drainer. Spaces for washing machine and tumble dryer.

CLOAKROOM

Low level WC, extractor fan, vanity wash hand basin with tiled splashback.

GROUND FLOOR HALLWAY

A generous hallway with composite part glazed door to exterior, cupboard housing the boiler and electrics. Shoe and coat storage.

Continuing along with understairs storage cupboard and stairs to the first floor. Shoe and coat storage. Solid oak doors opening off to:-

PRINCIPAL BEDROOM SUITE 12' 2" x 11' 9" (3.71m x 3.58m)

A dual aspect room with double glazed window and double doors opening to a private patio and garden. (we are informed this is a real sun trap!). Underfloor heating. Open to:-

WALK-IN WARDROBE/DRESSING AREA

Spotlights, range of built-in hanging and shelving with dressing table and lighting.

EN-SUITE SHOWER ROOM

Vanity wash hand basin with cupboard below and mirror above and lighting, concealed cistern low level WC and walk-in shower with feature tiling and extractor fan. Heated towel rail.

BEDROOM TWO 11' 6" x 8' 1" (3.50m x 2.46m) plus recess

Double glazed window. Underfloor heating.

BEDROOM THREE 10' 2" x 8' 11" (3.10m x 2.72m)

Double glazed window. Underfloor heating.

BEDROOM FOUR 8' 11" x 8' 3" (2.72m x 2.51m)

Double glazed window. Underfloor heating.

FAMILY BATHROOM

Bath with feature tiled surround, vanity wash hand basin with cupboard incorporating a concealed cistern WC and walk-in shower cubicle with feature tiling. Obscured double glazed window. Extractor fan. Underfloor heating.

OUTSIDE FRONT

To the front a shared paviour driveway leads onto a gravelled parking area for two cars. There are two gardens to the front enclosed by fencing and steps lead up to an artificial lawn with a plunge pool which is heated by its own air source heat pump (£1 per day approximately) with hedging and a Cornish stone wall. The second garden has a generous patio where you can enjoy alfresco dining. A pathway leads to the rear of the property.

REAR GARDEN

To the rear there is a further private and sheltered enclosed garden with a patio and seating outside the principal bedroom.

AGENT'S NOTES

The Council Tax band is band 'E'. Ten year Buildzone certificate warranty commencing 10th February 2022. There is a manifold in one of the cupboards upstairs to add heating to the upstairs should someone feel it is required. The ground floor has underfloor heating throughout.

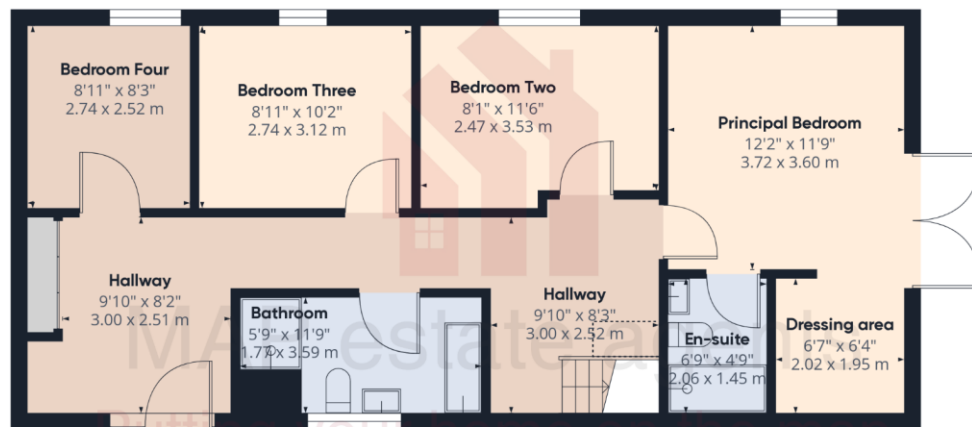
SERVICES

Mains water, mains drainage, mains electric and mains gas.

DIRECTIONS

From the roundabout at Playing Place on the A39 heading towards Truro, turn right towards Feock, on the B3289. Immediately before the Punch Bowl and Ladle pub turn right following signs for Penelewey Camp Site, then first on the left you will see the Trevethow sign. The property is on the left hand side. If using What3words:- rattled.comforted.became

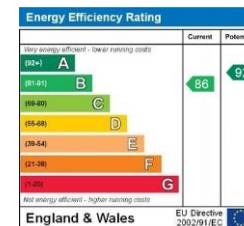




Ground Floor



Floor 1



Approximate total area⁽¹⁾

1620.65 ft²
150.56 m²

Reduced headroom

200.77 ft²
18.65 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



MAP's

Top reasons to view this home

- Beautiful individual detached house
- Located in the hamlet of Lower Penelewey
- Four double bedrooms
- Stunning open plan lounge/diner/bespoke kitchen
- Reverse level to take in countryside views
- Two roof balcony windows
- Principal bedroom suite
- Spacious family bathroom, separate cloakroom
- Gardens arranged in three areas
- Parking for two cars plus shared visitor parking

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01736 322200 (St Ives & Hayle)

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01326 702333 (Falmouth & Penryn)
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