



# Casa Manana

Wellington Plantation









# Casa Manana, 10 Wellington Plantation, Penelewey, Feock, TR3 6QP

This individual, detached and split-level residence is situated close to Feock, Truro and the tree-lined creeks of the Fal estuary, providing spacious and well-proportioned accommodation within established gardens of around half an acre.

## Distances

Trelissick Gardens (National Trust) – 1.8; King Harry Ferry – 2.1; Loe beach & café – 2.2; Truro city centre – 3.4; St Mawes (via ferry) – 7.3; Falmouth – 7.9; Mylor Yacht Harbour – 9; St Agnes – 10.4; Cornwall Airport – 22.8

(All distances are approximate and in miles)

## Location

Casa Manana is located within Wellington Plantation, a peaceful no-through road lined with individual detached family homes in the sought-after area of Penelewey, Feock. Within walking distance is the charming, thatched Punchbowl and Ladle Pub, offering a quintessential village experience.

This individual home is perfectly placed for idyllic circular walks, including Roundwood Quay and Trelissick, where woodland trails meander along the banks of the River Fal. Nearby the King Harry Ferry links the stunning Roseland Peninsula and Loe Beach offers excellent water sports facilities and a popular café. Mylor Harbour, just a short drive to the south, has become one of the country's premier boating centres.

Golf enthusiasts will appreciate the nearby courses at Truro and Falmouth, while families benefit from highly regarded primary schools at Devoran and Kea, both just a short drive away. Regular bus services connect the area to Playing Place, and the cathedral city of Truro, five miles away, serves as Cornwall's legal, administrative, commercial, and educational hub, with a full range of junior and secondary schooling, a mainline rail link to London (Paddington), and the national-class Hall for Cornwall theatre.

Approximately ten miles away, the university town of Falmouth boasts a vibrant mix of restaurants, quayside bars, galleries, sub-tropical gardens, and safe sandy beaches. The South West Coast Path leads to nearby coves at Swanpool and Maenporth, extending onward to the picturesque Helford River.

## The property

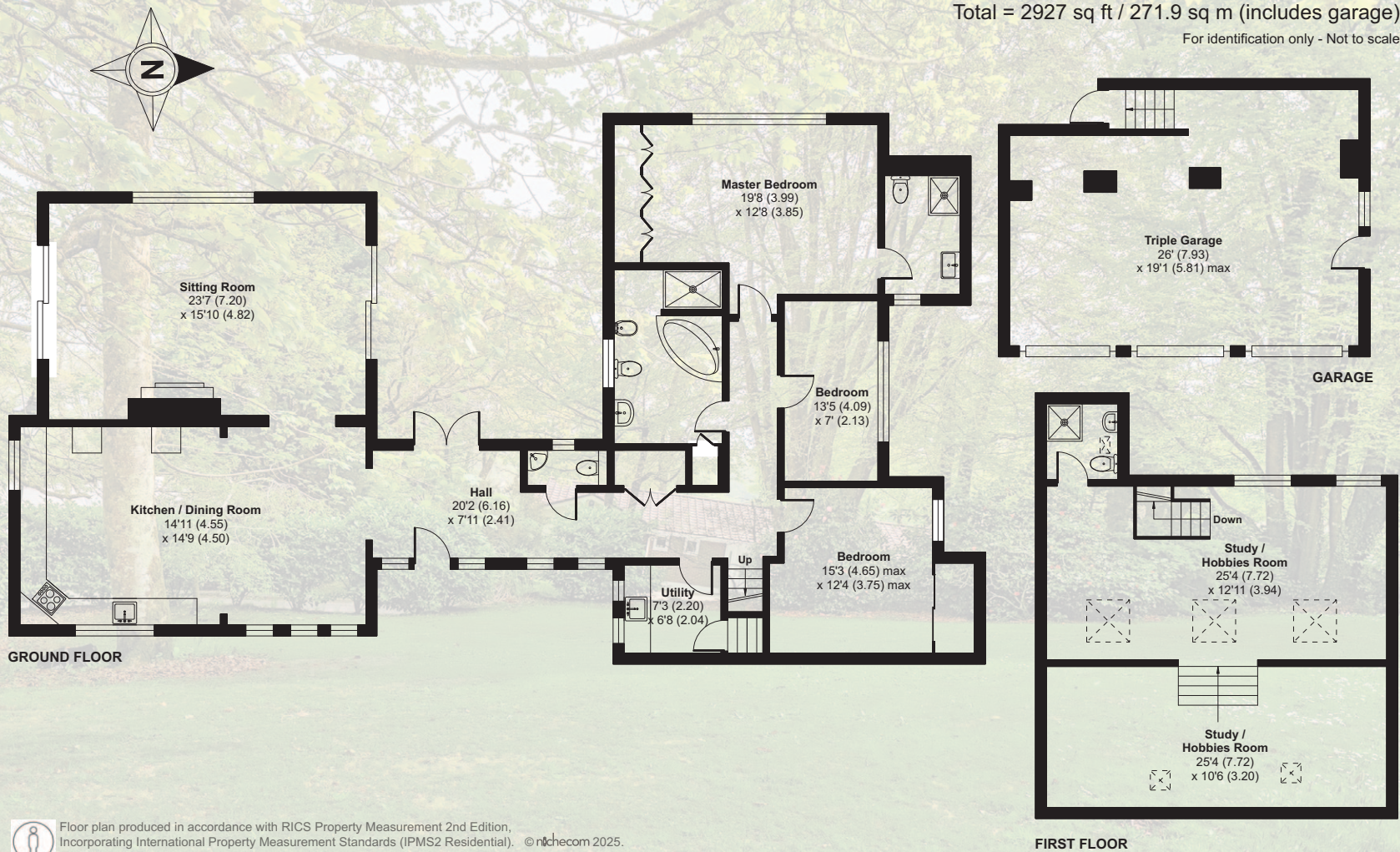
- Individual detached bungalow
- Well-presented and spacious accommodation, thoughtfully appointed throughout
- Set centrally within private, mature gardens
- Equipped with Tesla batteries and EV charging point
- Covered entrance porch
- Reception hall with patio doors to the rear courtyard and gardens
- Double aspect, open plan kitchen and dining room, recently fitted with an extensive range of units, integral dishwasher, oven and combination microwave
- Spacious triple aspect living room featuring two sets of sliding doors to the terrace and gardens
- WC / cloakroom
- Utility room with integral washing machine and separate dryer. Storage cupboard and internal door to the triple garage
- Master bedroom with garden views, fitted wardrobes and en suite shower room
- Two additional double bedrooms, one with fitted wardrobes
- Spacious family bathroom with separate walk-in shower
- Split-level area above the garage, ideal as a hobbies room, playroom or home office. Includes a shower room/WC - Planning permission in place to create spacious bedroom above the garage (PA23/05867)





# Casa Mananana, 10 Wellington Plantation, Penelewey, Feock, Truro, TR3

Main House = 2456 sq ft / 228.2 sq m  
Total = 2927 sq ft / 271.9 sq m (includes garage)  
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	71 C
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). © nitchecom 2025. Produced for Shore Partnership Limited. REF: 1283898

**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.



This brochure was produced and printed by BJ Press Ltd, a Carbon Balanced Printer registered with the World Land Trust.





### The gardens

Triple garage, fitted with two Tesla Powerwall batteries and an EV charger.

- Private, mature gardens spanning approximately 0.5 acres
- Mainly laid to lawn with established tree and shrub borders
- Terraces positioned to the front and rear to enjoy the morning and afternoon sun
- Deep driveway leading to the integral triple garage, with an additional parking space to the side, ideal for boat or caravan storage.

### Tenure, services and material information

Freehold. Mains water, gas, drainage and electricity. Gas fired central heating. 8 channel CCTV system.

Council Tax: band G.

Broadband: Superfast is available in the postcode (fibre to cabinet)

(Source: <https://www.openreach.com/fibre-checker>)

### Directions

From Truro: follow the 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 Ladle pub, turn left into Mount George Road and then the first right and then the turn right into Wellington Plantation and immediately left and Casa Manana is the 2nd driveway on the right.

### What 3 Words

///native.listen.amicably.







**Ben Davies**  
Director



**Tim May**  
Director

## WHERE YOU LIVE MATTERS

**Telephone: 01872 484484**

**Email: [contact@shorepartnership.com](mailto:contact@shorepartnership.com)**

School House Office, Market Street,  
Devoran, Truro, Cornwall, TR3 6QA

