



Casa Manana





# Casa Manana

Wellington Plantation, Penelewey, Feock, TR3 6QP

Feock 2 miles Truro 4 miles Falmouth 10 miles

A large detached family bungalow with triple garage and two Tesla Power Walls, sitting on a spacious plot of just under half an acre in proximity to Truro, Feock, and the coast

- Impressive 3 bedroom family residence
- Expansive gardens of just under half an acre
- Planning Permission to enlarge (PA23/05867)
- Extensive Renovations carried on the Exterior of the Property
- Freehold
- Tranquil Sylvan setting
- Triple garage with parking for approximately 4 cars
- Two Tesla Power Walls
- Interior Fully Refurbished within the last 12 months
- Council Tax Band G

Guide Price £950,000

## SITUATION

Casa Manana is located in Wellington Plantation, a secluded area of Penelewey, Feock, surrounded by individual family homes. Nearby is the Punchbowl and Ladle Pub, together with scenic walking routes around Roundwood Quay and Trelissick.

Loe Beach provides sailing and kayaking, while Mylor Harbour, a short drive away, is a renowned boating centre. Golf courses are nearby, and reputable primary schools are within reach. Regular bus services connect to Trelissick, Playing Place, and Truro, offering various amenities including schools, rail links to London, and a theatre.

## DESCRIPTION

Casa Manana, a large detached family Bungalow with triple garage and two Tesla Power Walls, sits on a spacious plot of just under half an acre.

Slate stairs lead to the front door and a raised patio offers views of the garden and countryside. The entrance hall gives access to the open plan sitting/kitchen/dining room. The kitchen has been recently upgraded and has integrated oven, electric hob, microwave, dishwasher, Belfast style sink with mixer tap and space for American style fridge/freezer.





The dining area can accommodate a large table and links the kitchen to sitting room which has a modern fireplace and two sets of sliding doors to the garden. The main hall also has doors to the W/C and main bathroom, complete with walk in shower, bath, toilet, bidet and wash basin.

The property currently has three bedrooms, the master with built in wardrobes and an en-suite shower room. The upstairs of the property is presently a vast storage room with shower room. Planning permission has been granted to extend the property into this space to facilitate a new master bedroom with en-suite. Planning reference number - PA23/05867).

Casa Manana also has a fantastic utility room with stone work surfaces. A door from utility room leads you downstairs into the triple garage. The garage has electric up and over doors, boiler, water tank, EV charging point and two Tesla Power Walls. The power walls charge overnight at a reduced rate and discharge during the day, reducing the utility bills.

#### **OUTSIDE**

At the front of the property, you will find a tarmac driveway, lawns, parking for four or five cars, leading to the triple garage. Adjacent to the garage is space for boat storage and potentially covered parking, with a gate leading up steps to the garden. Slate stairs lead to the front door, with a porch and raised patio area offering views of the garden and countryside.

Around the side of the property, there's access to the lounge and a gate leading to the rear garden. The garden includes a large patio area, triple-tiered lawn with mature trees and shrubs and an outdoor dining area. Please note that there are multiple TPO's in the rear garden.

#### **VIEWINGS**

Strictly by prior appointment with Stags Truro office on 01872 264488

#### **SERVICES**

Mains Gas, Electric & Drainage. Gas central heating and two Tesla Power Walls. Broadband speed – 4 – 26Mbps, Mobile coverage indoors – EE, O2, Vodafone. Mobile coverage outdoors - EE, O2, Vodafone, Three (Ofcom).

#### **DIRECTIONS**

Proceed into Penelewey, passing the Punch Bowl and Ladle pub on the left. Take the next left onto Mount George Road. Take the first right turn and, at the end of this road, turn right into Wellington Plantation. Follow the road around to the left. The property will be easily visible on the right.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2479 sq ft / 230.2 sq m  
Garage = 472 sq ft / 43.8 sq m  
Total = 2951 sq ft / 274.1 sq m  
For identification only - Not to scale

**First Floor**

- Attic Room: 7.85 x 3.95m (25'9" x 13')
- Attic Room: 7.71 x 3.18m (25'4" x 10'5")

**Ground Floor**

- Sitting Room: 7.16 x 4.50m (23'6" x 15'9")
- Kitchen / Dining Room: 7.77 x 4.47m (25'6" x 14'6")
- Utility: 3.15 x 2.05m (10' x 6'8")
- Bedroom 1: 5.97 x 3.86m (19'7" x 12'8")
- Bedroom 2: 4.65 x 3.53m (15'3" x 11'7")
- Bedroom 3: 4.06 x 2.26m (13'4" x 7'5")
- Triple Garage: 7.53 x 5.62m (26' x 19'1")

**RICS Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1087891