



# Sundowner

Feock



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26 Trevallion Park, Penpol, Feock, Truro, TR3 6RS

Commanding an elevated position above the tranquil waters of Penpol and Restronguet Creek, this impeccably extended and beautifully appointed bungalow presents two generous double bedrooms and a series of light-filled living spaces. Framed by far-reaching views stretching across to the Mylor peninsula, 'Sundowner' offers the perfect blend of serenity, style and coastal charm.









## The location

Trevallion Park enjoys an enviable position in the heart of Penpol, a picturesque and unspoilt creekside village situated within the highly desirable Feock area, southwest of Truro. This tranquil setting offers direct access to the renowned sailing waters of the Fal Estuary (Carrick Roads) via Penpol and Restronguet 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 Treliassick 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.

Just over two miles away, the King Harry Ferry provides easy access to the Roseland Peninsula, placing the coastal gems of St Mawes, Portscatho and the historic church at St Just within reach.

This is a location that perfectly balances natural beauty, peaceful seclusion and connectivity to south Cornwall's most treasured destinations.



## Distances

Penpol boatyard and beach – 175 yards;  
Point Quay & slipway – 0.6;  
Loe Beach (watersports) – 1.5;  
Devoran (Old Quay Inn) – 1.7;  
Treliassick Gardens (National Trust) – 2; Truro – 5;  
Mylor Yacht Harbour – 9; Falmouth – 9.5;  
Cornwall Airport (Newquay) – 23.5

(All distances are approximate and in miles)







## The property

- Detached, extended and modernised bungalow
- ECO credentials include – Air source heat pump, solar panels, batteries ( 2 x 5 KW 10 KW total) and external insulation – 'A' rated EPC
- Fine views over Penpol and Restranguet Creek to the surrounding countryside on the Mylor peninsula
- Much improved and beautifully presented
- Attractive reception hall with tiled flooring and picture rail up-lighting
- Superb open-plan, double aspect living room enjoying the fine views. Inset Barbas woodburner and engineered oak flooring.
- Well-appointed kitchen with fitted appliances including double oven, fridge and dishwasher
- Utility room with shower room/WC
- Spacious, double aspect master bedroom with dressing area and fitted wardrobes
- Second double bedroom enjoying the views and with fitted wardrobes.
- Family bathroom
- Double aspect loft room (with electric ladder) enjoying the fine far-reaching views and with lapsed planning permission granted in 2020 for a principle en suite first floor bedroom

## The gardens and parking

- Elevated position with driveway and parking area to the front
- Large terrace accessed from the living room enjoying the fine views
- Rear garden, two storage sheds and raised viewing deck







Tenure, services and material information

Freehold. Mains electricity and water. Private drainage. Air source heat pump – underfloor heating and radiators. Solar panels. Batteries (2x 5 KW = 10 KW total) and external insulation. Council Tax: band F Broadband: FTTC (source: [www.openreach.com/broadband-network/fibre-availability](http://www.openreach.com/broadband-network/fibre-availability))

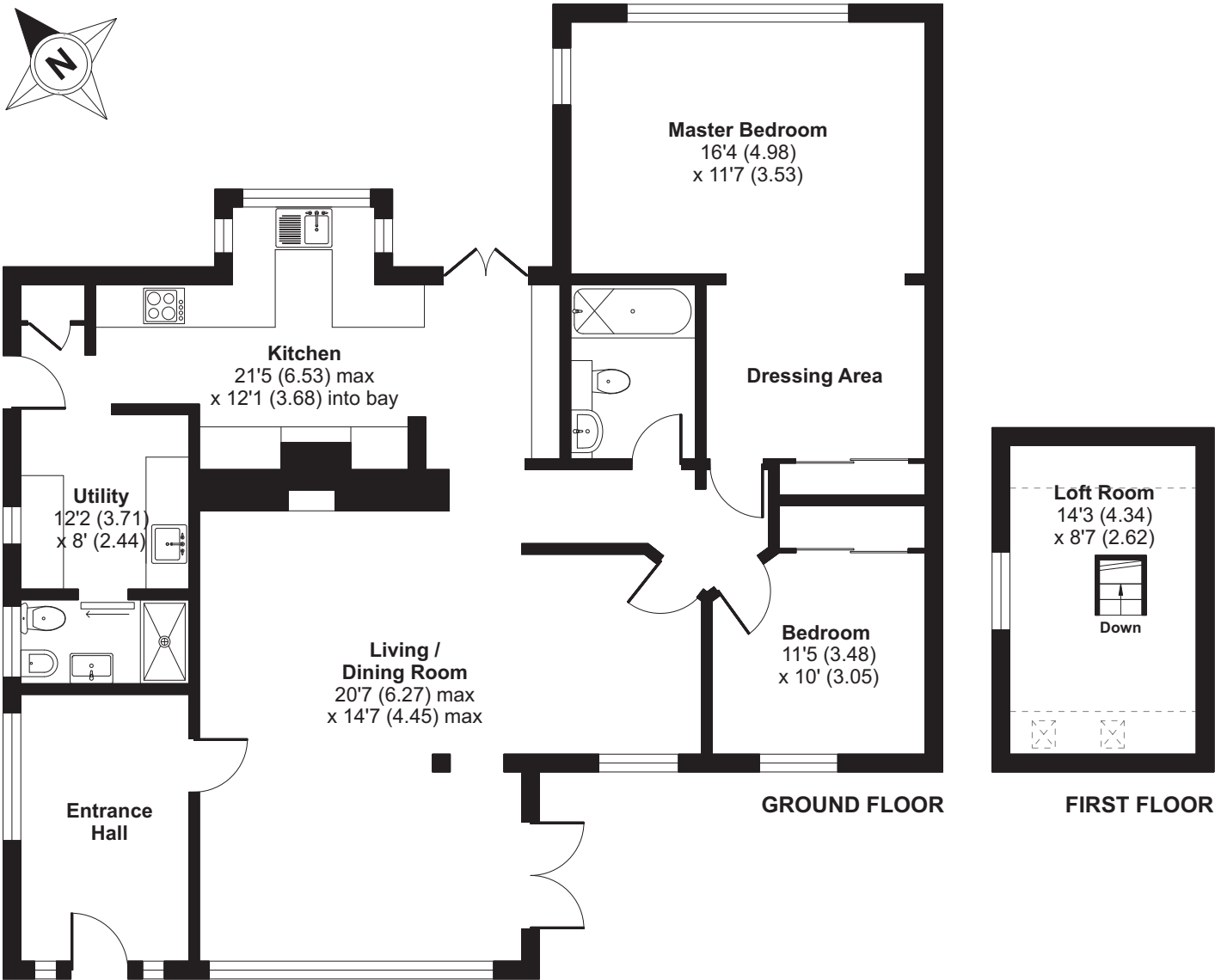
Directions From Truro, at the Playing Place roundabout, take the first exit at the second roundabout, following signs towards Feock. Continue along this road, ignoring the left turn for the King Harry Ferry, and passing the turning on the right for Harris’s Hill. Shortly after, take the next right-hand turn opposite the Methodist Chapel onto Trolver Hill. Follow Trolver Hill and turn left into Trevallion Park. Sundowner (26) is the second property on the left.

What 3 Words /// minimums.suitable.guitar

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Main House = 1431 sq ft / 132.9 sq m  
Total = 1467 sq ft / 136.2 sq m  
Limited Use Area(s) = 36 sq ft / 3.3 sq m  
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Shore Partnership Limited. REF: 1371142

Score	Energy rating	Current	Potential
92+	A	103 A	108 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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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