



Grasshoppers



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Feock, Truro, Cornwall, TR3 6QY

Truro City 4 miles Falmouth 9 miles St Agnes 10 miles

A superb and most versatile four bedroom detached bungalow with attached one bedroom annexe accommodation.

- Detached Four Bedroom Bungalow
- One Bedroom Annexe
- Stylishly Refurbished
- Freehold
- Beautiful Large Gardens (circa 0.70 Acre)
- Sought after Position
- Useful Loft Room
- Council Tax Band - F

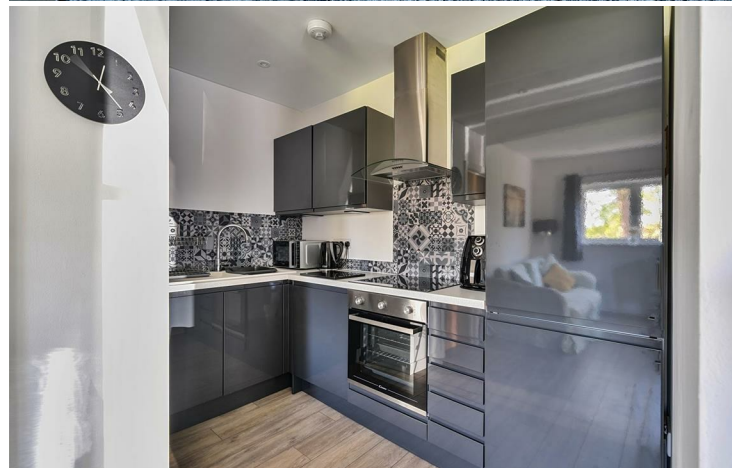
Guide Price £935,000

LOCATION

Penelewey is a sought after and highly convenient hamlet on the borders of Kea and Feock, ideally placed for access to both the cathedral city of Truro and the sailing town of Falmouth. Within easy walking distance is the well known thatched Punchbowl and Ladle public house, while the nearby villages of Playing Place and Cannon Downs cater for everyday needs with village shops, medical and dental practices, and other local amenities.

The surrounding area is particularly well regarded for its natural beauty. Trelissick House and Gardens, a celebrated National Trust estate featured in the Poldark television series, is close at hand and offers scenic creekside walks and gardens. The nearby King Harry Ferry also provides a charming route across the Fal Estuary to the Roseland Peninsula, renowned for its unspoilt coastline, countryside, and sandy beaches. Truro lies just over three miles away and provides an extensive range of shopping, educational and leisure facilities, together with a mainline railway station offering direct services to London Paddington and branch connections to Falmouth.

For those travelling further afield, Newquay Airport is less than twenty miles distance with regular domestic flights, while the easily accessible A30 ensures excellent road links throughout Cornwall and beyond.



DESCRIPTION

Having undergone extensive refurbishment in recent years by the current vendors, 'Grasshoppers' offers spacious and versatile accommodation extending across a generous footprint approaching 3,000 sq ft all told, comprising a substantial four bedroom main residence together with a well appointed one bedroom, self contained annexe.

The main living accommodation centres around a bright and welcoming sitting room, where large picture windows overlook the gardens and allow natural light to pour into the space. Flowing seamlessly from here is a generous dining area and a contemporary styled fitted kitchen, finished with a stylish range of wall and base units alongside a central island providing additional preparation space and informal breakfast seating. Sliding doors from the dining area open directly onto the rear terrace, perfect for sunbathing, relaxing or alfresco dining and seamlessly connecting the indoor and outdoor living areas.

The principal bedroom suite is ideally positioned separately from the remaining bedrooms, providing a sense of privacy and benefiting from a walk-in dressing area with fitted wardrobes and modern en-suite shower room. Three further well proportioned bedrooms are served by a smartly appointed family bathroom, while the entrance hall also gives access to a cloakroom and useful storage cupboard.

Connected via a garage/store, the adjoining annexe offers excellent flexibility and has its own private entrance. The accommodation comprises an open-plan sitting and dining room with a fitted kitchen arranged to one side, together with a comfortable double bedroom featuring en-suite facilities. The annexe is ideally suited for extended or dependant family accommodation, or potential ancillary income, subject to any necessary consents.

OUTSIDE

Grasshoppers occupies a substantial and secluded garden plot of approximately 0.7 of an acre, enjoying generous and expansive lawns together with extensive flower, tree and shrub border planting creating a profusion of colours and interesting walkways. To the front is ample parking space for several vehicles. The gardens offer a private and sheltered environment, with a paved terrace perfectly suited to outdoor dining and entertaining.

The mature grounds provide ample space for families, keen gardeners, or those wishing to further landscape and enhance the setting. In addition, the garage/store offers excellent storage and adjoins the annexe, creating flexibility for a range of potential uses.

SERVICES

Mains water and electricity are connected. Oil fired central heating. Private septic tank drainage system.

Broadband: Basic is connected (Ofcom). Mobile phone: Vodafone, EE, O2 and Three are likely (Ofcom).

Satellite and Fibre: BT and Sky likely (Ofcom).

Conservation area - No.

Council Tax Band - F.

Flood Risk - Very Low.

VIEWINGS

Strictly and only by prior appointment via Stags' Truro office.

DIRECTIONS

From our office at 61 Lemon Street, Truro proceed up the hill continuing over the double island onto Arch Hill (A39) signposted for Falmouth. Proceed to Playing Place and take a left turn at the second roundabout onto the B3289 signposted Feock. Continue into Peneleway passing The Punchbowl and Ladle where the entrance to the property will be found almost immediately afterwards on the left hand side, identified by our for sale board.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 2400 sq ft / 222.9 sq m
 Including Limited Use Area(s) = 58 sq ft / 5.3 sq m
 Annex = 407 sq ft / 37.8 sq m
 Outbuilding = 106 sq ft / 9.8 sq m
 Total = 2971 sq ft / 275.8 sq m

For identification only - Not to scale

Denotes restricted head height

FIRST FLOOR

GROUND FLOOR

ANNEXE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nixhocom 2026. Produced for Stags. REF: 1463880



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	76
England & Wales		EU Directive 2002/91/EC	

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