



Penhalls Way

Playing Place





The Nest, 42 Penhalls Way, Playing Place, Truro, TR3 6EX

Occupying a secluded position on the outskirts of the highly desirable village of Playing Place, just a short distance from Truro and Feock, with Loe Beach and the sailing waters of the Carrick Roads nearby, this modernised and well-presented four-bedroom detached bungalow is set back from the road within mature, private gardens enjoying a delightful rural outlook.

Distances

Local shop/post office and community centre – 350 yards; Punch Bowl and Ladle pub - 0.6; Kea Primary School - 0.8; Cowlands Creek - 1.8; Truro - 2; Treliissick Gardens - 2.3; Loe Beach Watersports (Feock) - 2.6; Falmouth-7.1; St Mawes (via ferry) - 8.3; Mylor Yacht Harbour - 8.6; Cornwall Airport - 21.8
(All distances are approximate and in miles)



The Location

Playing Place is a highly desirable and family-friendly village, well placed between Truro and Falmouth and within easy reach of Feock, Loe Beach and the sailing waters of the Carrick Roads.

The village is well served by a range of day-to-day amenities including a local convenience store, post office, service station with Co-op mini market and a community hall / playground. Further facilities are available at nearby Carnon Downs, including a doctor's surgery, butcher and garden centre. Families are particularly well catered for, with the highly regarded Kea Primary School nearby and an excellent choice of state and independent schools in Truro.

For those with an interest in the water, Loe Beach provides access to the Carrick Roads, offering superb sailing, windsurfing, kayaking and paddleboarding, together with moorings and boat facilities in the surrounding area. The National Trust house and gardens at Treliissick are also close by, with beautiful woodland and riverside walks, far-reaching estuary views and access to the King Harry Ferry, providing a scenic crossing to the Roseland Peninsula.

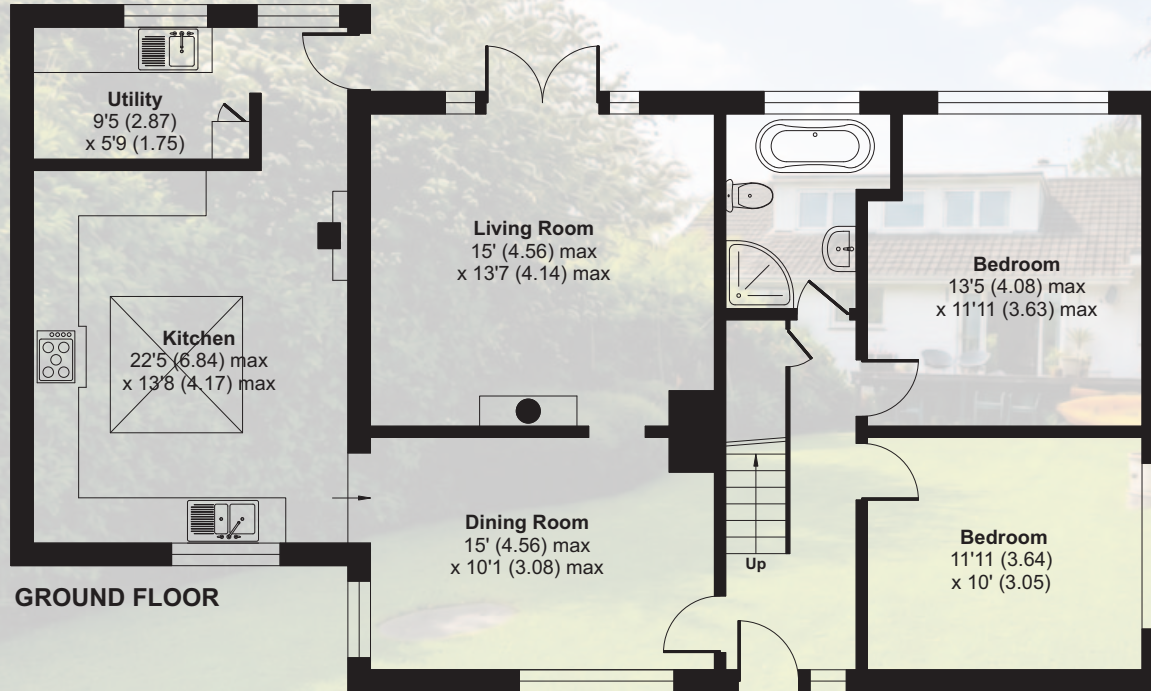
The well-regarded Punchbowl and Ladle at Penelewey is nearby, while Truro, Cornwall's cathedral city, offers an excellent range of independent and national retailers, restaurants, cafés, the Hall for Cornwall theatre, cathedral and a mainline railway station with direct services to London Paddington.

Penhalls Way, Playing Place, Truro, TR3

Main House = 1532 sq ft / 142.3 sq m
 Total = 1615 sq ft / 150 sq m
 Limited Use Area(s) = 83 sq ft / 7.7 sq m
 For identification only - Not to scale



Denotes restricted head height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
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). © nichecom 2026. Produced for Shore Partnership Limited. REF: 1466965

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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The Property

- Edge of village position
- Set back from the road
- Enjoying a quiet and private setting
- First time on the market in 20 years
- Entrance hallway
- Double aspect dining room with archways to both the sitting room and kitchen
- Sitting room with open fire with stone surround, exposed wooden floorboards and access to the rear terrace
- Large kitchen with range cooker, island unit and wooden tops
- Utility room
- Two ground floor bedrooms and a family bathroom
- Two further first floor bedrooms, one with en suite shower room and both enjoying the rural views

The Garden and Parking

- Set back from the road on a private driveway that leads to only two other properties
- Front garden laid to lawn with a driveway either side providing parking for several cars
- Mature and very private deep rear garden
- Raised terrace accessed from the living accommodation, enjoying views over the garden
- Rear garden laid to lawn bordered and planted with an array of mature trees and shrubs
- Garden shed and further patio area

What 3 Words

/// obliging.branded.completed

Tenure, services and material information

Freehold. Mains gas, electricity and water. Private drainage. Gas fired central heating

Council Tax: band D

Broadband: FTTC (source: www.openreach.com/broadband-network/fibre-availability)

Directions

From Truro, proceed south on the A39 towards Falmouth. On reaching Playing Place, turn left at the first roundabout onto Holywell Road. Take the second turning on the left into Penhalls Way, then after approximately 50 yards turn right into the first private lane/driveway, where The Nest will be found as the first property..





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WHERE YOU LIVE MATTERS

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