



Grasshoppers, Penelewey, Feock, TR3 6QY  
£975,000

# Key Features

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- Detached 1970's bungalow
- Sought after location close to Feock
- Recently renovated with stylish presentation
- Beautiful South facing 0.7 acre gardens
- 2,400 sq ft four bedroom accommodation
- Separate one bedroom annexe
- Plentiful driveway parking, potential for garage
- Video tour available



*A superb family home sat within a stunning South facing 0.7 acre plot in a sought after location. Recently renovated to provide extensive and stylish four bedroom accommodation complete with separate one bedroom annexe.*



# The Property

Grasshoppers is a beautifully refurbished home offering exceptional space and versatility - thoughtfully renovated by the current owners in recent years to a superb standard. With four generous double bedrooms, a stunning open-plan living space, extensive gardens and a separate one bedroom annexe, this is a property that truly adapts to modern family life in all aspects.

From the moment you enter, the wide entrance hall sets the tone for the property – light-filled, inviting and designed to flow seamlessly throughout. To the rear, the heart of the home is the open-plan kitchen/dining/living area, a wonderfully social space with large glass sliding doors opening on to a sun terrace, effortlessly connecting the indoors with the landscaped gardens beyond. Perfect for entertaining in the summer months, this versatile space is cleverly zoned to provide separate areas while still drawing the family together.

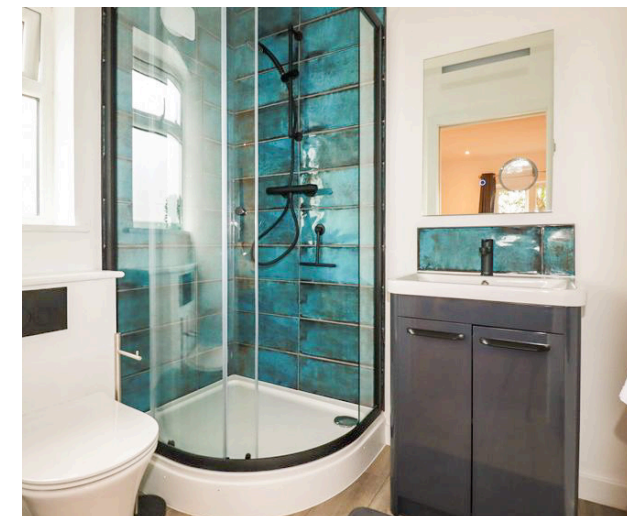
The main living room features a log burner, parquet flooring and a window framing the garden views – a cosy retreat for winter evenings. The dining area, also with parquet flooring, leads into the contemporary kitchen. Beautifully appointed, it includes a central island with breakfast bar seating, integrated appliances, double ovens, grill, induction hob, wine fridge, ceramic sink with mixer tap and walk in pantry cupboard.

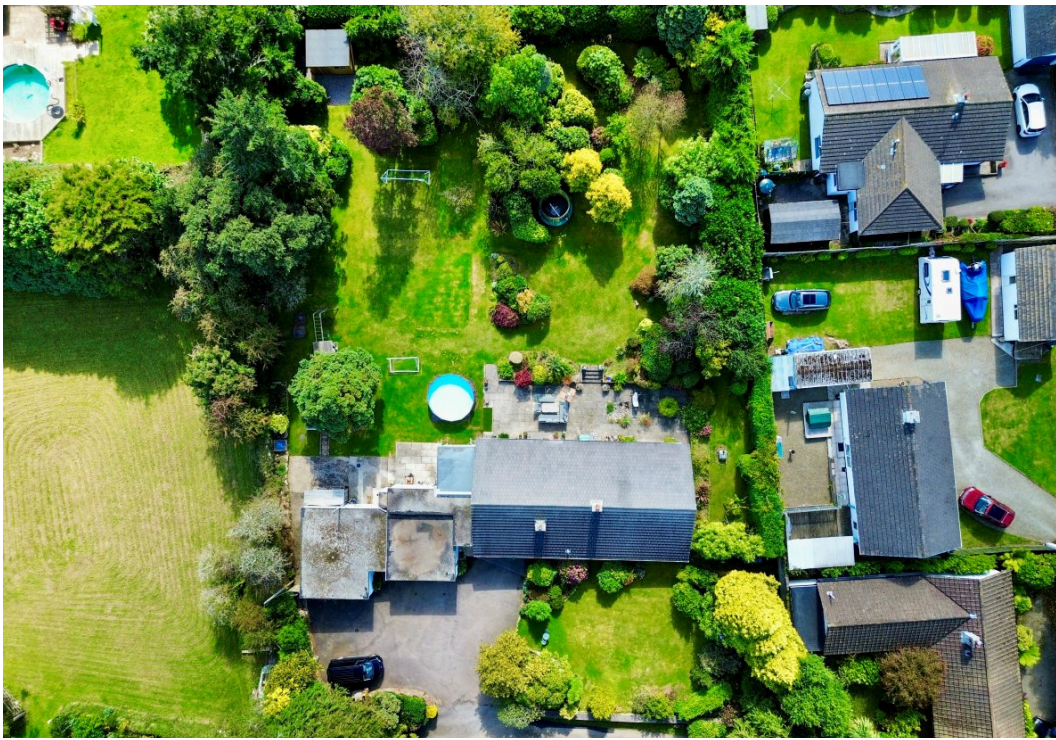


The accommodation is generous throughout, with four double bedrooms, including a principal suite with walk-in wardrobe and stylish en-suite shower room. The family bathroom is finished with a modern four piece suite and designer tiling. A cloakroom, utility/boot room and storage cupboards add practical touches, while an attic loft/games room provides additional space. There is further potential for conversion in to the large roof space, subject to the necessary consents of course.



The annexe is a superb addition, offering its own entrance and a well-planned layout including entrance hall, open-plan living/dining room with fully fitted kitchen, double bedroom and a modern shower room. Ideal for multi-generational living, visiting guests or even as an income-generating opportunity.





The gardens and grounds are a real highlight of Grasshoppers. Extending to around 0.7 acres, they provide a wonderful blend of established planting, mature trees and a large lawn – creating a setting that feels both private and open. The generous sun terrace offers the perfect place for outdoor dining and relaxation, while the extensive lawn is ideal for children, pets and family gatherings. Practical features include a great sized secure external store, outside shower, timber shed, greenhouse and an abundance of driveway parking - with ample space at the front of the property should a new owner wish to create a detached garage (subject to consents). The overall feeling is of a home where outside living is just as enjoyable as the beautifully presented interior.

With its combination of stylish interiors, adaptable layout, landscaped gardens and excellent outside space, Grasshoppers is a truly exceptional home that I highly recommend viewing.



# The Location

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Grasshoppers enjoys a superb setting in the sought-after hamlet of Penelewey, perfectly positioned between city and coast. Just a short drive from Truro, the location offers a small community with the wonderful Punchbowl & Ladle pub at its heart. This location also places you within easy reach of Loe Beach, Trelissick Gardens and the King Harry Ferry, opening up the Roseland Peninsula and some of Cornwall's most picturesque waterside villages.

Loe Beach itself is a local favourite with its water sports centre, café, public slipway and moorings – an ideal base to explore the tree-lined creeks and rivers of the Carrick Roads, much loved by sailing enthusiasts. To the south, Mylor Yacht Harbour provides a full-service marina, bistro, café and clubhouse.

The neighbouring village of Feock is a charming and highly sought-after waterside community on the River Fal, while the surrounding countryside offers a wealth of footpaths, many accessible directly from the doorstep, leading to Penpol, Point, Pill Creek, Cowlands and the National Trust's Trelissick Gardens.

Truro, only around 3 miles away, is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.

It is this combination of convenience, community and access to the water that makes Penelewey such a prized and enduringly popular location.



# Floorplan

## Penelewey, Feock, Truro

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



# Property Information

Tenure: Freehold

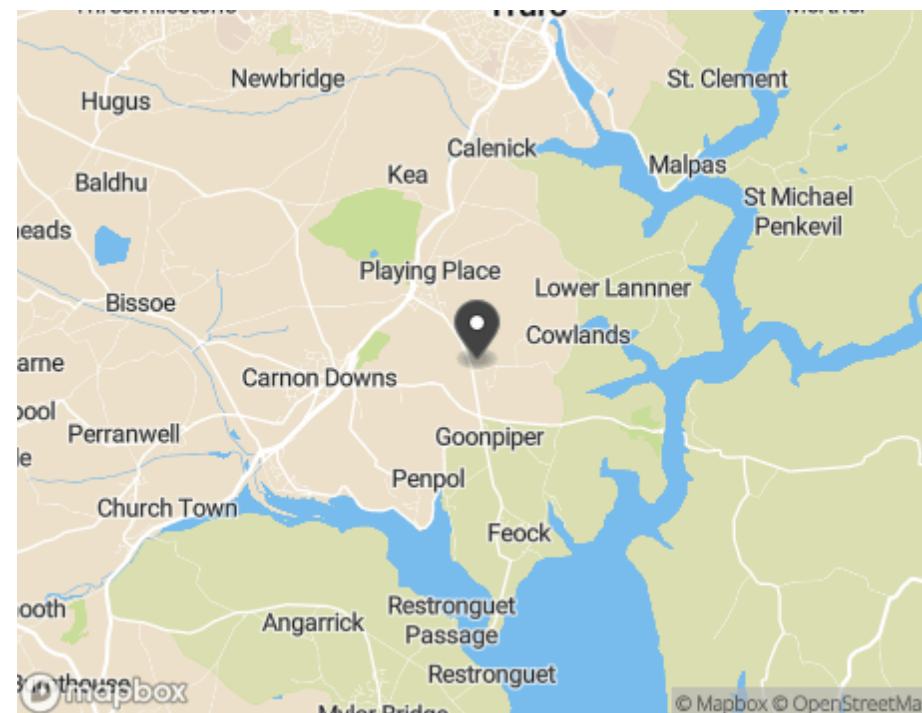
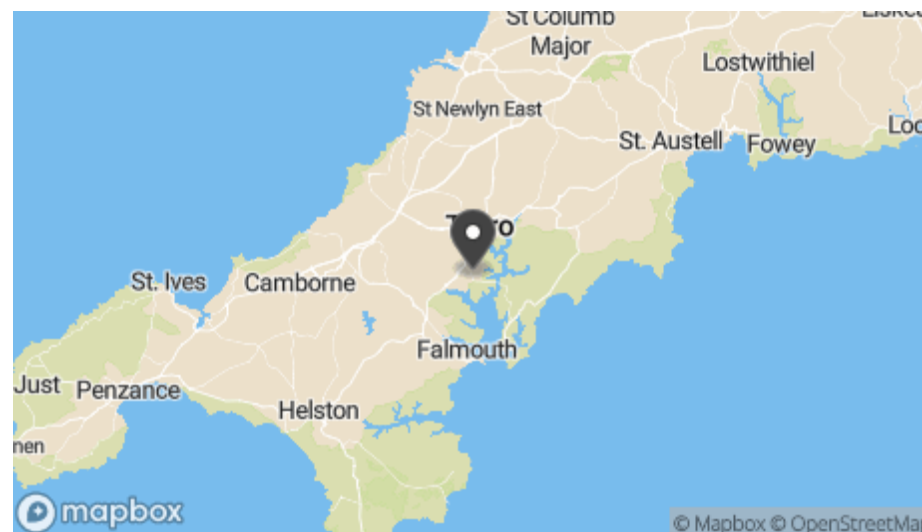
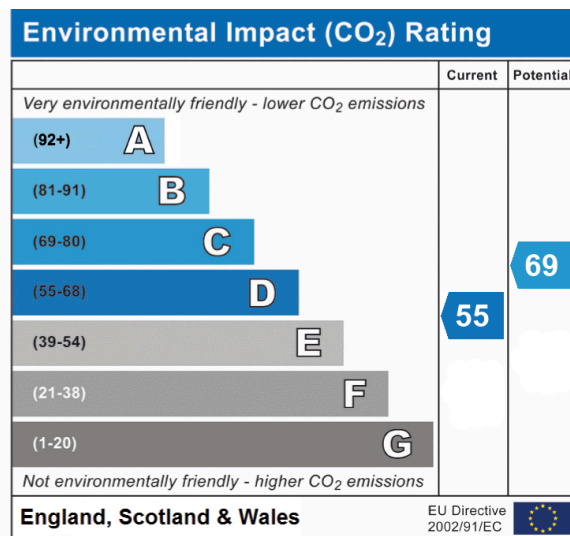
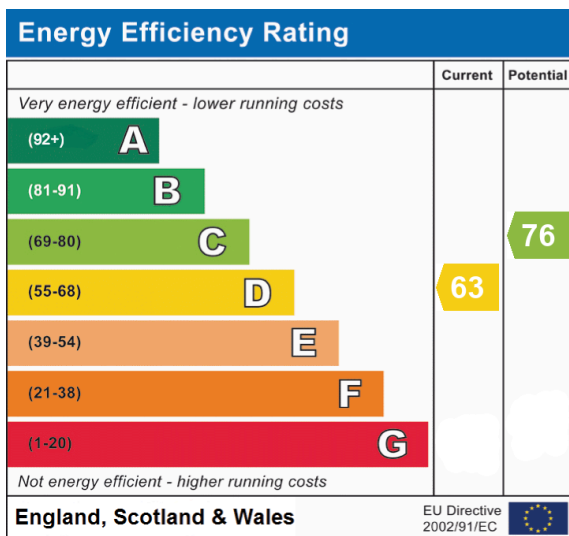
Council Authority: Cornwall

Council Tax Band: F

Services: Mains water & electric are connected. The property has a privately owned septic tank drainage system. The property and hot water is heated centrally via an oil fired boiler.

Mobile Signal: Best networks EE & O2 – (good outdoor & variable indoor)

Broadband: Superfast available. Max Download 80Mbps. Max Upload 20Mbps.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

