



## Penryn



An impressive, detached residence  
Commanding superb views across countryside to the sea  
Three good sized bedrooms  
Spacious contemporary family kitchen  
Lounge/dining room with woodburner  
Shower room and separate four-piece bathroom  
Terraced front and private rear gardens  
Large cellar area providing useful storage  
Single garage and off road parking facilities  
UPVC double glazing, gas central heating, solar panels

**Guide £525,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND B**

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REF: SK7178



An ideal opportunity to own this reverse-level family home located within a popular residential location and affording the most spectacular views across Glasney to the Penryn River and Falmouth Bay beyond.

This elevated house, that is presented with imagination and style to a very high standard throughout would appeal to those wanting a modern contemporary home that enjoys gas central heating and UPVC double glazing throughout.

The versatile reverse-level accommodation comprises; entrance porch, inner hallway, two good sized bedrooms and a bathroom on the ground floor. To the first floor, the property boasts a superb, spacious kitchen, dining room open to lounge with feature wood burning stove and spectacular views, a study/bedroom three, again with splendid views and a well fitted family bathroom/wc combined. Outside, there are terraced, low maintenance gardens to the front sporting a wide variety of plants and shrubs and this gives access via steps to the rear of the property where you will find two decked patio areas (both accessed from the kitchen) which are bordered by terraced flowerbeds and borders. Access to the left of the property leads to a paved area with rotary dryer and a door that leads to the most spacious cellar providing much needed storage facilities. At the front of the property there is a garage and this is accessed via the parking area that lies adjacent to the front garden.

The historic town of Penryn offers an eclectic range of day-to-day facilities including shops, restaurants, public houses and doctors surgery. The property itself is close to Penryn infant and junior school, Penryn College for secondary education and Falmouth University (Tremough Campus). Penryn station is also close by with the branch line linking Falmouth Docks to the cathedral city of Truro.

***As our vendors sole agents, we highly recommend an early appointment to view.***

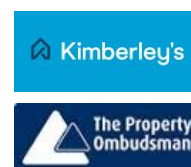
***Why not call for your personal viewing today?***



#### **THE ACCOMMODATION COMPRISES:**

A flight of steps meanders up though the front garden leading to the half glazed UPVC double glazed door.

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**ENTRANCE PORCH 1.80m (5'11") x 1.02m (3'4")**

UPVC fully glazed window to the front elevation overlooking the front and enjoying the superb views across countryside towards Falmouth Bay, half glazed UPVC door opening to steps that take you to the right hand side of the property, flush ceiling light, fixed glazed panel to inner hall, four panel glazed door to inner hall, flush ceiling light, Karndean flooring.

**INNER HALL 3.56m (11'8") x 0.79m (2'7") plus storage recess.**

Radiator, two flush ceiling lights, fire alarm/sensor, recess having a double wall cupboard and cloaks storage, doors to the two bedrooms and shower room, Karndean flooring, carpeted staircase with handrail leading to the first floor.

**BEDROOM ONE 3.71m (12'2") x 3.23m (10'7") measured to wardrobe front.**

UPVC double glazed picture window commanding fabulous views over countryside to Penryn River and Falmouth Bay. Fitted with a range of floor-to-ceiling wardrobe cupboards in light grey with matching drawer unit set into recess with wooden surface and shelf, matching wall mounted bedside drawers and separate corner wall mounted drawer unit, two stainless steel bedside spotlights, pendant light, picture rail, radiator, fitted carpet.

**BEDROOM TWO 3.73m (12'3") x 2.69m (8'10")**

Again, with spectacular views through a UPVC double glazed window, Venetian blinds, radiator, central ceiling light, under stairs storage cupboard, fitted carpet.





### ***SHOWER ROOM 1.88m (6'2") x 1.42m (4'8") measured to walls.***

Fitted with a corner shower cubicle with curved screen, stainless steel mains fed shower, wide white wash hand basin with chrome mixer tap set on a wall mounted vanity unit in light wood effect, tiled splash back and illuminated mirror above, concealed cistern low-level flush wc with light wood effect floor-to-ceiling storage cupboard, ceramic tiled walls, inset ceiling spotlights, chrome heated towel rail, extractor fan, slate tiled flooring.

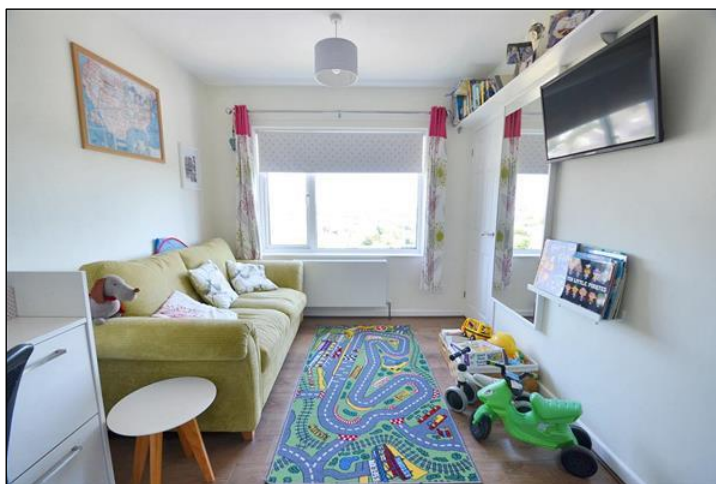
### ***CARPETED STAIRCASE RISING FROM THE GROUND TO SECOND FLOOR WITH HANDRAIL***

### ***FIRST FLOOR LANDING***

Glazed window looking into the lounge, angular fitted shelving, flush ceiling light, smoke alarm/sensor, engineered oak flooring, doors to kitchen, study/bedroom three and family bathroom.

### ***BEDROOM THREE/STUDY 3.76m (12'4") x 2.74m (9'0")***

Picture UPVC double glazed window, again enjoying the wonderful view, roller blind, stainless steel curtain pole, double wall cupboard and shelving alongside, high level book shelves, radiator, white panelled door to shelved storage cupboard, loft hatch, TV aerial point, engineered oak flooring.

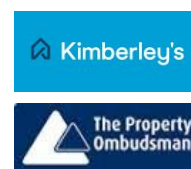


### ***BATHROOM 2.64m (8'8") x 2.21m (7'3")***

Fitted with a four-piece suite comprising; panelled bath with chrome wall mounted taps, concealed washing box with wood lid, double shower cubicle with mains fed stainless steel drench head, concealed cistern wc with wooden ledge, chrome ladder style heated towel rail, white wash hand basin with chrome mixer tap set into a dark grey vanity unit having storage cupboards below and alongside, decorative glass splash backs with vanity mirror above and touch sensitive lighting, inset ceiling spotlights, a mix of sandstone tile and wood effect walls, under floor heating, grey slate flooring.



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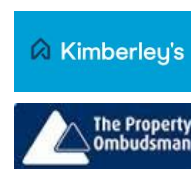


**KITCHEN 4.90m (16'1") x 2.90m (9'6") plus 3.61m (11'10") x 2.95m (9'8") into recess.**

A superb light and bright kitchen with UPVC double glazed windows to the rear and side garden. Fitted with a comprehensive range of duck egg blue wall, base and larder cupboards with granite roll top work surfaces, 1 1/2 bowl stainless steel sink unit with contemporary stainless steel mixer tap, space for dishwasher, obscure glazed white storage units in white, inset electric induction hob with Bosch electric cooker below and extractor above, floor-to-ceiling larder cupboards with space for tallboy refrigerator/freezer, metro white ceramic tiling, large island unit in duck egg blue with granite work surfaces providing drawer space, inset microwave, wine cooler and breakfast bar with two glass pendant lights above, UPVC fully glazed door to right-hand garden, wide UPVC double glazed patio doors to the left-hand garden, contemporary dark grey radiators (one vertical), ceramic tiled flooring, internal window looking through to lounge, pocket sliding door to dining area.



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**DINING AREA 2.79m (9'2") x 2.46m (8'1")**

UPVC double glazed window overlooking the rear, stainless steel curtain pole, radiator, pendant light, coved ceiling, display recess with inset spotlight.

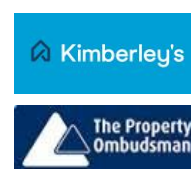


**LOUNGE 5.51m (18'1") x 3.73m (12'3") measured into recess.**

Two UPVC double glazed windows overlooking the front and enjoying the best views to countryside, Penryn River and Falmouth Bay beyond, borrowed light windows from the hallway and kitchen, two radiators, contemporary modern fitted storage units, inset wood burning stove set on a polished granite hearth with feature wooden lintel above, two ceiling pendant lights, coved ceiling, TV aerial point, engineered oak flooring.



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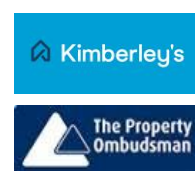
## OUTSIDE

### GARDEN

To the front there are tiered gardens sporting a wide variety of mature plants and shrubs. Steps with handrail lead to the front door. From here to the right hand side of the property is a concrete path and further slate topped steps with stainless steel handrail that take you to the right hand side of the rear garden. To the left hand side of the property and accessed from the kitchen, there is a lovely decked patio area with stainless steel and glass safety screen. From here there are tiered gardens, again sporting a wide variety of plants and shrubs that provides a good degree of privacy and seclusion.



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### CELLAR 8.81m (28'11") x 2.57m (8'5")

Steps from the entrance porch take you to the left hand side of the property where there is an area of shingle and a concrete paved drying area. From here there is a solid UPVC door that gives access to the cellar that has plumbing for a washing machine and plenty of space for a tumble dryer and other appliances and further storage.

### GARAGE

The garage lies at the foot of the property and is of single size and has an up and over door.

### PARKING

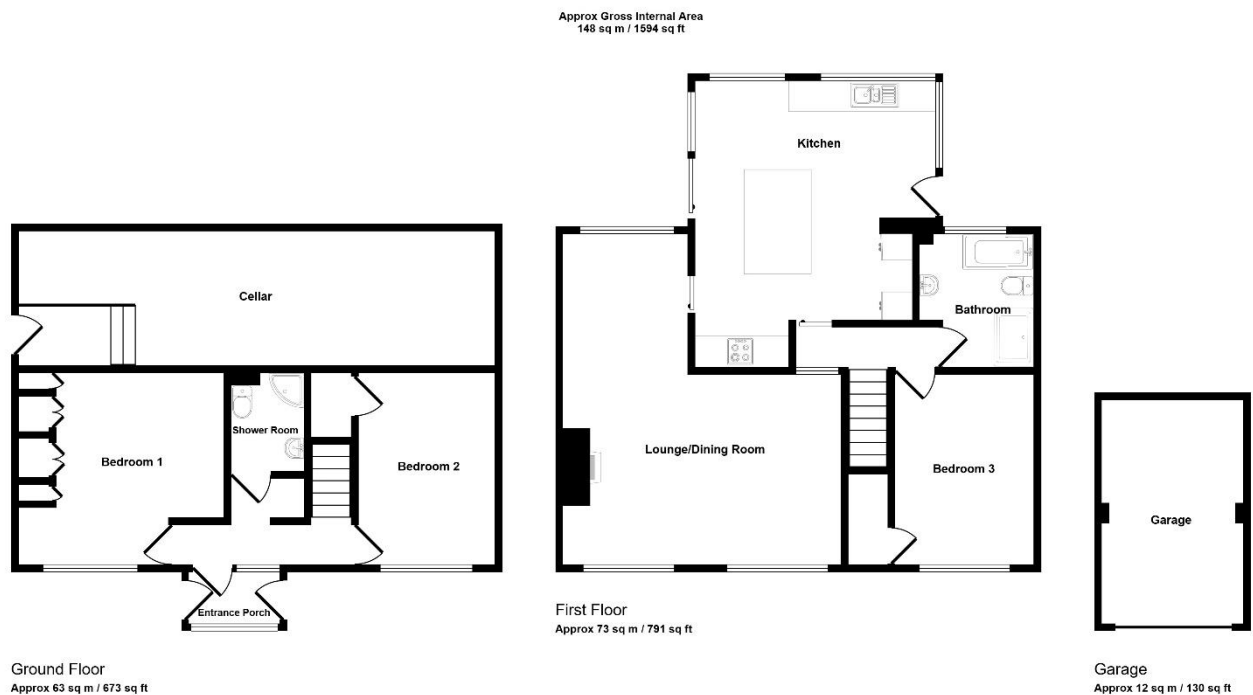
There is off road parking facilities for possible two cars adjacent to the garden wall.

**SERVICES** Mains electricity, gas, water and drainage, wholly owned solar panels

**COUNCIL TAX** Band D.

### MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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