



## Penryn

A charming Grade II listed cottage  
Extensively refurbished throughout  
Many features including fireplaces  
New slate tiled roof (summer 2015)  
Two good reception rooms  
Two double bedrooms, luxury shower/wc  
A new fitted kitchen with appliances  
Gas central heating by radiators  
Enclosed rear southerly garden with two level areas  
Two minutes' walk to the town centre

Guide £267,000 Freehold

**ENERGY EFFICIENCY RATING  
BAND C**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7274



We are delighted to offer as our returning client's sole agents, this charming Grade II listed two bedroom granite town cottage which is set in the heart of a conservation area in West Street, facing down Calver Close within a couple of minutes' walk into the town centre

The cottage has been extensively renovated in the past five years, combining an eclectic blend of character features and modern day living, making this a home anyone would be proud to own.

Packed with plenty of features including a new slate roof in 2015, gas fired central heating by radiators (new boiler, some four years ago), a new kitchen with appliances, a remodelled bathroom, original Victorian cast iron fireplaces, a wealth of natural woodwork, picture rails and panelled internal doors.

The well-proportioned and spacious accommodation includes a reception hall, sitting room, dining room, an L-shaped refitted kitchen, two double bedrooms on the first floor and luxurious shower room/wc combined. Outside the property, at the rear there is a small courtyard and granite steps leading to an enclosed tiered garden with two levels which enjoys a sunny southerly aspect where you can relax and entertain your family and friends.

The property is located within walking distance of Penryn town centre and also the railway station with its branch line linking Falmouth to the cathedral city of Truro and onto London Paddington. Penryn is a great historic market town where there is a great community with a selection of shops, restaurants, public houses, and surgeries. The town also has football, rugby and cricket clubs along with Penryn College, Penryn Primary Academy and Falmouth University (Tremough Campus). The town offers good transport links with a regular bus service and the train station as previously mentioned. The bustling town of Falmouth is within two miles.

*An early viewing is highly recommended to secure this fine property.*

*Why not call for your appointment to view today!*

#### **THE ACCOMMODATION COMPRISES**

Steps up to a storm porch with painted and glazed front door to:

#### **RECEPTION HALL**

A pleasant introduction to the property with stripped wood flooring, picture rails, doors leading to the sitting room and dining room, wall mounted cupboard housing the electric consumer units.



#### **SITTING ROOM 3.33m (10'11") x 2.77m (9'1")**

A bright and cosy reception room with recessed multi-paned sash window overlooking the front aspect with window seat and original working wooden shutters, radiator, tv aerial point, alcove with bookend display shelving, continued stripped wood flooring, picture rail, four panelled internal door.



#### **PINE AND GLAZED DOOR FROM RECEPTION HALL TO:**

#### **DINING ROOM 3.89m (12'9") x 2.74m (9'0")**

A delightful open reception room leading to the kitchen and having a large, closed fireplace recess, built in storage cupboard with shelving under, radiator, tv aerial point, continued pine flooring, picture rail, breakfast bar and doorway to:



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



**FITTED KITCHEN 2.21m (7'3") x 2.21m (7'3") Plus 6'6"x4'7"**

A bright triple aspect L-shaped kitchen recently fitted on two sides with a range of matching base units in reed, brass style handles, granite effect roll top work surfaces and matching metro tiling and pine capping over, china single drainer sink unit with easy on mixer tap, built in book and display shelving, Bosch four ringed gas hob and single fan assisted oven under, open area with pine shelving looking through to the dining room, radiator, casement windows and door to outside, mono pitched roofing, stripped pine flooring, spotlights, a pine step from the kitchen and painted staircase rising to the first floor with original grippers for carpet runner.



**MEZANINE LEVEL**

On the staircase there is a walk-in cupboard with a Worcester combination boiler with space and plumbing for a washing machine. Continued staircase to the first-floor landing with window to the rear aspect looking towards the garden, radiator, loft hatch, doors leading to the bedrooms.

**SHOWER ROOM 2.77m (9'1") x 1.60m (5'3")**

Luxuriously appointed with white suite comprising double walk in fully tiled shower area with chrome mixer shower and sliding glass screen, pedestal hand wash basin with chrome hot and cold taps, low flush wc, ladder style heated towel rail, frosted single glazed window, tiled flooring, mirrored bathroom cabinet and panelled internal door.



**BEDROOM TWO 2.95m (9'8") x 2.82m (9'3")**

Multi paned sash window to the rear aspect, stripped pine flooring, a focal point cast iron fireplace with slate hearth and painted wood surround, tv aerial point, telephone point, radiator, picture rail, panelled internal door.



**BEDROOM ONE 4.39m (14'5") x 2.87m (9'5")**

*Excluding window recess*

Again, with a multi sash window overlooking the front aspect, stripped wood flooring, a focal point cast iron fireplace with slate hearth and painted wood surround, tv aerial point, built in cupboard with shelving under, radiator, picture rail and panelled internal door.



**OUTSIDE**

To the rear of the property is a small courtyard laid to hardstanding immediately adjacent to the property. From here granite steps lead up to the remainder of the garden which is tiered (two level areas) which is mainly laid to shingle with railway sleepers and a rockery, stone walling and fencing to boundary. Being southerly facing this is a lovely secluded sunny spot to enjoy.



**SERVICES**

Mains drainage, water, electricity and gas.

**COUNCIL TAX BAND A**

**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.

Approx Gross Internal Area  
69 sq m / 748 sq ft



Ground Floor  
Approx 36 sq m / 388 sq ft

First Floor  
Approx 33 sq m / 360 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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