



## Fishcross Cottage New Street, Penryn

Guide Price £265,000 Freehold

Fishcross Cottage is a beautifully restored home with charming character features. Generous proportions, natural light, exposed granite, and a feature fireplace. Located just a few hundred yards from Penryn town centre and amenities. Close to local sports clubs and schools. Excellent transport links to Falmouth and beyond. No onward chain.





## LOCATION

Penryn is one of the oldest towns in Cornwall, having received its first charter in 1265; a full town of surprises and surrounded by lovely countryside. The building of Glasney College in 1265 placed the town on the map then the arrival of Falmouth and Exeter University turned Penryn into a buzzing and vibrant area. Many local sports clubs are active in the community including Penryn Football Club, St Gluvias Cricket Club and Penryn Rugby Club. Penryn is served by Penryn Primary Academy and Penryn College, whilst a 6th form can be found available at Falmouth School. The town enjoys good communication with Falmouth via its regular bus service and its train station, which links to the city of Truro and mainline Paddington service. Falmouth town (approximately 2 miles) provides an eclectic and more comprehensive range of shopping, schooling, business and leisure facilities.

- Delightful semi-detached Grade II listed cottage
- Two double bedrooms
- Beautifully restored and characterful
- Excellent location with nearby amenities
- Generous fitted kitchen/diner
- Successful Airbnb or residential home
- No onward chain

## AGENTS NOTE

The property is fully booked with Airbnb bookings. Viewings strictly by appointment with Heather & Lay with dates available in between bookings.

Airbnb Link - [https://www.airbnb.co.uk/rooms/24244541?check\\_in=2024-05-07&check\\_out=2024-05-12&guests=1&adults=1&s=67&unique\\_share\\_id=c76889df-4082-437f-a1e3-45df2c0b2c02](https://www.airbnb.co.uk/rooms/24244541?check_in=2024-05-07&check_out=2024-05-12&guests=1&adults=1&s=67&unique_share_id=c76889df-4082-437f-a1e3-45df2c0b2c02)

Council Tax band: B

EPC: D

Tenure: Freehold

SERVICES - Mains water, electricity, gas and drainage.





## THE PROPERTY

Fishcross Cottage is a real delight, rarely do we see a home which has undergone such thoughtful restoration and retains much of its character. The cottage was restored, we understand, over several years by a previous owner with the character and feel of the building retained. The attention to detail and the appeal of the cottage's layout will only be apparent by viewing inside. Proportions within are quite generous with many multi-pane sash windows creating plenty of natural light and a lovely feel as a home. Careful use has been made of exposed granite; there is a lovely, featured landing recess and a sitting room with a fireplace and the potential to reinstall a multifuel stove. The kitchen/dining room is fitted in white oak and has ceramic tiled flooring. A combination boiler fuels radiators throughout and provides hot water. On the first floor is a spacious landing with a cupboard and access to the two double bedrooms and bathroom. Overall this is a spacious and well-presented property offering plenty of character and in a prime position just a few hundred yards from the town centre, amenities and Penryn River. Most properties around New Street comprise Period and Grade II Listed houses and cottages. Available to the market with no onward chain.



## THE ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Access up granite steps and through a panelled wooden door into the ...

**HALLWAY** 9' 1" x 7' 8" (2.77m x 2.34m) A welcoming and large entrance with a white panel door providing access to the sitting room and two steps up with a doorway leading into the kitchen/diner. The turning staircase leads up to the first floor featuring exposed granite, a window and a window seat positioned halfway up the stairs. The cupboard under the stairs is ideal for storage. Radiator.

**KITCHEN / DINING ROOM** 18' 9" x 9' 3" (5.72m x 2.82m) A very pleasant, spacious and modern kitchen/diner with tiled flooring and a multipaned sash window to the side. Built-in kitchen units with white doors to the base, drawer and eye level, worktop space and a white tiled splash back. Integrated oven with four ring gas hob and extractor fan above and 1.5 bowl ceramic sink with drainer and mixer tap. There is space for a fridge freezer, washing machine and separate tumble dryer or dishwasher space. Space for dining table and chairs. Radiator.





**SITTING ROOM** 14' 7" x 10' 3" (4.45m x 3.12m) Lovely and light dual-aspect sitting room with two multiplane sash windows, the multiplane sash window to the front is large with a window sill. Beautiful exposed granite feature fireplace with granite hearth and mantelpiece with space for a wood burner to be fitted. A service hatch with two wooden doors opening to the kitchen area. TV Aerial, BT and power points. Radiator.

**LANDING** On the half landing, there is a recess area ideal for a bookshelf, ornaments or general decoration with beautiful exposed granite. The landing is a good size with white panel doors providing access to the two bedrooms and bathroom. Airing cupboard above the stairs and a rear aspect window with natural light.

**BEDROOM ONE** 13' 3" x 8' 0" (4.04m x 2.44m) Two lovely multipane sash windows to the front aspect providing plenty of natural light and two built-in wardrobes with concertina sliding doors. Access to the loft hatch. Radiator.

**BEDROOM TWO** 10' 8" x 9' 6" (3.25m x 2.90m) Another good-sized bedroom with a multiplane sash window to the side aspect of the property. Radiator.

**BATHROOM** 6' 9" x 6' 6" (2.06m x 1.98m) Modern white three-piece suite including a panelled bath with mains shower fixing over and fully tiled surround, wash basin and a WC. Multiplane sash window to the side aspect, extractor fan, light and shaver point and radiator.













GROUND FLOOR  
APPROX. FLOOR  
AREA 330 SQ FT  
(30.7 SQ M.)

FISHCROSS COTTAGE, NEW STREET, PENRYN, CORNWALL, TR10 8EB  
TOTAL APPROX. FLOOR AREA 669 SQ FT. (62.2 SQ M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
APPROX. FLOOR  
AREA 339 SQ FT  
(31.5 SQ M.)

FISHCROSS COTTAGE, NEW STREET, PENRYN, CORNWALL, TR10 8EB  
TOTAL APPROX. FLOOR AREA 669 SQ FT. (62.2 SQ M.)

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