



## 94 Helston Road, Penryn

Guide Price £360,000 Freehold

A beautifully presented and delightful double-fronted listed town cottage. Providing versatility and space, together with character and originality. Three bedrooms, two social living rooms and a useful lower ground floor workshop/utility. Lovely enclosed and private rear garden. Stunning views across Penryn, Valley and surrounding countryside. Unrestricted resident's parking available and convenient access to Station, College, University and amenities.



## THE 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 nearby, 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.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A Beautifully Presented & Charming Double Fronted Listed Cottage
- Three Bedrooms (Possibly Four) & A Modern Bathroom
- Sitting Room With A Wood Burner
- Useful Basement With Utility & Workshop
- An Attractive & Mature Rear Garden
- Open Outlook To The Rear With Far Reaching Views
- Excellent Town Centre Location Nearby Amenities & Transport Links



## THE PROPERTY

Built in the mid-1800s, this charming character Grade II listed town cottage is conveniently located in the heart of Penryn and a few minutes walk to local amenities, the University campus, College and transport links including Penryn Train Station and a bus stop. There is a particular style and appeal to this elegant terrace of period cottages, with their attractive stone and render facades, four pane sash windows and granite steps to the front doors. The cottage is double-fronted and deceptively spacious accommodation with three first-floor bedrooms and a practical arrangement of "living" accommodation, providing an open plan and sociable living/dining room, plus kitchen/breakfast room, together with a delightful beamed sitting room with a wood burning stove. The interior is likely to charm and surprise, with original and stylish features, blending modern comforts and brightness making for a beautiful family home. Also to the ground floor is a charming inner hallway with a staircase to the first floor and a large modern family bathroom. To the rear, is an enclosed, mature and relatively private garden with some lovely valley and countryside views plus the versatility of two lower ground floor rooms suited as a utility and a studio/hobby room or workshop, perhaps. The road outside has unrestricted parking for residents but with a bus stop and train station providing real convenience for public transport leading to Falmouth or Truro City in the other direction. This beautiful home has much to offer in this great location and we wholeheartedly recommend a viewing to fully appreciate this cottage.

**ACCOMMODATION IN DETAIL ALL MEASUREMENTS ARE APPROXIMATE)**

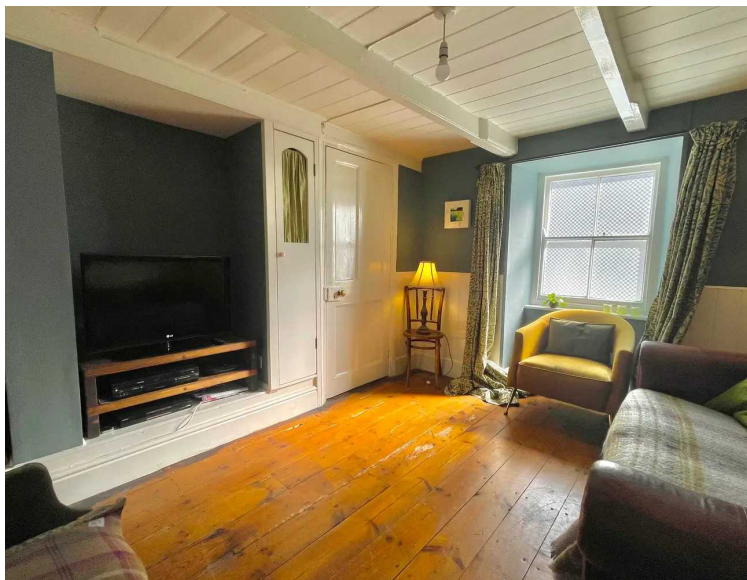
A painted panelled hardwood front door opening to...

**ENTRANCE VESTIBULE**

A welcoming entrance with stripped timber floorboards, high-level skirting, dimmer light switch and original panelled internal doors opening to the sitting room and to the...

**LIVING/DINING ROOM 19' 4" x 10' 6" (5.89m x 3.20m)**

(Total length to kitchen 29' 7"). A delightful and nicely proportioned room providing much character with a four pane sash window to the front aspect with a deep sill, solid oak wood flooring and painted beamed ceiling. Traditional panel cupboards to the corner with shelving and a panelled internal door to the inner hallway. The social hub and heart of the home with its space to eat, and sit and a broad opening to the kitchen whilst overlooking and accessing the rear garden. Radiator.



**KITCHEN/BREAKFAST ROOM 12' 9" x 9' 1" (3.89m x 2.77m)**

A bright room with a double-glazed picture window to the rear, offering an elevated and delightful outlook over the garden terrace, Penryn and valley towards the surrounding countryside. Multi-pane glazed door to the rear porch with a double-glazed window to the rear. Space for a fridge freezer, washing machine, tumble dryer and a large oven with a tiled splashback surround. Belfast sink with tiled splashback set on freestanding wooden unit, further space for freestanding or fitted units within the kitchen area. Radiator. A continuation of hardwood oak flooring, spotlights.

**SITTING ROOM/BEDROOM FOUR 12' 9" x 9' 5" (3.89m x 2.87m)**

A lovely, additional reception room is accessed via original panelled doors from the inner hallway and the entrance vestibule. Full of character with exposed wooden floorboards, a beamed ceiling and a four-pane sash window to the front aspect. Granite corner fireplace with inset wood burning stove and slate hearth. Part half height feature panelling, central alcove with raised plinth, open display shelving to one side, tall cupboard housing gas and electrical meters. TV and power points. Radiator.



### **BATHROOM 9' 1" x 6' 8" (2.77m x 2.03m)**

An updated and good-sized modern family bathroom with a double glazed window to the rear overlooking the garden, a large panelled bath with tiled surround and a rainfall shower over with separate shower fixing. Wash basin with tiled splashback, WC and wooden wall panelling surround. Laminate flooring, heated towel radiator.

### **INNER HALLWAY**

Access to sitting room, living/dining area and the family bathroom. A sweet turning staircase rising to the first floor landing with understairs cupboards. Wooden laminate flooring and painted beamed ceiling. BT fibre connection to the property with speeds up to 900mb/s checked via BT Broadband checker. Space for coat hooks and shoe storage. Thermostat control.

### **FIRST FLOOR**

### **LANDING**

Window to the rear with a beautiful outlook overlooking the rear garden, Penryn and valley towards the surrounding countryside. Window seat, traditional panelled doors to three bedrooms. Loft access.



**BEDROOM ONE 10' 6" x 11' 11" (3.20m x 3.63m)**

A bright and spacious double bedroom with a sash window to the front aspect and window seat. Deep recess area providing space for wardrobes and storage, opening shelving into a corner recess. Radiator.

**BEDROOM TWO 12' 1" x 10' 9" (3.68m x 3.28m)**

Another large and bright double bedroom with a four-pane sash window to the front aspect and window seat. Wooden floorboards and further space for fitted or freestanding wardrobes or other furniture. Radiator.

**BEDROOM THREE 9' 7" x 6' 3" (2.92m x 1.91m)**

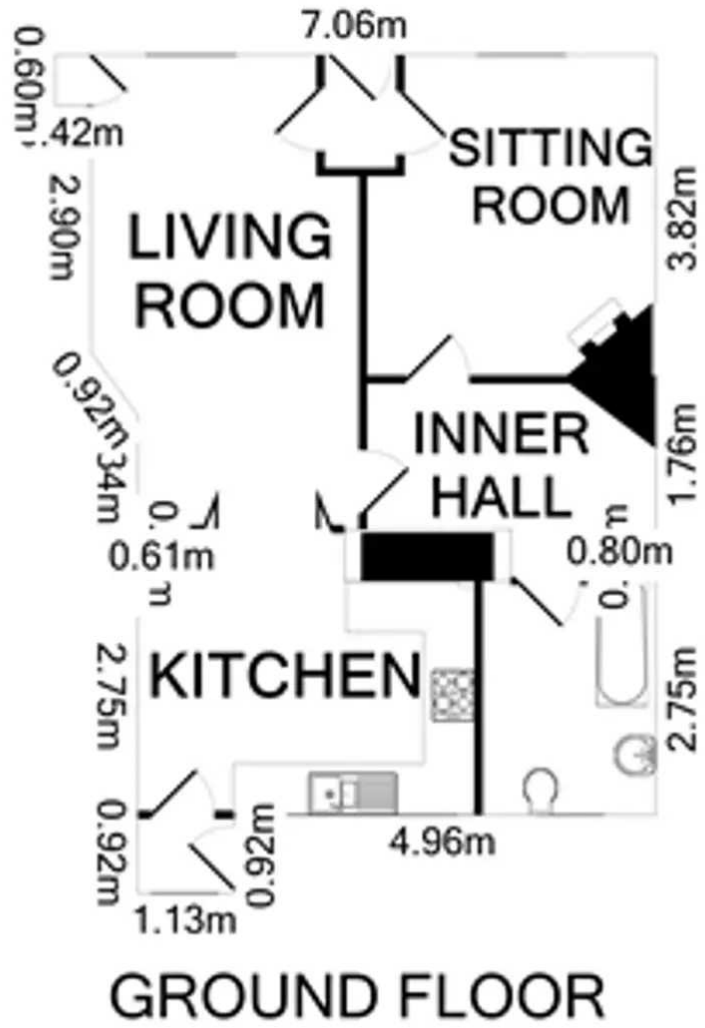
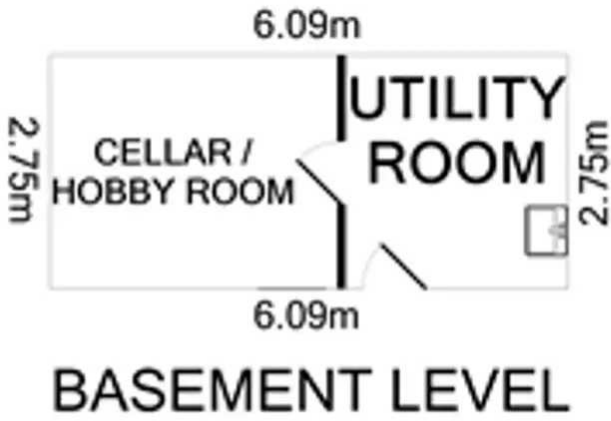
Window to rear with a beautiful outlook overlooking the rear garden, Penryn and valley towards surrounding countryside. Under window shelving and deep sill above. A useful office room or single bedroom. Radiator.

**REAR GARDEN**

A small number of steps with bespoke steel handrails lead to a surprisingly private and beautiful enclosed garden terrace. Predominately patio and gravelled with flower borders and surrounded by mature shrubs and trees. There is a generous and useful partly enclosed patio, offering a superb and sheltered seating area, ideal for outside dining, BBQ'ing and enjoying the afternoon sun. To the rear of the garden is a gate providing access to a further small garden area, mainly laid to lawn with planted borders which could be useful space for an outbuilding or a vegetable patch. From the garden, there is access to ...

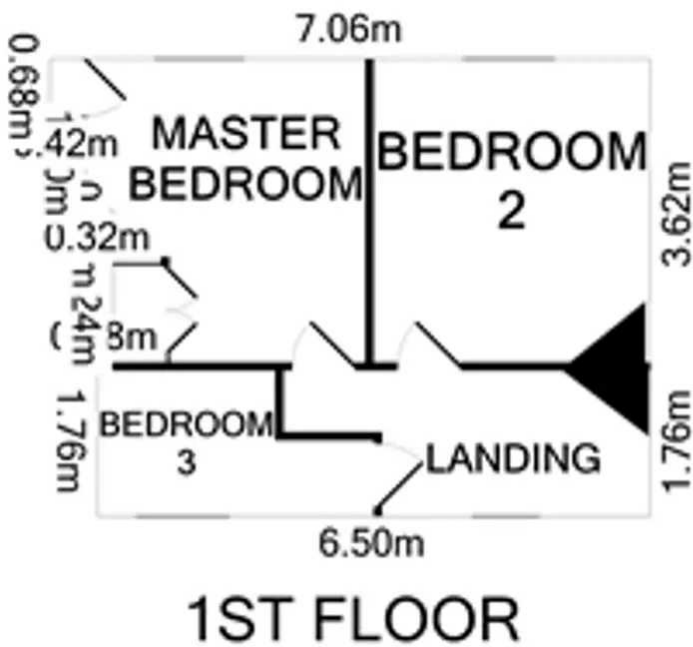
**CELLAR / UTILITY ROOM 9' 5" x 2' 51" (2.87m x 1.91m)** With a sash window overlooking the rear garden. Plumbing and space for white goods, Belfast sink and a useful storage cupboard housing the modern Worcester gas central heating combination boiler. Plug sockets. Door to: **WORKSHOP / HOBBIES ROOM 11' 3" x 8' 1" (3.43m x 2.46m)** A useful and versatile room with a window to the rear overlooking the garden. This room has been boarded and insulated with light and power.





**GROUND FLOOR**

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