



7 Higher Market Street, Penryn

Guide Price £335,000



Heather & Lay  
*The local property experts*

# 7 Higher Market Street

## Penryn

**THE PROPERTY** This uplifting three storey Grade II listed town house is an unusual find where its flexible accommodation is packed with charm and originality and light floods in through its southerly rear aspect. There are three double bedrooms, the superb top floor main room partially vaulted to a flexible mezzanine area and arch window views over rooftops to the river and Falmouth. The middle floor bay window sitting room with 9' 6" (2.9m) high corniced ceiling has an open fireplace, whilst on the ground floor is a sociable arrangement of fitted kitchen stepped up to a dining area with wood burning stove. What is not apparent from the roadside view is its long and partially old walled rear courtyard garden which enjoys a sunny aspect for the best part of the day and where at its end, is a very old stone building reputedly the old Penryn jail house - potentially useful and certainly a talking point!

**THE LOCATION** This fine house is set in the heart of Penryn within easy walking distance of all the amenities on the High Street. Penryn is an historic and ancient market town with an active community and good everyday facilities including nursery, primary and secondary schools. The town enjoys good communication with Falmouth via its bus service and train station, which links to Truro city and mainline Paddington. Penryn is enjoying something of a renaissance being the home of the University of Cornwall which incorporates Dartington College and also of the regeneration and development of Penryn's inner Harbour and Harbour village. Penryn College is a huge asset to the town, with its excellent reputation and strong facilities. Falmouth town (approximately 2 miles) provides comprehensive shopping, schooling, business and leisure facilities. The house is just a few moments from town and near the riverside and the site of the former 13th century Glasney College.







- VIDEO TOUR: <https://player.vimeo.com/video/526191996>
- Fine Regency town house
- 3 Double bedrooms
- Kitchen with dining room
- Stylish well proportioned 3 storey accommodation
- Fine bay window sitting room with fireplace
- Superb main bedroom up to useful mezzanine & views
- A delightful home/investment
- 

**ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)** Painted wooden door from the street that leads into a covered walkway also leading through to the garden. Panelled front door leading to.....

**RECEPTION HALL** Turning staircase to the first floor. Radiator. Panelled doors to bedroom three and.....

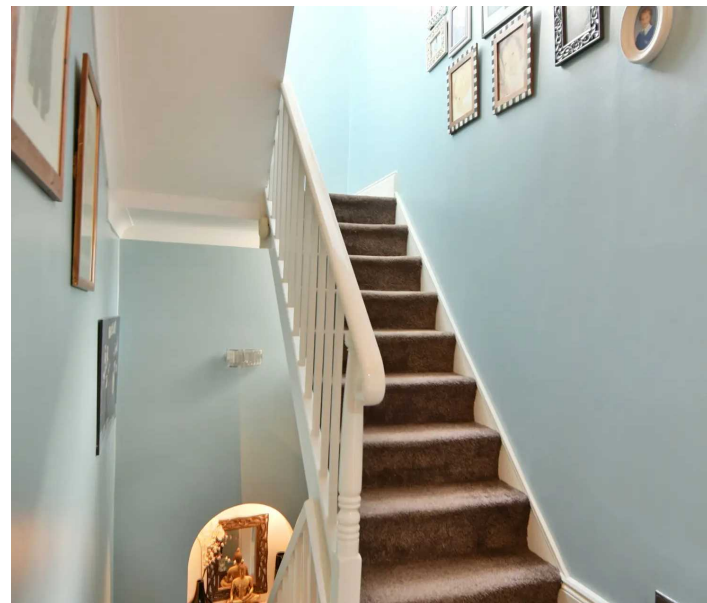
**KITCHEN/DINING ROOM - DINING AREA** 9' 8" x 7' 5" (2.95m x 2.26m) and 11' (3.35m) ceiling height. Dining area opening to the kitchen. Lovely, recessed fireplace with red brick archway and inset Arrow multi-fuel stove on a grey slate hearth. Radiator. Dark wood laminate flooring, space for dining table and chairs, open plan through a wide archway to...

**KITCHEN AREA** 16' 8" x 7' 0" (5.08m x 2.13m) Well equipped with a range of matching wall and base units in painted wood finish, black granite effect work surfaces and olive green ceramic tiling over, one and a half bowl sink, chrome swan neck easy-on mixer tap, gas hob with single oven under. Painted panelled monopitch ceiling with large Velux window flooding light. Multi-paned window to side, painted and glazed door leading to the courtyard and garden. Fitted dishwasher and space for fridge/freezer. Panelled door to.....

**UTILITY ROOM**

6' 0" x 5' 6" (1.83m x 1.68m)

A useful room with roll top work surface, space for tumble dryer and plumbing for washing machine, multi-paned window. High pine spotlit ceiling.



**BEDROOM THREE** 17' 1" x 8' 10" (5.21m x 2.69m) With large frosted former shop window to the front. Double radiator, panelled door to....

**ENSUITE CLOAKROOM**

Low flush WC, wash hand basin set in a vanity unit with ceramic tiling over, fully tiled walls and flooring.

Turning staircase to the first floor.....

**LANDING** With recessed and lit archway, high level windows and continuing staircase to the top floor. Original stripped pine doors and architraves to bathroom and .....

**SITTING ROOM** 17' 6" x 11' 7" (5.33m x 3.53m) and 9' 6" (2.9m) corniced ceiling height with central rose.

A lovely bright reception room which has an angular secondary glazed bay window overlooking the front street. Fine original pine and cast iron fireplace having an inset gas fire on a matching tiled hearth, four wall lights, double radiator, dimmer switch lighting.

**BATHROOM** 12' 7" x 7' 4" (3.84m x 2.24m) A lovely bathroom, very nicely appointed with a white suite comprising panelled bath, chrome mixer taps, telephone hand shower and tiled surround, Heritage pedestal wash basin with chrome taps, coloured splash back, double radiator, low flush WC, louvre doored airing cupboard housing a new, recently fitted 'Worcester' gas central heating boiler, secondary glazed multi-paned window facing south overlooking the rear. Ceramic tiled flooring, high corniced ceilings.

Turning staircase to the second floor.....

**LANDING** With fine twenty-one pane secondary glazed sash window facing east flooding light into the stairwell.



**BEDROOM ONE** 17' 8" x 10' 4" (5.38m x 3.15m) A delightful and uplifting master bedroom partially galleried to the mezzanine level, again full of light and with large secondary glazed sash window overlooking the front. Double radiator, double wall light, inset pelmet spotlights, wash hand basin set in a vanity unit with cupboards under. Turning staircase leading up to the.....

**MEZZANINE LEVEL** With painted banisters and balustrades, exposed A-frame roof timbers and return steps leading to another useful storage area with painted wood ceilings, Velux window to the rear and a multi-paned arch window looking down the town across to the Penryn River and countryside.

**BEDROOM TWO** 10' 7" x 10' 1" (3.23m x 3.07m) Secondary glazed, twelve paned sash window overlooking the rear with pleasing view. Cornicing ceiling. Double radiator, panelled door.

#### **OUTSIDE**

The garden is accessed from the covered communal walkway and via French doors from the kitchen. The rear partially old wall garden faces South, is level, well enclosed and about 100' deep, although relatively narrow. Beside the kitchen area is a slate flagstone courtyard leading to a small, grassed area and to a slate and shale terrace. At its end is an old granite building believed to be the old Penryn jail house which, with some imagination, could be a great workshop/garden store.

#### **PARKING**

There is a free car park nearby off St Gluvias Street. There may be availability to lease a Council parking space at Quay Hill a minute or two walk away, current charge £658.40 per annum for one registration number.

**TENURE:** FREEHOLD

**SERVICES** Mains Electric, Gas, Water and Drainage

**COUNCIL TAX:** C

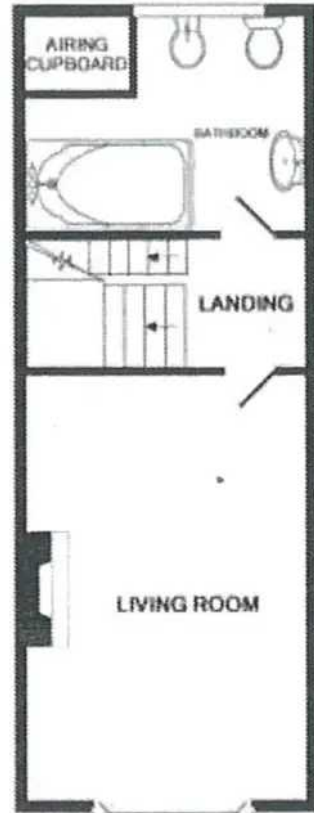
**EPC:** E



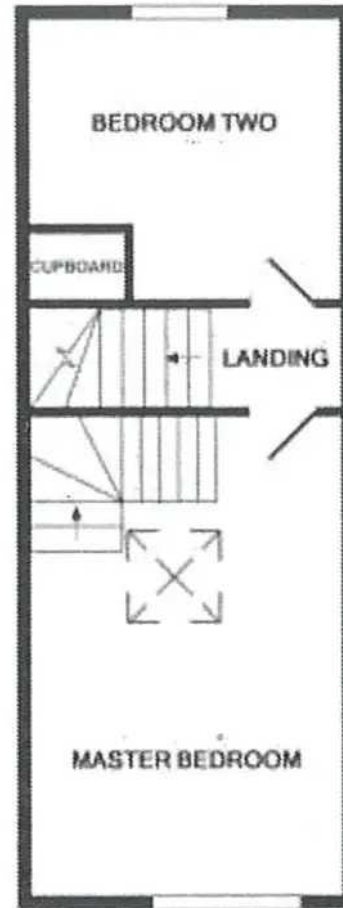
# FLOORPLANS



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Heather & Lay  
*The local property experts*  
3RD FLOOR MEZZANINE





**Heather & Lay**

3 Church Street, Falmouth - TR11 3DN

01326 319767 • [sales@heather-lay.co.uk](mailto:sales@heather-lay.co.uk) • [www.heather-lay.co.uk/](http://www.heather-lay.co.uk/)



**Heather & Lay**  
*The local property experts*

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.