



11a Higher Market Street, Penryn

Guide Price £260,000



Heather & Lay
The local property experts

11a Higher Market Street

Penryn

THE LOCATION

South View Cottage is discretely accessed along a slate flagstone floored opeway, tucked away yet near the centre of this historic market town. Penryn has 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 strong reputation and excellent facilities. Falmouth town (approximately 2 miles) provides comprehensive shopping, schooling, business and leisure facilities together with a harbour and blissful seafront and beaches.

- Requiring work
- 2 bedroom cottage
- Tucked away at end of an opeway
- Separate sitting and dining rooms
- Shower/wet room upstairs
- Gas fired radiator central heating and hot water supply
- Central town position
- South facing (overgrown) walled garden - 75' long







THE PROPERTY

We were surprised to find this attractive slate roofed, double fronted cottage hidden away at the end of this pretty Opeway. The property was likely once detached from the neighbouring property many years ago. The cottage is in need of modernisation, providing well-proportioned two bedroom and two living room accommodation. The shower/wet room is located upstairs and a modern Worcester gas boiler fuels radiator central heating and hot water supply. To the side is an unusually good-sized walled, now overgrown, garden about 75' x 30' (22.86m x 9.14m), a summer house and timber shed. South View Cottage is unusual, providing great scope and opportunity in a hidden yet central location.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Access from Higher Market Street into a slate floored opeway and at its end is South View Cottage. Slate portico, panelled and lead glazed door into;

ENTRANCE

Staircase to first floor. Glazed doors to sitting room and dining room (through to kitchen).

SITTING ROOM

13' x 12' 5" (3.96m x 3.78m). Double glazed hardwood windows to front and side. Radiator.

DINING ROOM

13' x 12' 6" (3.96m x 3.81m) and under stair recess and cupboards. Hardwood double glazed multipane window to front. Shelved cupboard. Radiator. Electrical tripping switches. Wall mounted gas fired coal effect fire. Obscure glazed door to....

KITCHEN

13' x 5' 8" (3.96m x 1.73m). Hardwood double glazed window and door to front. Fitted base and eye level cupboards with roll top work surface and inset stainless steel sink and drainer. Electric cooker and hob with extractor hood. Space for fridge/freezer and washing machine. Ceramic tile floor.



FIRST FLOOR

Turning stairs to....

LANDING

Doors to two bedrooms and...

SHOWER/WET ROOM

Refitted in white with button flush WC, level entry walk-in shower, wash hand basin. Obscure hardwood double glazed window to front. Radiator. Partial wall tiling. Access to loft. Extractor fan.

BEDROOM ONE

13' 2" x 12' 10" (4.01m x 3.91m). Hardwood multipane double glazed window to front and side. Radiator.

BEDROOM TWO

11' 6" (3.51m) to front of wardrobe/cupboard x 7' 6" (2.29m). Hardwood double glazed window to front.

FIRST FLOOR

Turning stairs to....

LANDING

Doors to two bedrooms and...

SHOWER/WET ROOM

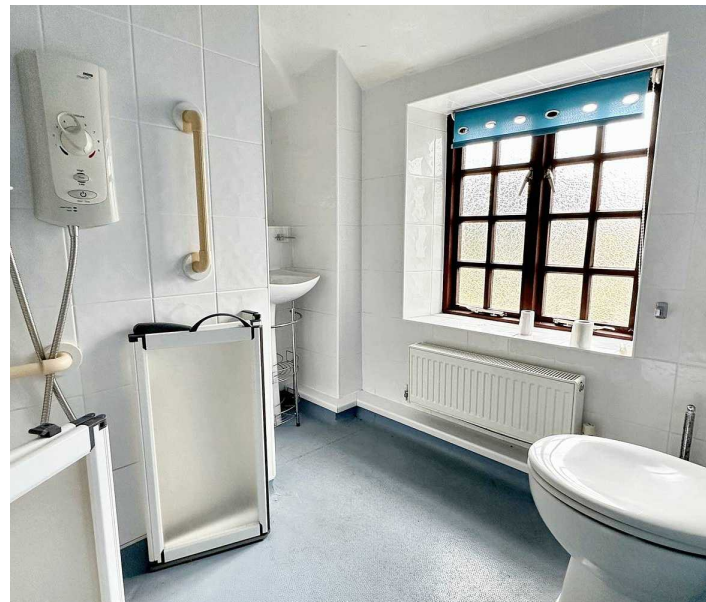
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OUTSIDE

FRONT

At the end of the Opeway is an archway to a paved terrace in front of the cottage. There is a right of way for the neighbouring property, leading to its small area of garden beside South View Cottage'' terrace. In addition there is an easement right of way down through the garden for a neighbour to access a garden area below the garden of 11a Higher Market Street.

SHED

10' x 6' (3.05m x 1.83m).

REAR

Steps from the terrace into the main walled garden facing approx. south. Approximately 75' x 30' (22.86m x 9.14m) overall with area of paved terrace and overgrown garden. Outside light.

SUMMERHOUSE

8' x 8' (2.44m x 2.44m)

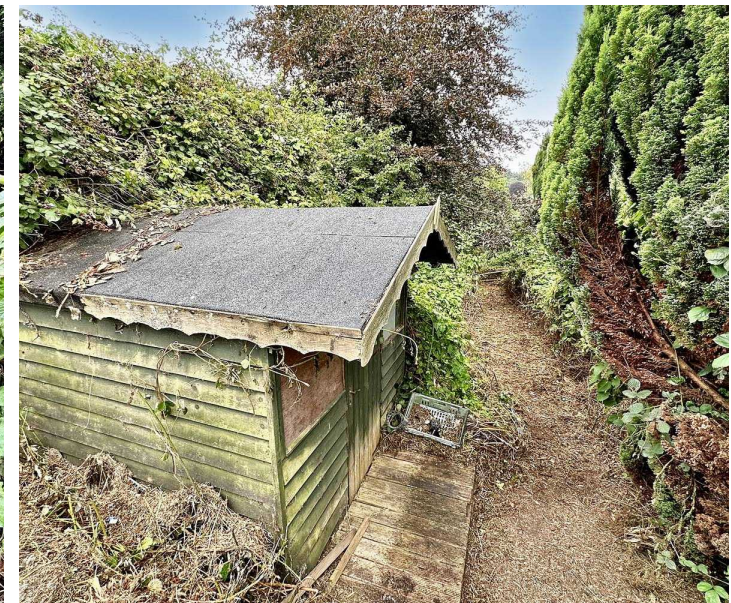
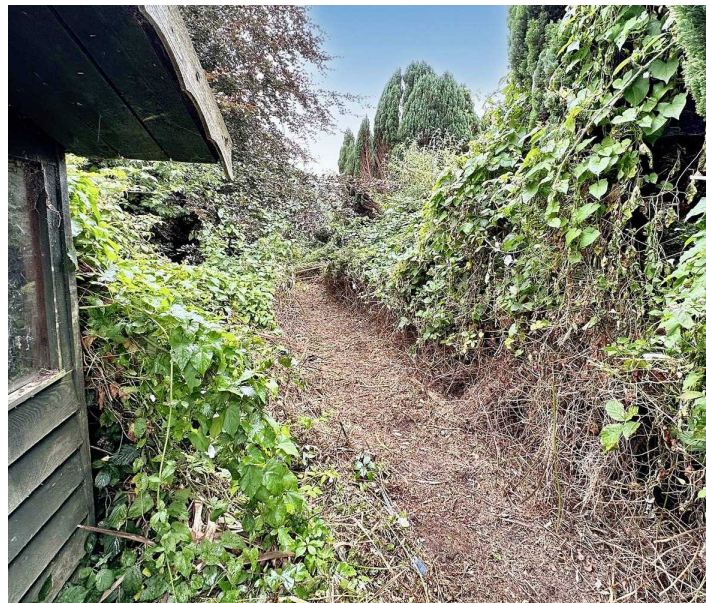
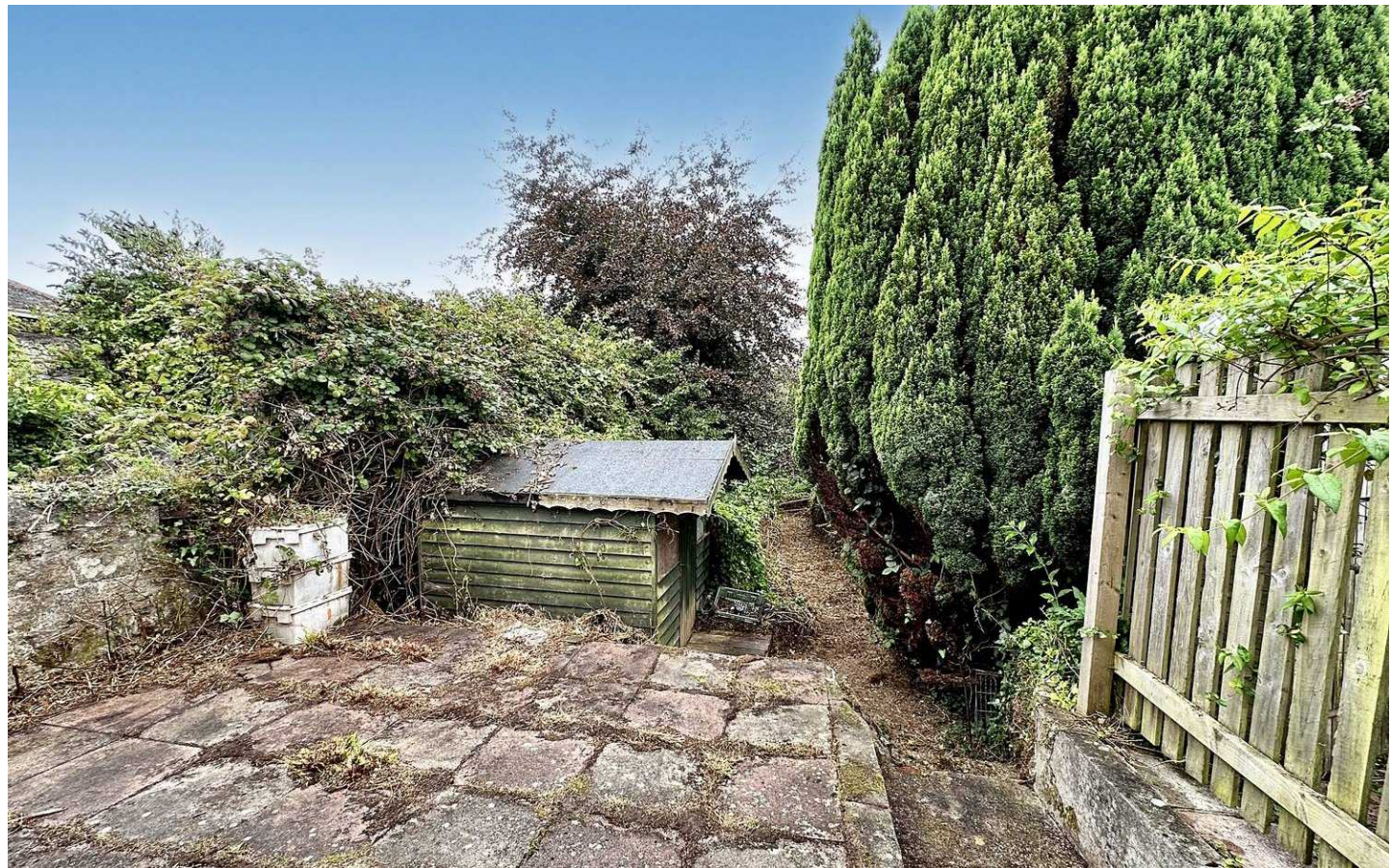
SERVICES

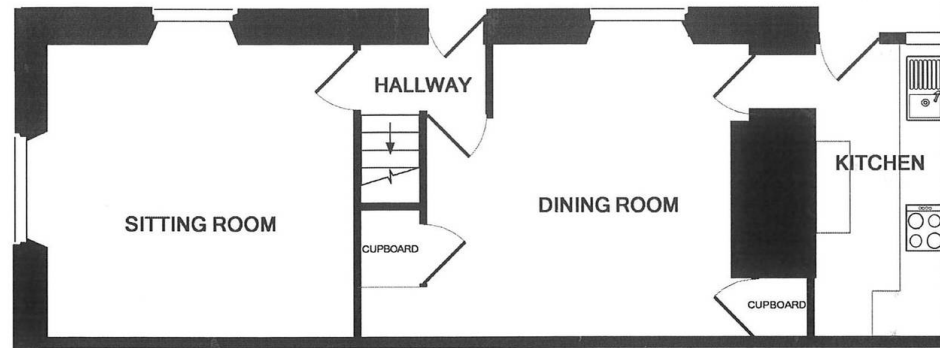
Mains electricity, water, gas & drainage.

EPC = D

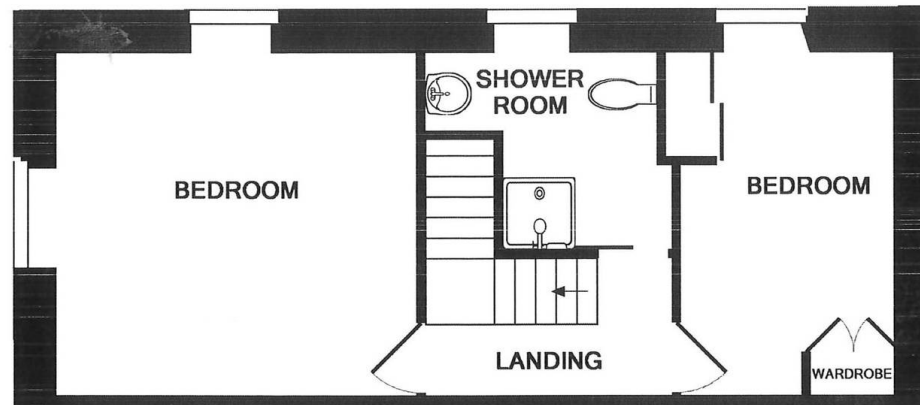
COUNCIL TAX - B

TENURE: Freehold





GROUND FLOOR
APPROX. FLOOR
AREA 470 SQ.FT.
(43.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)



11A HIGHER MARKET STREET, PENRYN, CORNWALL, TR10 8ED.
TOTAL APPROX. FLOOR AREA 864 SQ.FT. (80.2 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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