



Brig Cottage College Ope, Penryn

Guide price £335,000 Freehold

Once thought to have been three cottages, now one four bedroom stone-built home. In need of decorating and with scope to purchase a property and increase its value. Garage, store and rather surprisingly lovely garden.

Being sold with no onward chain!

Heather & Lay
The local property experts

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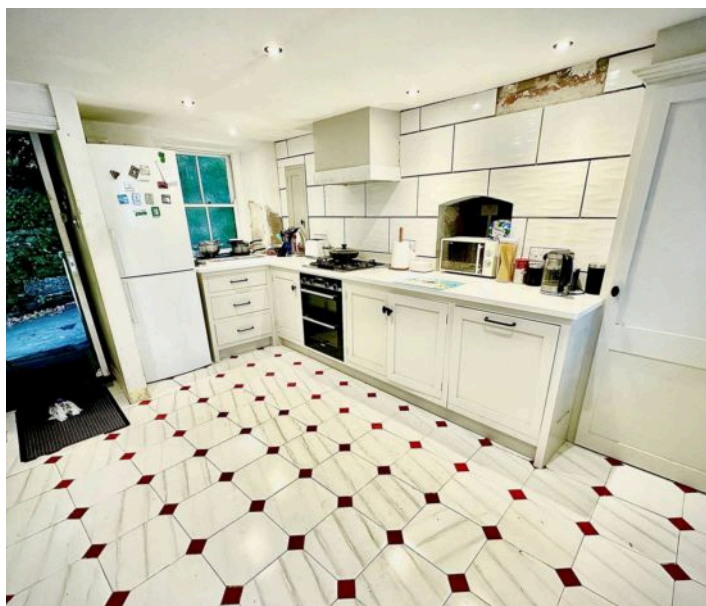


- Characterful stone cottage
- Very quiet Ope way location in town
- 4 Bedrooms
- Over 1,000 square feet of accommodation
- In need of decorating
- Secret and pretty garden
- Garage & store
- No onward chain

THE LOCATION

As its College Ope address suggests, Brig Cottage lies in a very special and historic position with its garden adjoining the site of the former Glasney College and Monastery, built by the Bishop of Exeter around 1265. This was a centre of ecclesiastical power in Medieval Cornwall and probably the best known and most important of Cornwall's religious institutions. The site at Glasney was at the head of the creek with much of the building modelled on Exeter Cathedral. King Henry VIII's dissolution of the monasteries saw the demise of Glasney in 1548 where much of the building's granite was taken to build King Henry VIII's fort at Pendennis Castle.

Brig Cottage emerges into St Thomas Street with its mixture of Grade II listed houses, some dating back to the 1500's, the top of which enters Penryn town, and at the bottom, a few paces away, is the head of Penryn's tidal river. Brig Cottage sits at the end of the College Ope with no passing traffic and its vehicular access through a narrow 'slip' easily passed through once used to it. Penryn is an ancient market town with an active community and excellent everyday facilities including a 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 Campus is occupied by both Falmouth and Exeter Universities sharing buildings, facilities and services as part of the combined universities in Cornwall project; this relatively recent transition into a University town is creating a real 'buzz' for the area.



THE PROPERTY

Thought to have been built between 150-250 years ago as three properties, Brig Cottage is now a very characterful four bedroomed home. This stone walled and hidden location make this a very quiet place to live and the "secret garden" across the Ope way is such a surprise and wildlife haven in the middle of town. The heating system and electrics have been updated and a recent new kitchen fitted but there is "finishing off" to do, mainly redecorating, and we have valued the property to reflect this.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Through the wooden front door into...

KITCHEN

14' 5" x 11' 7" (4.39m x 3.53m)

Window to the front. The kitchen has been replaced but needs finishing off (tiling etc) and comprises a range of base units with lots of useable work surface and inset stainless steel sink and drainer with mixer tap. Fitted oven with gas hob and extractor above. Stairs to first floor. Door to sunroom. Door into....

SITTING/DINING ROOM

21' 10" x 11' 10" (6.65m x 3.61m)

Four windows. Granite fireplace with inset wood burning stove. Beamed ceiling.

SUNROOM

9' 4" x 8' 11" (2.84m x 2.72m)

Accessed from the kitchen with window to back and side. Door to rear courtyard garden. Tiled floor. Radiator. Door to...

WET ROOM

6' 9" x 6' 4" (2.06m x 1.93m)

Fully tiled and comprising shower, Wc and corner hand basin. Heated towel radiator.

FIRST FLOOR

From the kitchen stairs lead up to the first floor...

LANDING

Doors to four bedrooms and bathroom. Window to front. Radiator.

BEDROOM ONE

14' 5" x 9' 10" (4.39m x 3.00m)

Windows to front and rear. Built-in wardrobes. Cupboard housing 'Worcester' combination boiler. Radiator.

BEDROOM TWO

9' 5" x 6' 6" (2.87m x 1.98m)

Window to rear. Radiator.







BEDROOM THREE

10' 2" x 8' 2" (3.10m x 2.49m)

Window to rear. Radiator.

BEDROOM FOUR

12' 7" x 5' 11" (3.84m x 1.80m)

Windows to side and front. Large walk-in wardrobe/store.

BATHROOM

10' 0" x 4' 5" (3.05m x 1.35m)

Obscure window to the rear. Fully tiled. In need of an uplift but perfectly useable 'as is'. Comprising bath with shower over, WC and hand basin in vanity unit with cupboards beneath.

GARAGE

A large single with a parking area in front. The lane to the parking area is quite narrow so only a small car will get access. Power and light.

OUTSIDE

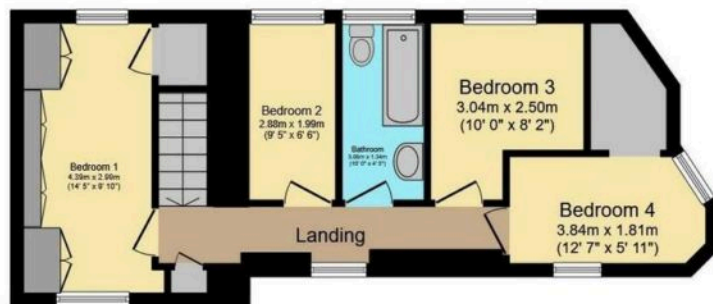
GARDEN

Across the Ope (alleyway) a wooden gate leads into a "secret garden"what a lovely peaceful oasis. Very private, large area of lawn with high walls and planting. Patio area. Garden pond. To the rear is a gate to the garage and access the store room.





Ground Floor



First Floor

Total floor area 94.2 sq.m. (1,014 sq.ft.) approx

COUNCIL TAX: B

EPC: E

SERVICES: Mains electricity, gas, water & drainage.

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