



## Apt 1, Daniels Sail Loft Harbour Village, Penryn

Guide Price £270,000



Heather & Lay  
*The local property experts*



- A Characterful Waterside Ground Floor Apartment
- Part Of Historic Harbour Village Development
- Excellent Location Nearby Amenities & Transport Links
- 2 Double bedrooms
- Large Living Room With Water Views
- A Successful Airbnb Rental With Figures Available Or Available As A Residential Purchase
- Designated Parking Space
- NO ONWARD CHAIN

## THE LOCATION

Penryn's harbour village is part of the restoration and regeneration of Penryn harbour which provides nearly 100 character homes, cottages and apartments and includes the refurbishment of important listed buildings. This charming residence offers a convenient position nearby to woodland walks, Penryn river and good access links to some of Cornwall's beautiful South Coast beaches. 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 has turned Penryn into a buzzing and vibrant area. There are many local sports clubs who 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.







## THE PROPERTY

The historical Daniel Sail Loft is a conversion of a magnificent Grade II listed granite riverside building into six apartments. Apartment 1 is located on the ground floor in a prime 'Southerly facing' position enabling great views over and up the river, to the footbridge and also towards Penryn Bridge and shoreline beyond. This characterful property retains reclaimed and original characteristics from the former wharf, incorporating shuttered windows, beams, lintels and posts together with whitewashed granite walls and we believe is a rather special apartment here in the Harbour Village. There is a resident Kingfisher in this stretch of the river and swans, egrets, mullet and bass come and go on the ebb and flow of the tide. The apartment is a spacious throughout with two double bedrooms and generous sized sitting/dining room where one can open both windows and feed swans below the seated windows. Complete with a designated parking space, this would make an exciting permanent, holiday or letting investment opportunity and is ready to move into due to being looked after and currently a successful Airbnb holiday rental. Please get in contact for further information on the Airbnb investment figures and will be sold vacant possession with no onward chain.

## ACCOMMODATION IN DETAILS

(ALL MEASUREMENTS ARE APPROXIMATE)

### COMMUNAL ENTRANCE

Front door with entry phone release. Access through communal area to a white painted panelled door to....







### HALLWAY

A welcoming entrance and full of character including reclaimed and original posts and lintels, reminding one of the building's heritage. Solid painted panel doors leading to the sitting/dining room, two bedrooms and bathroom. Two cupboards, one housing the electric fuse box and the other a useful storage area. Engineered oak flooring throughout. Ceiling spotlights.

### SITTING/DINING ROOM

20' 8" x 12' 6" (6.30m x 3.81m)

This is a wonderful room and the main hub of the apartment with beautiful water views towards Penryn River via three double glazed windows, two of which open to enjoy the water views and both with window seats. Sense of charm and character throughout including wooden beams, lintels, whitewashed stone walls and window shutters. Wooden panelling surround with top shelf, wall and ceiling lights. Continuation of the engineered oak flooring. BT Openreach broadband connection and telephone entry system. Two radiators.

### KITCHEN

10' 2" x 9' 3" (3.10m x 2.82m)

Accessed from the sitting/dining room and a 'Farmhouse' style kitchen. Double glazed window to the side with a slate windowsill. Fully fitted kitchen, wooden worktop surfaces with tiled splashback, stainless steel sink with mixer tap. Integrated appliances include a tall fridge freezer, washing machine, dishwasher and oven with four ring gas hob and extractor hood over. Cupboard housing modern gas combination boiler fuelling the hot water and radiators. Tiled flooring. Ceiling spotlights.







### **BEDROOM ONE**

12' 11" x 10' 4" (3.94m x 3.15m)

Beautifully presented main bedroom with characterful features including wooden beam and lintel and whitewashed stone walls. Double glazed window to the front with slate windowsill. Continuation of the engineered oak flooring and wooden panelling surround with top shelf. Radiator.

### **BEDROOM TWO**

11' 6" x 10' 4" (3.51m x 3.15m)

Another good sized bedroom with a double glazed window facing to the rear of the apartment with a slate windowsill and wooden lintel above. Wooden beam, whitewashed stone walls, continuation of the engineered oak flooring and wooden panelling surround with top shelf. Radiator.

### **BATHROOM**

6' 8" x 5' 9" (2.03m x 1.75m)

Modern white three-piece suite comprising a large panelled bath with mixer tap, electric shower over and clear shower screen, mounted wash basin and low level flush WC. Slate flooring, fully tiled surround with wall mirror fixing, spotlights, shaver point, heated towel radiator, extractor fan.

### **AGENTS NOTE**

The development's dinghy park and slipway is for the use of owners within the Harbour Village development giving access to the glorious waterways of the Penryn & Fal rivers.

### **TENURE**

The leasehold of 999 years from 1999 is vested with Harbour Village Management Company Limited. All owners (together with other owners in the development) are members of and control the company. The current service charge (2023) cleaning of the communal parts, maintenance and insurance is £2282 payable in two instalments of £1,141 on 1st January and 1st July. The service charge also includes a contribution towards the upkeep and insurance of the common parts of the development and the dinghy park.





## ALLOCATED PARKING

There is an allocated parking space for this apartment by the entrance to the building of Daniels Sail Lo.

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Council Tax band: D

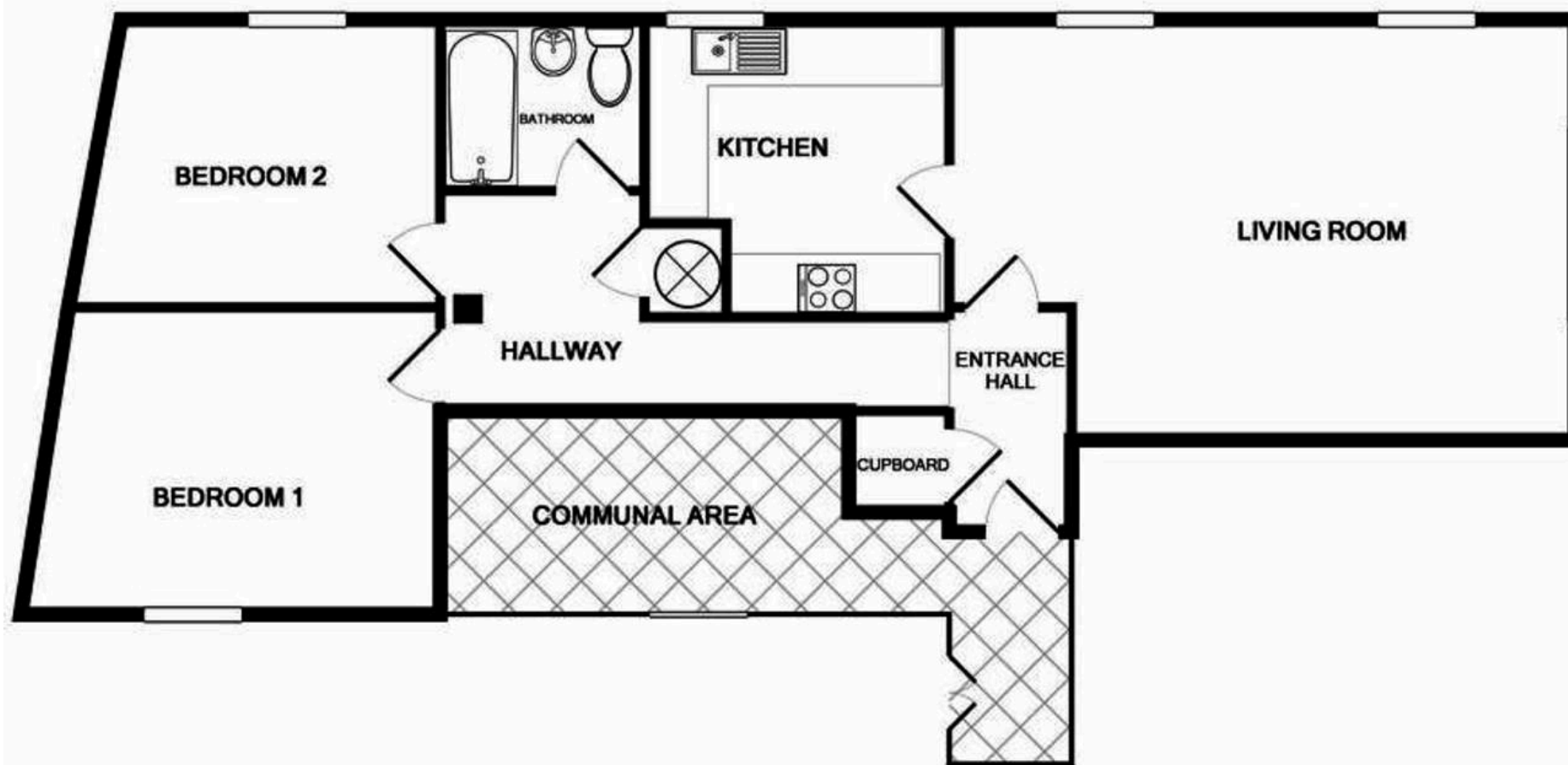
Tenure: Leasehold

EPC Energy Efficiency Rating: D

SERVICES: Mains electricity, gas, water & drainage







**1 DANIELS SAIL LOFT HARBOUR VILLAGE PENRYN TR10 8GE**  
**TOTAL APPROX. FLOOR AREA 73.0 SQ.M. (786 SQ.FT.)**

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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