



12 Polsethow, Penryn

Guide Price £495,000 FREEHOLD



Heather & Lay
The local property experts

THE PROPERTY

We've been fortunate to sell several homes at Polsethrow over the years, each showcasing a unique design, generous proportions, and a practical layout that makes them ideal for modern living. Number 12 is no exception, built in the 1980s, this bright and airy home has been lovingly maintained and enjoyed by the current owners for the past 12 years as a cherished family residence. This home stands out for its impressive, unique design, spacious proportions, and bright, airy interiors. Enjoying a spectacular elevated position with panoramic views over Penryn River, the viaduct, and the surrounding countryside, this spacious and versatile home offers approximately 1,723 sq ft of accommodation, including a self-contained one-bedroom studio annexe and a garden office, ideal for multi-generational living, working from home, or generating additional income. The main house features three/four bedrooms, including a master with en-suite, a bright triple-aspect living room with a wood burner, and a stylish kitchen/diner with bi-fold doors opening onto a large south-facing balcony, perfect for soaking in the views. A cloakroom/WC, family bathroom, and generous storage complete the main accommodation. The annexe, converted from the original garage, offers an open-plan living/bedroom area, a fitted kitchen, and a modern shower room, ideal for guests, family, or letting. Outdoors, the property boasts a private driveway for 3–4 vehicles, a charming front garden with fruit trees and a rockery tiered garden, and a secluded rear garden with lawn, terracing, and mature boundaries. The modern timber garden office is insulated and heated, with stunning river views. A large undercroft utility/storage area with boiler and laundry facilities adds further practicality. Located in a quiet cul-de-sac just a short walk from the university, local schools, Penryn train station, and Town Centre, with excellent transport links to Falmouth and Truro. A great opportunity to secure a beautifully presented, flexible home in one of Penryn's most scenic and convenient settings.





- Spectacular Elevated Views To Falmouth, River & Countryside
- Versatile & Impressive Accommodation Totaling 1723 SQ FT (160.1 SQM)
- Four Bedroom Family Home + Self Contained Annex
- Family Bathroom, En-Suite & Cloakroom/WC
- Enclosed Southerly Facing Garden, Patio & Modern Balcony
- Garden Room / Office
- Driveway Parking For 3-4 Vehicles
- Transport Links With Bus Route & Train Station Nearby
- Fantastic & Convenient Location To College, Uni & Town

LOCATION

Occupying an elevated corner position along the cul-de-sac with stunning elevated valley views, this property is ideally situated within walking distance of a wide range of amenities, including schools, the university campus, shops, bus routes and Penryn train station, linking to Falmouth and Truro City mainline. Nearby is the ASDA superstore, Penryn Business Park, and scenic College Woods, with its 6-mile circular walk past three reservoirs, further enhancing the convenience and lifestyle appeal of the location. Penryn, a historic riverside market town, offers a strong sense of community, good everyday facilities, and is undergoing a vibrant renaissance, thanks in part to the presence of Falmouth and Exeter Universities. Just two miles away, Falmouth is internationally renowned for its beaches, water sports, sub-tropical gardens, restaurants, and coastal walks, while Truro, Cornwall's legal and commercial Centre, offers additional shopping, private schools, main theatre venue The Hall For Cornwall, Royal Cornwall Hospital Treliske, and a mainline rail connection to London Paddington.





ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Steps lead up from the driveway, featuring a wrought iron balustrade or via a pedestrian pathway from the roadside, running alongside a rockery-style front garden, to the modern composite front door with a double-glazed side panel. Before entering the property, pleasant views are on offer from the front pathway looking towards Penryn River and the countryside. Opening into the...

ENTRANCE HALLWAY

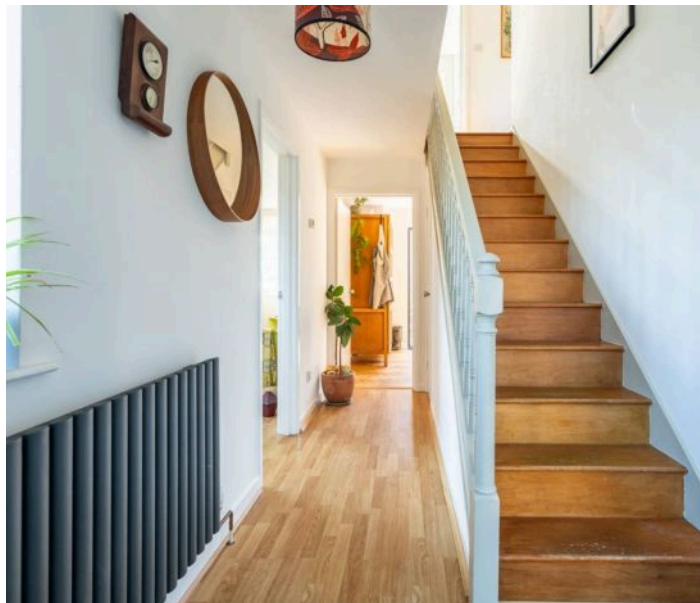
A welcoming and bright entrance with a double-glazed window to the side aspect, enjoying fabulous views over the viaduct, across to Penryn River with boating activity, and looking towards the countryside surrounding Flushing. Glazed wooden doors provide access to the living room and dining room/bedroom four with a further door accessing the kitchen/diner. Door to the useful understair cloakroom/WC and a staircase rising to the first floor. Wall-mounted thermostat controls the central heating system.

LIVING ROOM

A wonderfully light, triple-aspect living room boasting captivating views over the viaduct, Penryn's historic town, much of the Penryn River stretching towards Falmouth, and across to the countryside at Trevissome and the fields surrounding Flushing. An expansive UPVC double-glazed picture window frames these stunning views, while additional double-glazed windows to the front and rear flood the space with natural light, with the rear aspect overlooking the balcony, viaduct, and unspoiled countryside. A stylish wood burner. Tall radiator.

KITCHEN/DINER

Another impressively light room with double glazed bi-folding doors leading out onto a modern Southerly facing balcony offering elevated views over the countryside, viaduct and the river. The kitchen itself comprises fitted grey gloss finish units with wood worktop surfaces and space and plumbing for a dishwasher and a space for a large range gas cooker with stainless steel extractor above. Integrated fridge freezer and an inset sink with mixer tap and tiling splashback. Herringbone style flooring. Radiator.



BALCONY/SUN DECK

An unusually large balcony/terrace, leading directly off the kitchen/diner, with the owners extending the balcony in recent times, comprising a composite decking, glass balustrade and reinforced steel frame structure running the width of the house. Offering the most spectacular elevated views towards Penryn River, countryside and looking towards Falmouth and Flushing. Steps lead down to a pathway accessing the rear garden and side gateway.

DINING ROOM/BEDROOM FOUR

Currently used as a sewing room and occasional fourth bedroom when family or guests visit, this versatile space was formerly the property's dining area. Generously sized, it offers a range of potential uses and features a large, double-glazed window to the front aspect, overlooking the gardens and driveway. Radiator.

CLOAKROOM/WC

Under the stairs, a useful WC installed by the previous owners of the property and comprising a WC, hand wash basin with mixer taps and tiled splashback, lighting and extractor fan.

FIRST FLOOR

LANDING

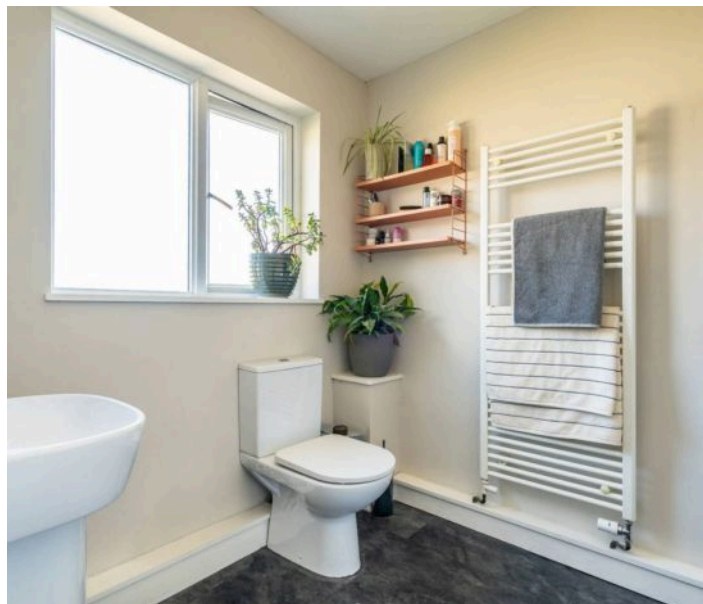
A light, L-shaped landing with white panel doors accessing the three bedrooms and family bathroom. Loft hatch above.

MASTER BEDROOM

A spacious bedroom featuring a large, double-glazed window to the front aspect and fitted wardrobes with three-panel doors, providing ample and practical storage. Radiator. Panel door accessing the...

EN-SUITE SHOWER ROOM

Featuring a shower cubicle with a rainfall shower head over, a separate shower fixing and fully tiled surround, WC and a hand wash basin with a mixer tap and tiled splashback. Obscure double-glazed window to the front aspect. Heated towel radiator and an extractor fan.







BEDROOM TWO

Another room that enjoys stunning views over the river and the surrounding countryside with a double-glazed window to the side aspect. Excellent storage is provided by a large fitted wardrobe with hanging rail, eaves storage to one side, and an airing cupboard housing a recent, modern electric immersion tank. Radiator.

BEDROOM THREE

A good sized room, either a small double or a large single, with a recessed area for storage. A double glazed window to the rear aspect facing southerly and offering good views over the countryside. Radiator.

FAMILY BATHROOM

A bright bathroom featuring a southerly-facing obscure double-glazed window to the rear aspect, allowing for natural light while maintaining privacy. The white three-piece suite includes a panelled bath with mains-fed shower and tiled surround, a WC with push-button flush, a hand wash basin with mixer tap and tiled splashback. Finished with practical tiled flooring throughout.



STUDIO ANNEXE ACCOMMODATION

Originally the property's garage, this space was converted by the previous owners into ancillary accommodation, offering added versatility to the home. The current owners have thoughtfully updated the annexe in recent years, adding French patio doors to the side and installing double-glazed windows to the front. Inside, the space has been reconfigured to create an open-plan living area with room for a double bed, and a comfortable seating area plus fitted kitchen units with space for white goods. The annexe has served well as accommodation for guests and family, and it has also been successfully let out over the years as a self-contained one-bedroom studio annexe, providing a valuable source of additional income.

OPEN PLAN LIVING AREA / BEDROOM

Previously a living space with a mezzanine bedroom above, now an open plan room with space for seating, dining and room for a double bed. French patio glazed doors open out onto a gravelled area with beautiful views looking towards the River and countryside. Large double glazed window to the front aspect looking onto the driveway and garden. Cupboard housing the electric fuse box. Radiator. Opening and stepping up into...

KITCHEN

Fitted wall and base units with an integrated oven and an induction two pan hob. Wood effect worktop surfaces, stainless steel sink with mixer tap and tiling splashback. Space and plumbing for a washing machine and an undercounter fridge. White panel door to...

SHOWER ROOM

A small white piece suite comprising a shower cubicle with electric shower and glass sliding doors, WC and a corner wash hand basin with a mixer tap. Electric wall mounted heater, extractor fan and fully tiled surround.



GARDEN ROOM / OFFICE

A highly appealing feature of the property is the separate garden office, ideal for those working from home. The office offers ample space for a desk and seating area, and benefits from an electricity supply, heating, and double-clad insulation, making it comfortable for year-round use, as one of the owners has done for many years. A double-glazed window to the side provides a beautiful outlook over the river and surrounding countryside, while a glazed door offers access from the rear garden. Radiator. Glazed door leads through to.....

LARGE UNDERCROFT STORAGE ROOM / UTILITY AREA

A spacious storeroom arranged over two levels, connected by timber stairs. The lower level houses the modern gas-fired boiler, which serves the central heating and hot water systems, along with space and plumbing for a washing machine and tumble dryer. The upper level provides extensive shelving, offering highly practical and valuable storage space.

DRIVEWAY PARKING

Off-road private driveway with parking for approximately three to four vehicles.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Gas fired central heating and a modern electric immersion tank.

ENERGY PERFORMANC RATING (EPC)

The main house - C

The Annex below - D

COUNCIL TAX

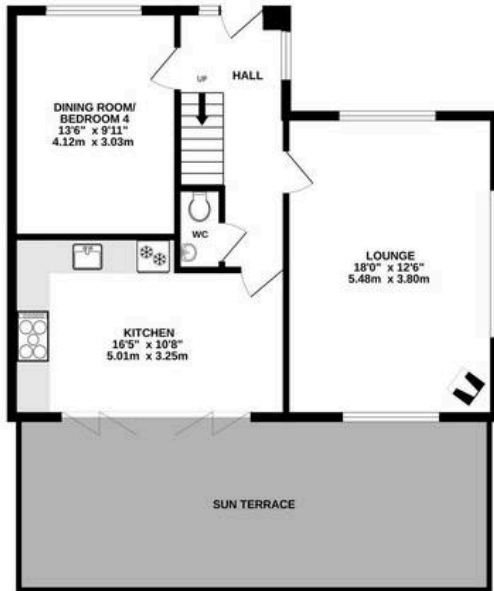
The main house - D

The Annex below - A

Please contact Cornwall Council for further information, pricing and also enquire if you wished to change the annex and convert back into the property.



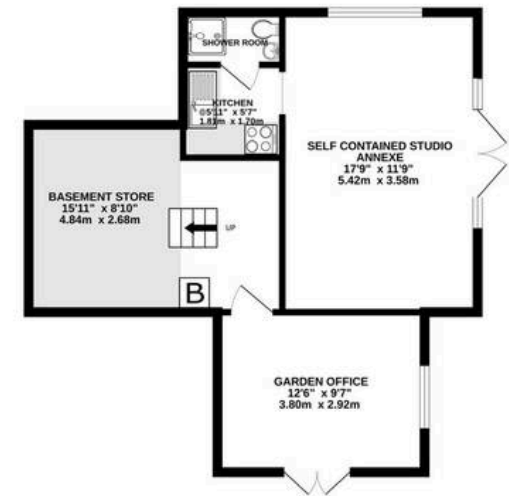
1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



2ND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1723 sq.ft. (160.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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