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**Higher Market Street,
Penryn**

**£249,000
Freehold**





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Property Introduction

This well presented and charming character Grade II listed cottage is located along one of Penryn's prettiest little opeways, just a stones throw from the centre of the town, yet in a traffic-free location.

The property has a 15' kitchen/diner with beamed ceilings and a 15' lounge with an ornamental feature fireplace, there are two bedrooms and a bathroom with a corner bath on the first floor.

To the front of the property there is space for an outside table and chairs to sit and relax in the peace and quiet.

Location

The location of this cottage is perhaps one of its best features, tucked away from passing traffic down a very pretty pedestrian opeway, yet a hundred yards or so from the centre of town! The cottage is in a terrace of similar, very pretty cottages with the opeway serving ten or so properties in total. Penryn is an historic market town located at the head of the Penryn River with a varied selection of niche retail shops as well as a convenience store, Post Office, cafes and public houses. The train station provides a regular service to the cathedral city of Truro where there is a main line rail link to London Paddington. The expanding Tremough University is situated on the edge of town, whilst Penryn College is easily accessible via the numerous bus routes serving the town.

The harbour town of Falmouth is about two miles distant with a wider range of specialist shops and high street stores as well as high quality restaurants and bars. There are a number of beaches whilst the sailing waters of the Carrick Roads are regarded as amongst the best in the country. Additional visitor attractions such as the National Maritime Museum and Pendennis Castle provide an alternative source of enjoyment and there are a number of golf courses located close by.

ACCOMMODATION COMPRISES

Glazed door opening to:-

ENTRANCE VESTIBULE

Slate tiled flooring. Archway through to kitchen/diner and glazed door to lounge. Opening to:-

KITCHEN/DINER 15' 9" x 8' 11" (4.80m x 2.72m) maximum overall measurements

Sash window to front elevation with deep sill. Sink with drainer to the side. Space for washing machine. Range of wall and floor mounted units in pale green with beech effect worktops over. Beamed ceiling. Spotlights. Integrated oven and five ring hob over and integrated fridge/freezer. Under stairs storage. Radiator. Stairs to first floor.

LOUNGE 15' 3" x 10' 8" (4.64m x 3.25m) maximum measurements into recess

Sash window with deep sill to front elevation. Radiator. Ornamental fireplace with tiled surround and hearth and mantelpiece over.

FIRST FLOOR LANDING

Skylight window. Beams. Airing cupboard housing the gas combination boiler (installed 2024). Doors off to:-

BEDROOM ONE 12' 5" x 10' 9" (3.78m x 3.27m)

Sash window to the front elevation with window seat. Radiator. Fitted wardrobe and fitted cupboard.

BEDROOM TWO 9' 7" x 8' 1" (2.92m x 2.46m)

Sash window with window seat. Radiator.

BATHROOM

Corner bath with shower over and mixer taps with hand held shower, tiled surround, low level WC and pedestal wash hand basin. Radiator. Skylight window and extractor fan.

OUTSIDE FRONT

Space immediately to the front of the property for a table and chairs.

COMMUNAL GARDEN

The vendors have use of a communal garden, it should be noted that this area of lawn is not owned by the property and is a communal space for the owners of Bank Cottages.

AGENT'S NOTE

The Council Tax band for the property is band 'B'. There is full fibre broadband to the property and on-street parking can be found within the town.

DIRECTIONS

On the B3292 in Commercial Street, Penryn at the bridge, take the road up into the town centre and as the road splits into separate aides Bank Place is an ope way on the left hand side opposite the town hall. Car Parks can be found if you turn left at the Methodist church or turn right down into St Gluvias Street. If using What3words: kitten.encourage.scornful

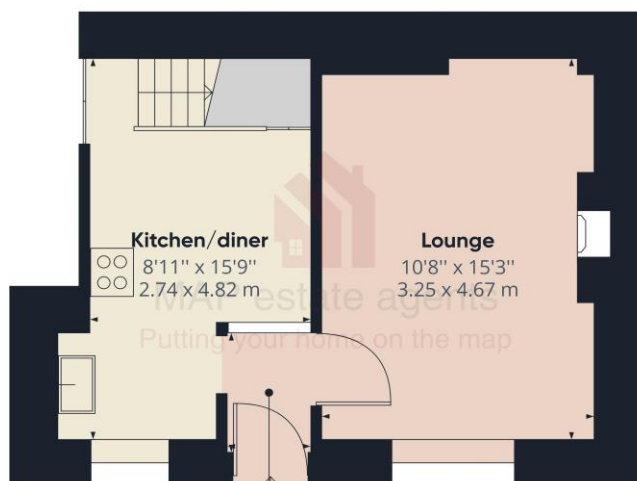


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 91 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



MAP's top reasons to view this home

- Charming Grade II listed character cottage
- Located in a pretty opeway in Penryn
- Well presented with gas central heating
- Kitchen/diner with beamed ceilings
- Lounge with feature ornamental fireplace
- Two double bedrooms
- First floor bathroom
- Close to shops, doctors surgery, car parks, cafes
- Regular bus service, short walk to the bus stop
- Chain free sale



Entrance vestibule
3'2" x 5'4"
0.98 x 1.63 m

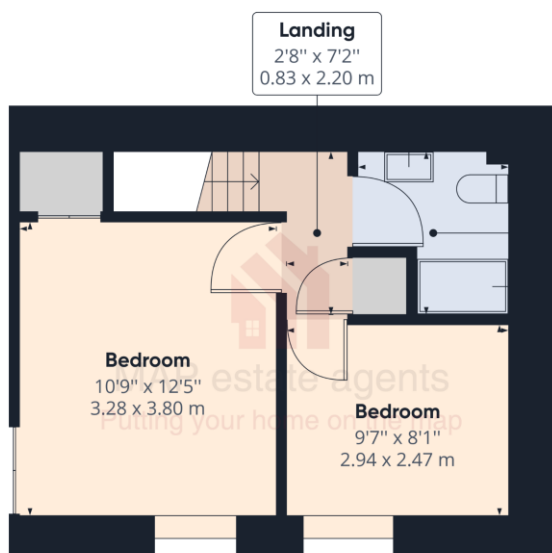
Ground Floor

Approximate total area⁽¹⁾
321.51 ft²
29.87 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Bathroom
6'7" x 7'1"
2.03 x 2.17 m

Floor 1

Approximate total area⁽¹⁾
302.06 ft²
28.06 m²

(1) Excluding balconies and terraces

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