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**Broad Street,
Penryn**

**£355,000
Freehold**





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Property Introduction

Originally a cottage to the rear with a barbers shop at the front, this four bedroom terraced Grade II listed character cottage dates back to the 1800's and oozes character in every room. The property has been lovingly updated and restored over the years by the vendor and on the ground floor comprises of a lounge with character features having a large picture window letting in lots of natural light, a breakfast/dining room with a wood burning stove, a kitchen and a ground floor bathroom. The entrance door to the front opens to a corridor that runs from the front of the property to a door at the rear which opens to the rear garden and the corridor is a useful space for shoe and coat storage. To the first floor there are four bedrooms, one bedroom having a mezzanine reading nook. The rear garden is south facing and a real escape, you wouldn't believe the cottage is in the centre of the town and it offers a sunny and secluded place to sit, read and relax. Parking can be found within the town on the street and there are also several car parks around the town as well.

Location

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 convenience stores, 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 Penryn 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, high quality restaurants and bars to cater for every taste. There are many attractions including four beaches and the sailing waters of the Carrick Roads are considered amongst the best in the country. Popular visitor attractions also include the National Maritime Museum and Pendennis Castle. Evening entertainment can often be found at Event Square in the heart of the town or you can choose from a number of films showing at the multi-screen cinema.

ACCOMMODATION COMPRISES

Solid entrance door opening to:-

HALLWAY

Shoe and coat storage and door at far end opening to courtyard. Glazed door to side opening to:-

LOUNGE 17' 0" x 12' 5" (5.18m x 3.78m) maximum measurements

Kothgwerthji is the name on the door which means old shop in Cornish. A large picture window to the front bringing in lots of natural light. A lovely spacious room and a further door opens to the:-

BREAKFAST/DINING ROOM 12' 5" x 10' 0" (3.78m x 3.05m) maximum measurements, irregular shape

A lovely dual aspect room with a glazed picture window with window seat and a sash window. Exposed stone wall, half tongue and groove to walls, old column style radiator and inset storage to one wall and wooden floor. Inset wood burner. Opening leading through to the kitchen with door off to bathroom and door to an inset airing cupboard. Stairs to first floor.

KITCHEN 11' 3" x 8' 2" (3.43m x 2.49m) maximum measurements

Range of wall and floor mounted units with worktop over incorporating a sink and drainer with tiled surround. Space for fridge/freezer, space for tumble dryer, space for dishwasher, and inset space for washing machine. Integrated oven with gas hob over and tiled surround. Tiled floor. Stable door to garden.

BATHROOM

Obscured double glazed window. Cast iron bath with electric shower over and side screen, panelling and tiled surround, sink inset to cupboard and WC with concealed cistern. Radiator.

FIRST FLOOR LANDING

Sash window half way up the stairs overlooking the garden. Painted floorboards. Inset storage and tongue and groove to walls to half height. Doors off to:-

BEDROOM ONE 14' 11" x 11' 6" (4.54m x 3.50m) maximum measurements

A generous room with sash window and ornamental fireplace. Radiator. Storage cupboard.

BEDROOM TWO 11' 11" x 8' 11" (3.63m x 2.72m) plus door recess

Sash window and radiator.

BEDROOM THREE 8' 9" x 8' 9" (2.66m x 2.66m)

'Velux' window and steps to reading mezzanine reading nook.

BEDROOM FOUR 9' 6" x 7' 5" (2.89m x 2.26m)

Sash window and radiator.

REAR GARDEN

The garden is enclosed and designed to be low maintenance with a patio immediately to the rear of the property. The garden is south facing and there is a view across Penryn. Door with corridor leading through to the front of the property.

SERVICES

Mains water, mains drainage, mains electric and mains gas.

AGENT'S NOTE

The Council Tax band for the property is band 'B'.

DIRECTIONS

From the traffic lights at the bottom of Penryn on Commercial Road, proceed up through the town and Broad Street is on left, hand side. The property is half way along on left hand side. If using What3words:- translate.agreeable.indeed

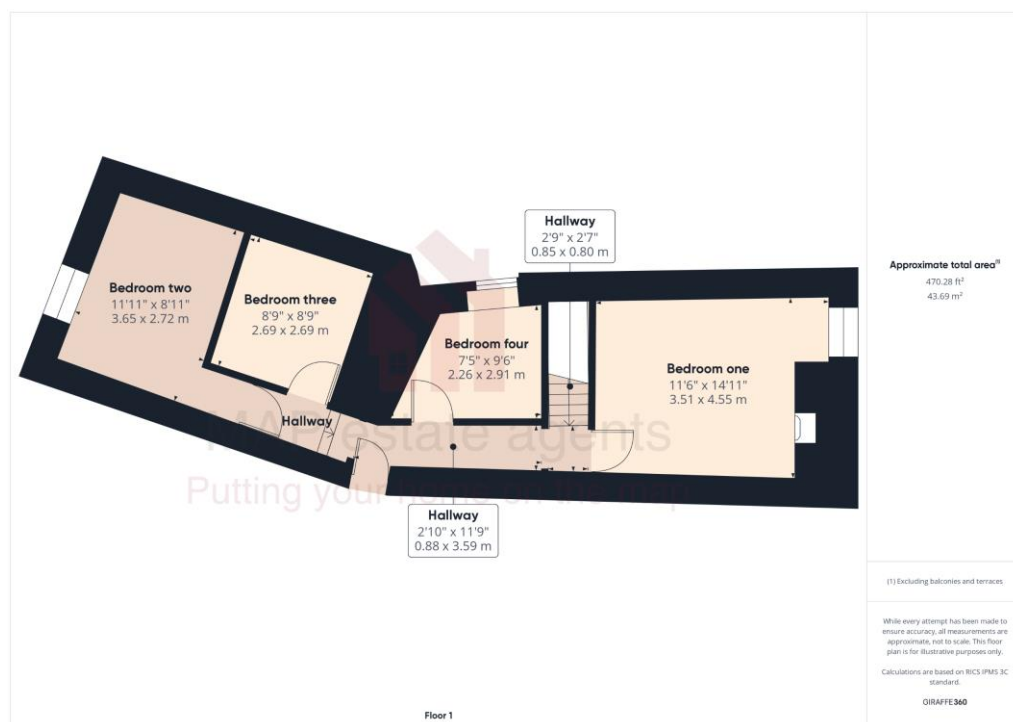
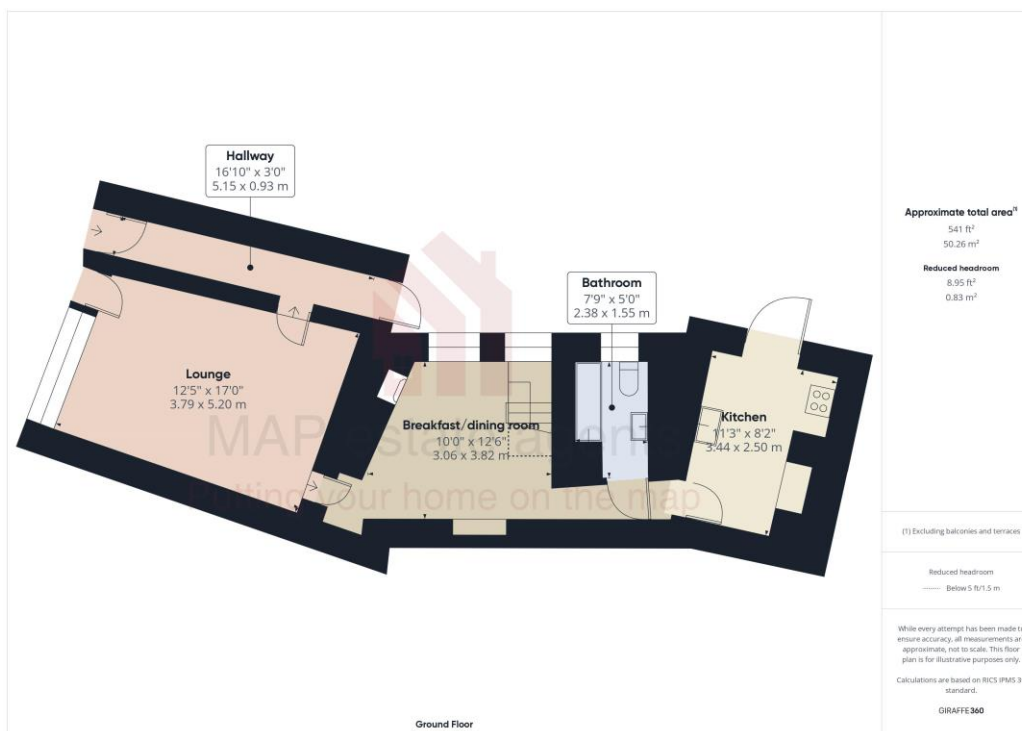


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	60	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Grade II listed terraced cottage
- Oozing charm and character
- Four bedrooms
- Lounge and breakfast room with wood burner
- Modern fitted kitchen
- Ground floor bathroom
- Passageway door from front to enclosed garden
- Being sold first time in 18 years
- Beautifully kept and renovated
- Located directly in the town, close to all amenities



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
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