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Polsethow, Penryn



## Polsethow, Penryn

Penryn town centre 0.9 miles | Falmouth Moor, 3.8 miles |  
Gyllyngvase Beach 4.5 miles | Truro 9 miles | Exeter 99 miles  
(Distances are approximate)

This spacious reverse level executive style detached house with its name meaning 'house on the hill' has the most incredible views over the Penryn River and across to St Mawes and is immaculately presented offering spacious accommodation arranged over three floors.

Entrance hallway | Lounge | Dual aspect kitchen/diner | Balcony  
Four bedrooms, two with en-suite shower rooms | Games room |  
Two shower rooms | Bathroom | Two cloakrooms | Utility room |  
Boiler room | Double garage | Parking | Gardens | Fabulous views

**Guide Price £925,000**

**Freehold**





## Description

Entering the property you come into a light and bright open hallway with high ceilings and an oak balustrade staircase leading off to the accommodation. On the first floor is a lounge with a feature fireplace with a balcony off that enjoys the most incredible views. There is a kitchen/diner with island and doors opening to the balcony, also on this level is the principal en-suite bedroom having its own patio and hot tub (available by separate negotiation), a cloakroom completes this floor.

From the entrance hallway stairs lead to the lower floor, storage is in abundance with a large understairs cupboard with lighting, double coats cupboard, airing cupboard and further storage. There are three very generous double bedrooms on the lower floor, two with en-suite facilities plus a further shower and a bathroom - all tastefully presented in a neutral palette. To the lower ground floor is a utility and a large games room that would be the envy of any guest with its own bar, kitchen space, media space and pool table. This area has its own entrance and WC and offers the potential for accommodation for a dependent relative or the opportunity to provide an income.

To the rear there is a generous composite deck where you can enjoy alfresco dining and the garden has steps that lead back around to the front. From the outside front the property is deceptive and there is parking for several cars, a car port and a double garage with steps to the front door.

## Location

Positioned on the outskirts of Penryn town centre and enjoying fabulous far reaching views, this home is close to the junior and senior schools and the town's amenities including the railway station which goes to Falmouth and Truro.

Asda supermarket is also in close proximity and lovely walks can be enjoyed around the picturesque College Reservoir and Argal Reservoir.

With the expanding Tremough University on the edge of the town bringing a vibrancy to Penryn, the town centre boasts a range of individual shops, a Post Office, cafes and Public Houses.

There are good bus and train links to surrounding towns and villages with the nearby harbourside town of Falmouth being just two miles distant having four lovely beaches to choose from and a further range of amenities. Just nine miles distant is the city of Truro where there is a main line to London Paddington. The city boasts a three spired cathedral, and its cobbled streets and Georgian architecture make it a popular destination for both visitors and locals to explore the many streets and multiple outlets.

### ACCOMMODATION COMPRISES

Double glazed door with curved picture window above and glazed side panels opening to:-

#### OPEN ENTRANCE HALLWAY

A fabulous open hallway with solid oak balustrade stairs leading to the first floor and lower floor with oak doors leading off to the accommodation. Double glazed window to side.

#### FIRST FLOOR LANDING

A spacious, light and bright landing with double glazed window, loft hatch and radiator. Oak doors off to:-

#### LOUNGE 17' 5" x 16' 1" (5.30m x 4.90m) maximum measurements

A light and bright spacious room with double glazed doors with glazed side panels leading to the balcony. Feature fireplace with oak mantel over and inset gas fire.

#### BALCONY 18' 0" x 5' 3" (5.48m x 1.60m)

Composite decking with glazed balcony panels enjoying fabulous panoramic views across the town, the Penryn River and towards St Mawes.

#### KITCHEN/DINER 20' 1" x 11' 6" (6.12m x 3.50m)

A generous room with oak floor and wall mounted cupboards with granite worktops incorporating a five burner gas hob with splash back and extractor hood above. Fitted larder cupboards housing



integrated 'Neff' double oven and 'Neff' microwave. Space for fridge/freezer. Island housing double sink with hose spray tap, cupboards under and seating space. Double glazed window. Space for dining table and chairs. Double glazed bay window and double glazed door opening to balcony.

**PRINCIPAL BEDROOM 12' 10" x 12' 6" (3.91m x 3.81m) maximum measurements**

Double glazed window and double glazed door to private patio with space for hot tub (available by separate negotiation). Radiator. Door to:-

**EN-SUITE SHOWER ROOM**

Head towel rail. Low level WC, mains water shower cubicle and vanity wash hand basin with mirror over. Obscure double glazed window.

**CLOAKROOM**

Vanity wash hand basin and low level WC. Ceramic travertine floor

tiles. Heated towel rail. Obscure double glazed window.

**LOWER FLOOR LANDING**

Radiator. Large understairs cupboard with lighting. Double storage cupboard for coat storage. Airing cupboard and further storage cupboard. Stairs to lower ground floor. Oak doors off to:-

**BEDROOM FOUR 13' 0" x 12' 8" (3.96m x 3.86m) maximum measurements**

Double glazed window. Radiator. Door to:-

**EN-SUITE**

Low level WC, vanity wash hand basin and walk-in shower cubicle housing electric shower. Heated towel rail.

**SHOWER ROOM**

Obscure double glazed window. Shower cubicle, vanity wash hand basin with mirror over and heated towel rail.

**BATHROOM**

Stand alone slipper bath with isolated taps, wall hung wash hand

basin with vanity drawers below and low level WC. Spotlights, heated towel rail and obscure double glazed window.

**BEDROOM TWO 14' 5" x 13' 3" (4.39m x 4.04m)**

Double glazed window and radiator.

**BEDROOM THREE 14' 5" x 13' 3" (4.39m x 4.04m) plus bay**

Double glazed bay window and radiator.

**LOWER GROUND FLOOR LANDING**

Obscured double glazed window. Understairs storage cupboard.

Doors off to:-

**UTILITY 13' 4" x 9' 10" (4.06m x 2.99m) maximum measurements**

Storage cupboard with radiator. Radiator. Sink and drainer with hose style tap. Wall and floor mounted cupboards with worktop over incorporating an integrated fridge and a full size freezer. Space for washing machine and space for tumble dryer. Double glazed window and double glazed door to the composite deck that leads on to the garden.

**GAMES ROOM 23' 2" x 19' 1" (7.06m x 5.81m)**

A generous room with feature strip lighting. Radiator and vertical radiator. Two double glazed windows. Media space for TV. Double glazed doors opening to the deck. Walk-in cupboard with radiator. Space for living room furniture. Door to boiler room. To one end is the:-

**KITCHENETTE 28' 11" x 8' 7" (8.81m x 2.61m)**

Having a dishwasher, sink, a wine fridge and a bar plus cupboard space.

**BOILER ROOM**

Wall mounted 'Worcester' boiler and megaflow tank with pump.

**LOWER GROUND FLOOR SHOWER ROOM**

Walk-in shower cubicle, low level concealed cistern WC and vanity wash hand basin.

**OUTSIDE FRONT**

To the front there is driveway parking for three cars and a covered car port plus a garage. A gate and steps leads down to the entrance door.

**REAR GARDEN**

Immediately to the rear of the property is a generous composite deck with steps to the side leading to the lawned garden. Courtesy lighting and security cameras.

**DOUBLE GARAGE 19' 1" x 18' 8" (5.81m x 5.69m)**

**PLUS 19' 3" x 14' 5" (5.86m x 4.39m)**

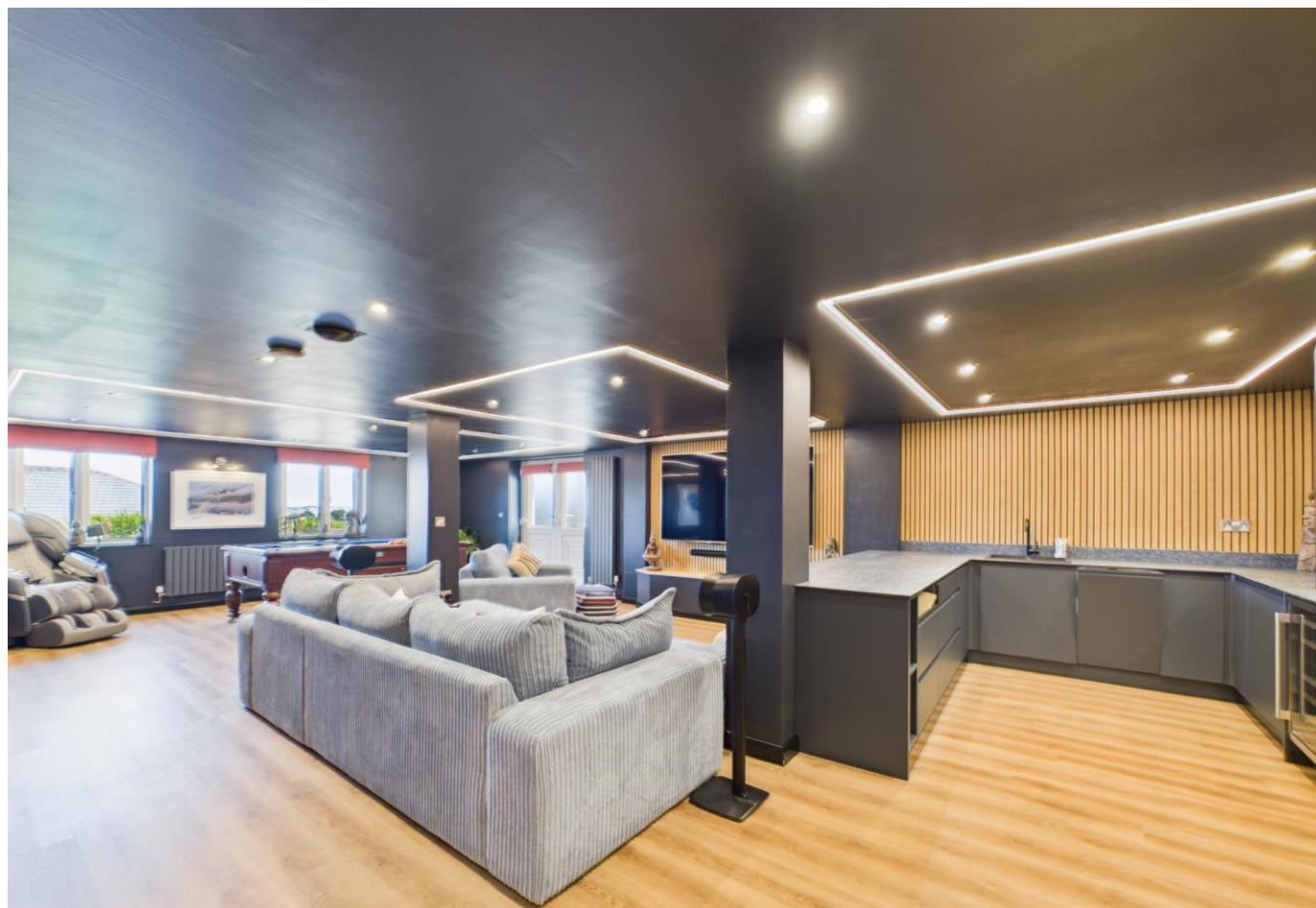
Electric up and over door. Eaves storage. Double glazed door and double glazed window. Electric and lighting. Divided into two areas.

**SERVICES**

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

**AGENT'S NOTES**

On each floor there are hard wired smoke detectors, internet connections and 'Nest' heating controls. There are some wall hung glass art pieces in the lower floor shower room (available by separate negotiation). The Council Tax band is band 'F'.







MAP's

## Top reasons to view this home

- Executive style spacious detached house over three floors
- Four double bedrooms (two en-suite)
- Bathroom and shower room
- Lounge with balcony enjoying INCREDIBLE views
- Kitchen/diner with balcony having INCREDIBLE views
- Large games room on lower floor, kitchenette & shower room
- Games room with separate access, could be used for dependent relative or an income
- Ground floor utility room
- Deck off principal bedroom, large deck and garden on ground level at the rear
- Driveway for several cars, carport and double garage

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