



3 Highcross Drive

Enys, Penryn

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Enys, Penryn, Cornwall TR10 9LE

This superb detached and almost new home (completed in 2024) offers exceptional quality, light, spacious and well-designed accommodation with outstanding energy efficiency. Enjoying a quiet traffic-free location, and being one of only five exclusive new homes within this new development on the outskirts of Penryn and close to local amenities, walks and sailing waters, this distinctive family home is also well positioned for the countryside, river and coast near Falmouth.



Location

Located on the northern outskirts of Penryn, close to Enys gardens, Highcross Drive enjoys a semi-rural position on the edge of an 'Area of Outstanding Natural Beauty' close to the waterside villages of Mylor Bridge and Flushing.

Just a few minutes' drive away is the vibrant town of Penryn, home to a variety of small businesses along the waterside and in the historic town centre, as well as major retailers including supermarkets and pharmacies and the town is well-connected by the branchline rail linking Falmouth with Truro.

Highcross Drive is within the catchment for Penryn Primary Academy, part of the Aspire Academy Trust, and secondary schooling at the highly regarded Penryn College. Further education is available at the nearby university campus at Tremough (Penryn), which includes the Innovation Centre for independent Cornish businesses, and Falmouth provides an excellent Art school, and Marine school.

The port of Falmouth is approximately three miles away, offering safe sandy beaches and numerous leisure amenities, including the National Maritime Museum, a variety of restaurants, harbourside bars, and further sailing and water sports facilities.

The cathedral city of Truro, the county's retail, commercial, administrative, health, and educational centre, is approximately eight miles away.

The property

- Superb modern home completed in 2024
- Highly energy efficient: solar panels, EV charging point, air source heat pump, underfloor heating throughout and MVHR system (EPC A-rated)
- High quality with excellent attention to detail
- Brilliantly designed (architect: penmellyn.com)
- Well proportioned and light
- Reception hall
- Magnificent, double aspect open-plan living room with three sets of bi-fold doors to the terrace and garden:
 - Highly specified German kitchen (Now Kitchens) incorporating integral NEFF appliances – induction hob with concealed extractor, fridge, freezer, microwave, oven and dishwasher. Quartz worktops and large breakfast bar. Breakfast pantry with quartz worktop and power for discreet kettle and toaster.
 - Sitting area with wall mounted floating bespoke unit with built-in TV surround over. Wiking woodburner.
- Utility room with matching units and tops, integral washing machine and wine cooler. Door to the garden.
- Ground floor WC
- Double aspect master bedroom with a far-reaching outlook, fitted wardrobes and en suite shower room
- Guest bedroom with en suite shower room.
- Spacious third bedroom with fitted cupboard.
- Fourth double bedroom
- Family bathroom with freestanding bath and separate shower





The Gardens, Garage and Parking

- Integral garage and brick paved parking for two cars with EV charging point
- Enclosed, level garden with patio, gravelled area and lawn. Gated access to both sides.

Services, tenure and material information

Freehold. Mains electricity and water. Air source heat pump (Daikin ASHP) with Nu Heat underfloor heating throughout (app controlled). Private drainage – individual sewage treatment plant.

Superfast Broadband is available in the postcode (Fibre to property)

Solar PV (4KW in-roof system). Hybrid inverter for batteries (batteries not included). 7KW EV charging point. MVHR whole house system.

Council tax: Band E.

What 3 Words

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Distances

Penryn – 0.3; Penryn branch railway station – 0.6; Enys Gardens – 0.5; Tremough university campus – 1.8; Mylor Bridge – 2.3; Flushing – 2.6; Falmouth – 3; Mylor Yacht Harbour – 3; Truro – 8.5; Cornwall Airport – 27

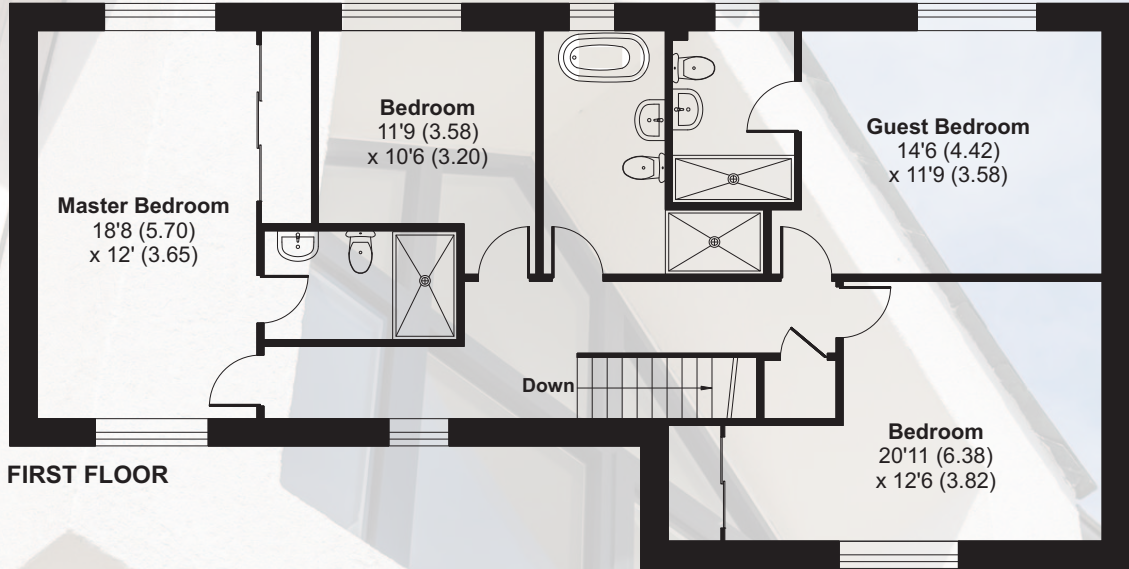
(All distances are approximate and in miles)

Directions

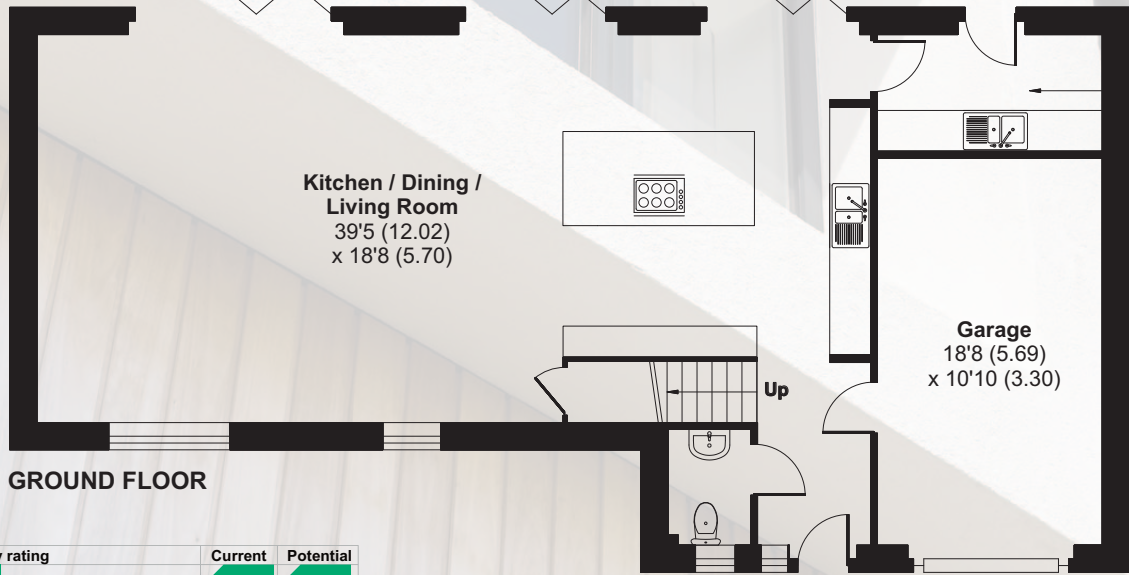
From the B3292 (Commercial Road) from the Truro direction, turn left into Truro Hill. Proceed up the hill for around 500 yards and turn left. Take the second turning left into Highcross. No 3 is the third house on the right.

3 Highcross Drive, Enys, St Gluvias, Penryn TR10 9LB

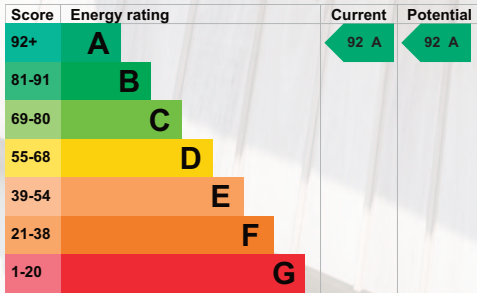
Main House = 1926 sq ft / 178.9 sq m
Garage = 202 sq ft / 18.7 sq m
Total = 2128 sq ft / 197.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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