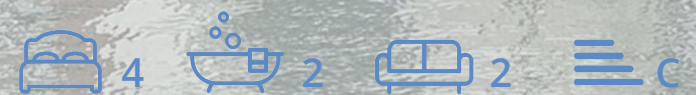




**TOM WILLS**  
PERSONAL PROPERTY AGENTS

**7 South Harbour, Harbour Village**  
Penryn, TR10 8LR  
**£450,000**





- Stunning waterside house
- Architect designed
- Versatile multi-level accommodation
- Letting income potential
- 2 balconies
- Allocated parking and a broad single garage
- Option for a self-contained annexe
- Resident's slipway for boat/kayak/SUP launch
- 1700/1900 sq feet (exc/inc garage)
- 3 bath/shower rooms

This captivating architect-designed, multi-level 4-bedroom waterside house enjoys stunning harbour views from the rear. Additionally, it offers the option of a self-contained annexe/office or guest suite, along with an integral garage and allocated parking.

South Harbour stands as an exceptional row of multi-level properties, regulated in construction around 25 years ago by English Heritage due to their prime location along Penryn's inner harbour. These sought-after homes boast contemporary and intriguing designs, featuring balconies on both front and rear facades, offering delightful views of the inner harbour and Penryn Bridge.







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To the front, an attractive walled forecourt offers allocated parking and access to a garage with ample storage. Through the front door, a central staircase accesses the multi-level accommodation, which includes a self-contained 'studio' flat/4th bedroom or guest suite on the lower ground floor, enjoying independent access to the harbourside, making it ideal for various uses including a home office.

Moving through the property, mezzanine landings lead to the main living areas including a splendid sitting room overlooking the harbour, a spacious south-facing kitchen/dining room with access to a second balcony, and the three bedrooms, two of which enjoy harbour views. The top landing leads to a well-appointed master suite with south facing windows.

Overall, 7 South Harbour epitomizes modern harbourside living, adaptable for rental income, a self-contained annex, or a home office. Its proximity to Penryn's amenities, university, and transportation links to Falmouth and Truro enhances its appeal, along with sailing facilities along the Penryn River and access to stunning coastline walks. Truro, a short distance away, offers extensive amenities and a direct rail link to London.



**ADDITIONAL INFORMATION**  
Tenure - Freehold. Possession - Vacant possession upon completion with no onward chain. Services - Mains gas, electricity, water and drainage. Gas central heating. Council Tax - Band D. EPC rating - 78 (C). VIEWING - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.





### Energy Efficiency Graph

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

**Viewing** Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

7 SOUTH HARBOUR PENRYN TR10 8LR  
 TOTAL APPROX. FLOOR AREA 177.0 SQ.M. (1905 SQ.FT.)  
Whilst every effort has been made to ensure the accuracy of the floor plan, combined with 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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