



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

**4 College Green**  
Penryn, TR10 8FL  
**£475,000**



4



2



2



B



## 4 College Green

Penryn, TR10 8FL

This extraordinary one-of-a-kind 4-bedroom detached house was designed to mimic the former barn which once stood on the site. This 2-storey house features charming stone elevations, spacious living areas, and en-suite facilities in the primary bedroom. The secure and sunny walled garden showcases a slate patio on one side and a lush lawn area on the other. Additionally, a practical gravelled space with garden storage and a timber shed is located beside the house.



- Unique detached house
- 4 Bedrooms
- 2 bath/shower rooms plus g/f WC
- Secure walled garden
- 18' x 17' living room
- 2 sets of double doors to garden
- Attractive stone elevations
- Barn-style architectural design
- Tandem parking spaces with EV charger
- Modern and economic







### THE PROPERTY

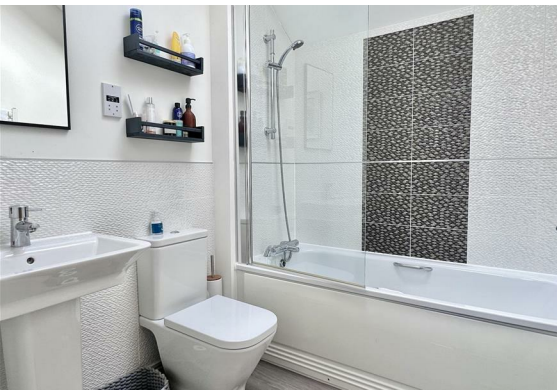
Well positioned in College Green, this charming 4-bedroom residence stands out on a secure plot, boasting double doors that open from both living areas to a sunny walled garden with a slate patio and a level lawn area. This unique property is the sole detached house within the sought-after College Green development, built by Linden Homes in 2015 and retains the residue of the 10 year NHBC warranty from 2015. A brief stroll down the road takes you to the picturesque head of Penryn River and Bridge.

### THE SITUATION

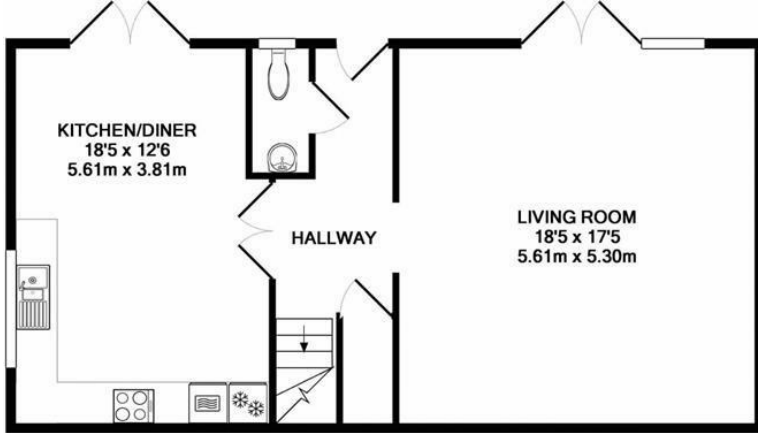
College Green is a popular, quiet and conveniently positioned area of Penryn near the head of the river. Developed by Linden Homes in 2015, this small cul-de sac of modern homes features a variety of designs, many with attractive stone elevations. A 10 minute walk through the town centre leads to the branch-line rail link to Falmouth and Truro. Regular buses to Falmouth, Truro, Helston and Redruth pass through Penryn Bridge, literally a 5 minute walk from the property. Coastal walks can be easily accessed from the head of Penryn River, with a beautiful creek-side walk to Flushing Village being a popular route.

### ADDITION INFORMATION

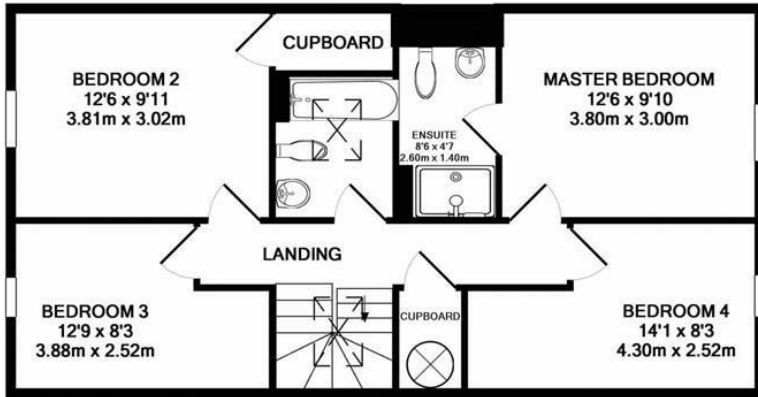
Tenure - Freehold. Possession - Vacant possession subject to our client's successful onward purchase. Services - Mains gas, electricity, water and drainage. Gas fired central heating. Development service charge currently set at £404 per annum. Council Tax - Band D. EPC - 84 (B) . VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY.







GROUND FLOOR  
APPROX. FLOOR  
AREA 659 SQ.FT.  
(61.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 647 SQ.FT.  
(60.1 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1306 SQ.FT. (121.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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.