



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

**16 St Gluvias Street**

Penryn, TR10 8BL

**£315,000**





A gorgeous 3 bedroom Georgian cottage, well positioned on a quiet street, yet moments from Penryn's old town and excellent amenities. Retaining many original features including the Grade II Listed front facade, panelled doors, timber flooring and staircase, coupled with later additions such as a bespoke handmade kitchen, a wood burning stove and attractive internal redecorations. An impressive 84 sq.m private garden is situated close to the rear door of the cottage, which has great scope to build a workshop/studio, ideal for tradespeople and those working from home.

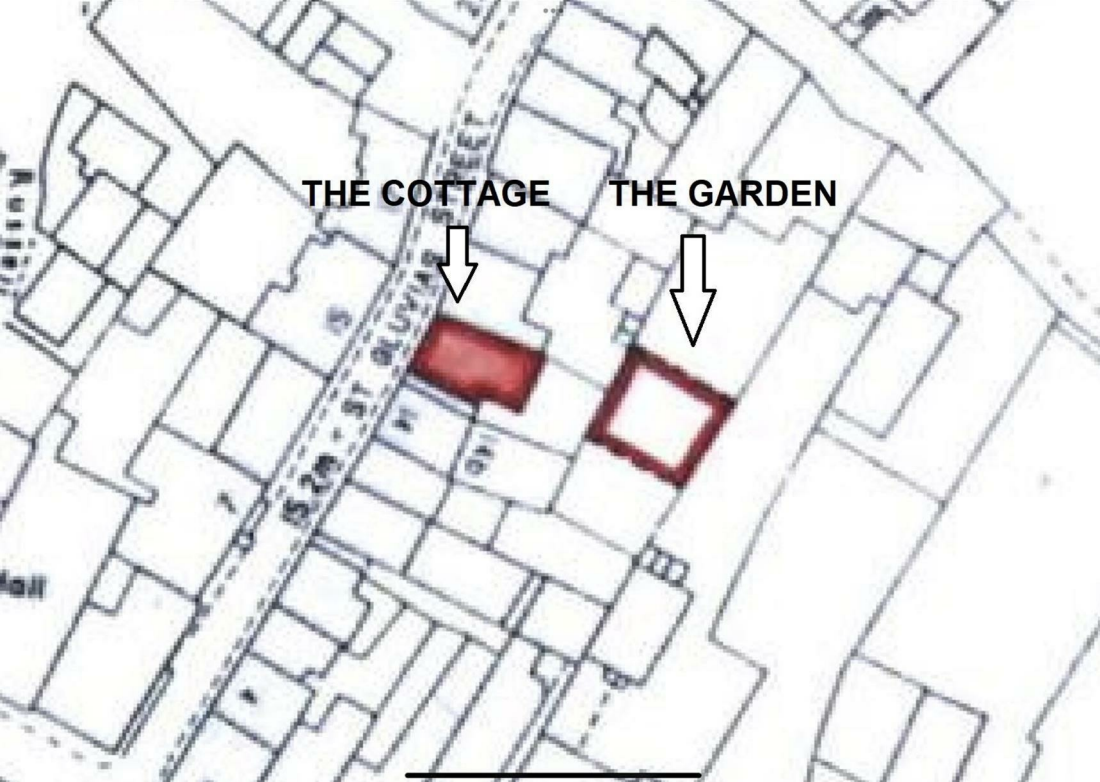
- Gorgeous Listed cottage
- 3 bedrooms
- 1st floor Bathroom
- Generous size throughout
- Large garden (8.8m x 9.6m)
- Space to build a garden studio
- Classic Georgian terrace
- Central yet quiet location
- Much improved in recent years
- Woodburner plus central heating

#### THE SITUATION

St Gluvias Street is a quiet road of mainly Georgian Cottages, descending from Penryn's main high street. Also, just one minutes' walk from the cottage leads you to the town's free car park. Consequently the property enjoys a superb position and within easy reach of the excellent range of day-to-day amenities including junior school, church, various pubs, general stores, post office, restaurants, bank, bus and rail services that link Penryn to Falmouth and Truro.







**THE PROPERTY**  
 Dating back to circa 1780 in part, with a Victorian extension to the rear, this charming stone-fronted 3 bedroom terraced cottage is deceptively spacious and has been dramatically improved and extremely well maintained by our clients.

Accessed via a side passageway, shared with just two other properties, the accommodation benefits from generous accommodation including a bright and tastefully refitted kitchen/dining room with replacement Worcester Bosch boiler and a broad living room with wood burning stove. To the first floor, there are 3 well-proportioned bedrooms, which include 2 small 'doubles' and a main bedroom, adjacent to a family bathroom.

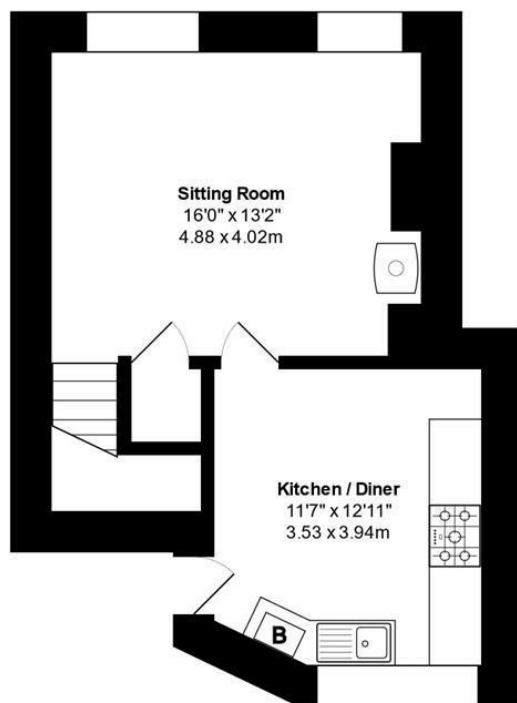
The garden is a real feature of the property. Situated within a few meters of the cottage with its private gate and two-tiered arrangement, this unusually large area has enough space for a vegetable plot, lawned area, large store and greenhouse. Many prospective buyers may wish to install a garden studio/office, subject to any necessary consents.

**NEARBY PARKING OPTIONS**  
 St Gluvias Street benefits from being within a few hundred yards of the town's car park and also Commercial Road which provides free on-street parking. There is also a car park adjacent to St Gluvias Street (behind Mill Autoquip), also accessed from Commercial Road, which is currently free to park overnight from 4pm.

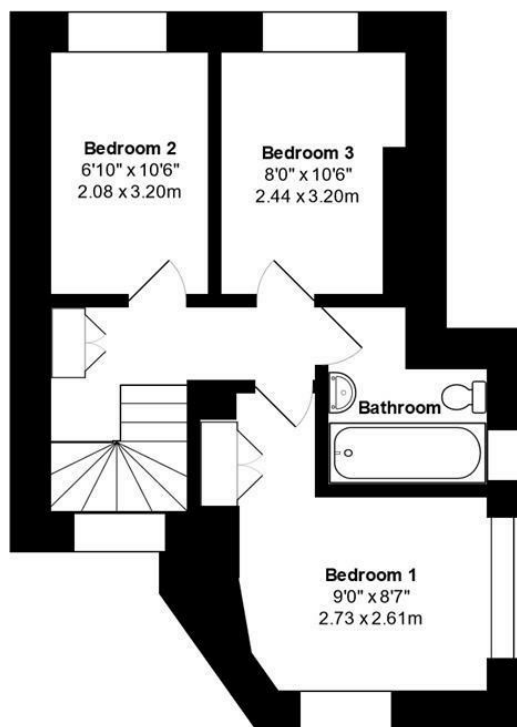
**ADDITIONAL INFORMATION**  
 Tenure - Freehold. Possession - Vacant possession with the benefit of no onward chain. Services - Mains gas, electricity, water and drainage. Gas central heating. Council Tax - Band B. EPC rating - 59 (D)







**Ground Floor**  
Approx Area: 31.8 m<sup>2</sup> ... 342 ft<sup>2</sup>



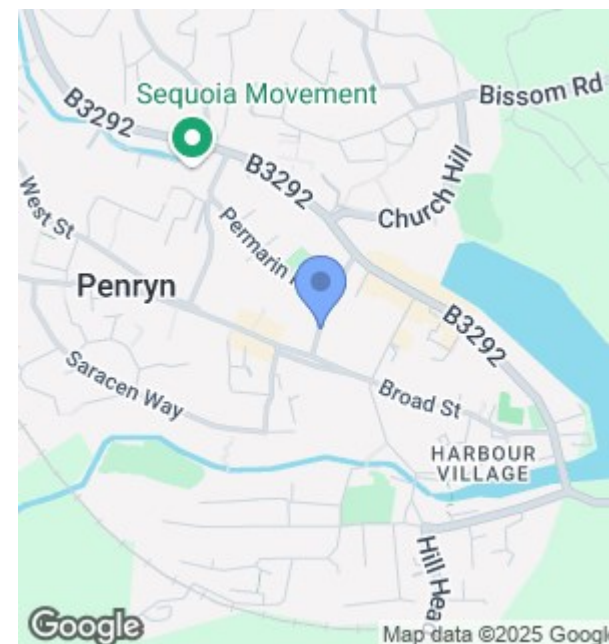
**First Floor**  
Approx Area: 36.1 m<sup>2</sup> ... 389 ft<sup>2</sup>



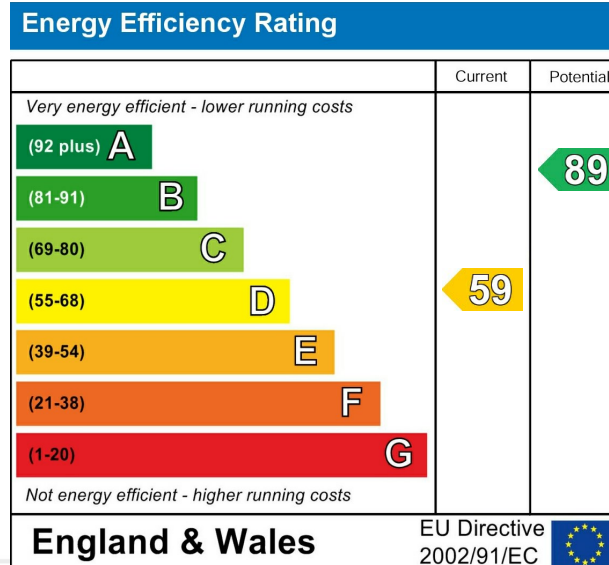
16, St Gluvias Street, Penryn, TR10 8BL

Total Approx Area: 67.9 m<sup>2</sup> ... 731 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Energy Efficiency Graph



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

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