



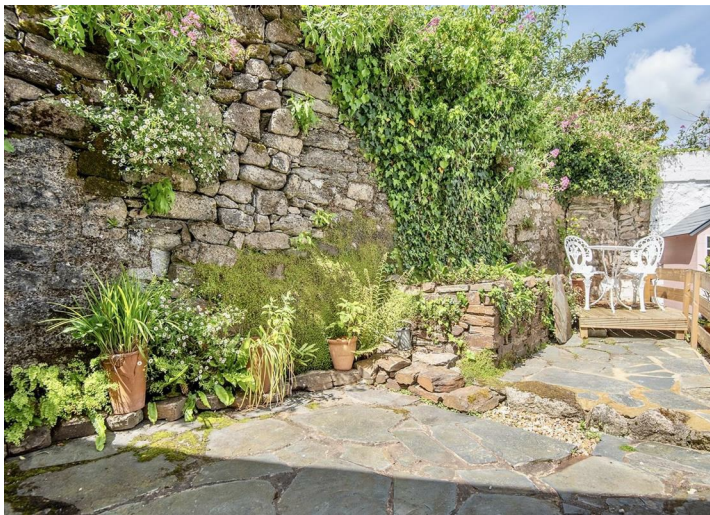
1 New Street, Penryn, TR10 8EB

Guide Price £225,000

A simply charming, stone-fronted, Grade II Listed end of terrace cottage, located near the top of New Street, a 'stone's throw' from Penryn town's various amenities, offering well appointed double bedroom accommodation, maintained beautifully throughout, with outside west-facing courtyard set to the rear. An ideal first home, investment or bolthole, offered for sale with the added benefit of immediate vacant possession and no onward chain.

Key Features

- Charming Grade II Listed cottage
- Beautifully maintained double bedroom accommodation
- Close to Penryn Harbour's Islington and Jubilee Wharfs
- Ultra fast fibre broadband available
- End of terrace
- Convenient central location with 'doorstep' amenities
- West-facing courtyard
- EPC rating D



THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

From the pedestrian walkway, an original panelled double entrance door, with wooden lintel and granite step, provides access into the:-

SHARED ENTRANCE HALLWAY

Shared by both 1 and 2 New Street. Pendant light. Wall mounted electric meter and electric consumer unit for Number 1. Private entry door to Number 1 opening into the:-

LIVING ROOM

12'3" x 19'2" (3.74m x 5.85m)

Measurements taken from furthest points within the room. A particularly cosy, charming room with many character features including exposed painted ceiling beams, central fireplace with exposed granite lintel (ideal for installation of wood-burning stove), recessed multi-pane sash window with custom window seat. Stairs rising to first floor, with newly replaced double glazed hardwood window, set at mid-point within the stairway, providing extra natural light into the downstairs area. Open under-stair storage with space and plumbing for washing machine. Wood-effect flooring throughout, radiator. Part obscure glazed door with cat-flap providing access to the courtyard garden. Open plan doorway with step rising into the:-

KITCHEN

8'0" x 7'8" (2.46m x 2.36m)

An exceptionally practical and stylish kitchen, featuring two attractive wooden units with stainless steel worktops, providing ergonomics suitable for keen cooks. Inset double stainless steel sink over a general storage unit, frosted glass splashback and broad eye-level cupboard with glass door above. Similar freestanding unit with built-in SMEG Cucina 335 oven, four-ring ceramic Schott/SMEG hob with drawers and metal shelving on both sides. Space for tall fridge/freezer. Space and plumbing for slimline dishwasher. Recess with four-pane sash window and generous slate sill. Radiator, continuation of wood-effect flooring, pendant light.

FIRST FLOOR

LANDING

Part galleried to the stairwell. High sloping ceiling, panel door opening into the:-

DOUBLE BEDROOM

10'7" x 12'11" (3.25m x 3.94m)

A charming and well proportioned double bedroom with stripped timber floorboards, deep skirting. Wide set of small-pane casement windows with built-in window seat below, all set within the recess. Deep recess to corner with open shelving and hanging rail. Tall open cupboard housing nearly new Baxi combination boiler, providing domestic hot water and heating, with shelving above. High ceiling, loft hatch. Panel door opening into the:-

BATHROOM

6'2" x 8'0" (1.89m x 2.46m)

White three-piece suite comprising pedestal wash hand basin, low flush WC and panelled bath with metal handgrips, mixer tap and wall mounted shower attachment over. Tiling to bath and sink. Heated towel rail, recess to far side

featuring four pane obscure glazed sash window with deep sill. Continuation of stripped timber flooring. Part sloping ceiling.

THE EXTERIOR

REAR GARDEN TERRACE

Shared access via small porch area, giving way to a split rear terrace, separated by a low picket fence and gate.

Corresponding to the back of the property, the left side of the courtyard is dedicated to the private use of Number 1, which is laid with cut stone and has a high granite dry stone wall, and a raised decked platform to the rear, suitable for a small table and chairs. A raised flower bed is contained by a dry stone wall of local country rock. Likely to provide much sunlight through the afternoon, in particular, due to its westerly aspect.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band A - Cornwall Council.

TENURE

Freehold.

POSSESSION

Immediate vacant possession upon completion of purchase - the vendors offering the additional benefit of no onward chain.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



NEW STREET, PENRYN, CORNWALL, TR10 8EB
TOTAL APPROX. FLOOR AREA 463 SQ.FT. (43.0 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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