



Laskowski  
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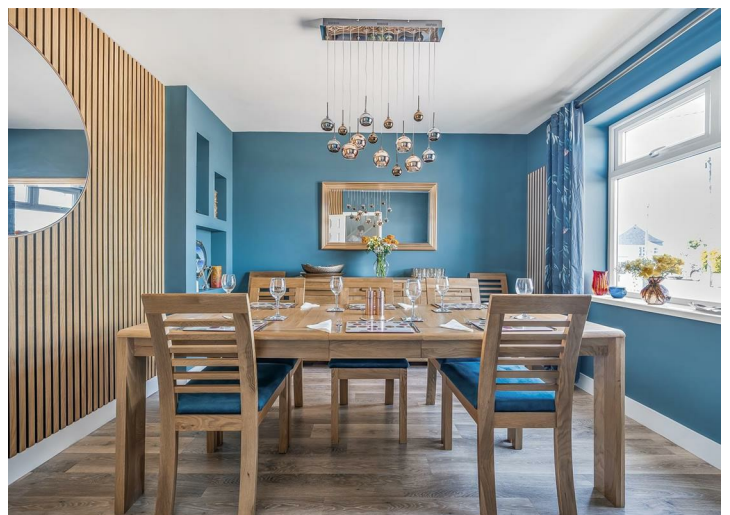
## Kernow House, 17 Green Lane, Penryn, TR10 8QQ

Guide Price £735,000

An expansive, efficient and versatile detached property, offering an exceptional opportunity for 'multi-functional' living. Set over 3 floors, this 6 bedroom family home features generous accommodation, a low maintenance south-facing rear garden, ample off-road parking, a spacious garage with 2 car ports, and a superb adjoining single-storey commercial unit. Whether seeking a spacious residence with additional letting income potential, a combined live/work opportunity, or an excellent investment opportunity, this property is uniquely positioned to offer it all.

### Key Features

- Substantial detached 6 bedroom house set over 3 floors
- Integrated commercial unit (of approximately 650 sq ft GIA) with separate access - ideal for business use or to provide rental income
- Parking for up to 8 vehicles, with garage and 2 car ports
- Worcester combination boiler (1 year old, 9-year warranty remaining)
- Highly versatile opportunity comprising residential and commercial
- South-facing 2-tiered private rear garden with lawn and paved areas
- Extensive views from the top floor, overlooking the Penryn River and Roseland Peninsula
- EPC rating B



## THE LOCATION

'Kernow House' enjoys a highly convenient and desirable location within close proximity to Falmouth and Penryn, ideally situated for both residential and commercial use, with excellent access to local schools, shops, and transport links. With panoramic views from the upper floor towards the water and countryside, the property captures the best of both tranquil living and urban convenience. The location further benefits from its strategic positioning for business use, with ample on-site parking and a dedicated commercial unit.

Green Lane is a popular residential location with bus and rail services literally on 'the doorstep', and with both junior and secondary schooling, sports facilities and the university campus at Tremough and town centre, just a few minutes' walk away. A short ride by rail leads to the port of Falmouth - three miles distant, which has excellent leisure and water sports facilities including marina, dinghy park, Royal Cornwall Yacht Club, National Maritime Museum and water sports clubs for sailors of all abilities. The cathedral city of Truro, the county's administrative centre, is approximately ten miles distant and is readily accessed by the A39 and by regular nearby bus and rail services.

## THE ACCOMMODATION COMPRISES

Entrance from the driveway leading to the:-

### PORCH

A triple-aspect front porch with tiled flooring, uPVC double glazed doors and windows - ideal for plants and storage. Door leading into the:-

### HALLWAY

Under-stair storage cupboard with integrated sliding shoe drawers. Vertical radiator.

### DINING ROOM

Wood-effect flooring, wooden wall panelling, uPVC double glazed window to front elevation. Bespoke radiator. Plenty of space for a sizeable dining room table and chairs, along with furniture.

### LIVING ROOM

A deep and spacious room spanning the full depth of the property, with wood-effect flooring, Contura multi-fuel fire and polished stone hearth, vertical radiators, uPVC double glazed window to the front. Patio doors to the rear courtyard. Plentiful space for living room furniture.

### KITCHEN

Continuation of wood-effect flooring. A modern fitted kitchen with eye and base level units both above and below a roll top worksurface with stainless steel double sink with mixer tap, Cookmaster six ring electric cooker, Bosch dishwasher, and two integrated fridge/freezers. Useful breakfast bar, and a secondary dining area/breakfast room with space for a table and chairs. Worcester combination boiler (approximately one year old), dual uPVC double glazed windows to rear, patio doors to the garden and access to the:-

### INNER HALL

Leading to the:-

## UTILITY ROOM

Tiled flooring, wash hand basin, space for washing machine, tumble dryer, freezer. Cupboard space, uPVC window to front elevation.

## CLOAKROOM/WC

Low flush WC, wash hand basin with chrome mixer tap, heated towel rail, extractor fan.

## COMMERCIAL UNIT

An impressively presented single-storey office suite, with access from the front and rear, together with side access to the main house. The unit is accessed via a canopy covered porch. An ideal office set up, or something which could be utilised by a variety of operators (subject to permissions) and totalling approximately 600 sq ft, with two contained office 'suites', a meeting room, kitchenette, and disabled WC.

## FIRST FLOOR

### PRINCIPAL BEDROOM SUITE

A double aspect double bedroom, with uPVC double glazed windows, carpeted flooring, radiator, and dressing area. uPVC double glazed window to rear elevation.

### EN-SUITE SHOWER ROOM

A three piece suite comprising low flush WC, shower cubicle with glazed screen, and wash hand basin with chrome mixer tap and electric mirror-fronted cabinet over. Towel rail, extractor fan, laminate flooring,

### BEDROOM TWO

Another double room, with carpeted flooring, uPVC double glazed window, and radiator.

### EN-SUITE WET ROOM

Shower cubicle, low flush WC, wash hand basin with chrome taps and tiled splashback. Towel rail, cabinet, uPVC double glazed window.

### BEDROOM THREE

Another double room, with carpeted flooring, radiator, uPVC window and built-in storage cupboard.

### BEDROOM FIVE

Another double room, with carpeted flooring, uPVC window, and radiator.

### BEDROOM SIX

A single room with carpeted flooring, radiator and uPVC window.

### FAMILY BATHROOM

Tiled flooring and walls. Duravit bidet, bath, shower cubicle, low flush WC, ceramic wash basin with mixer tap. Towel rail, uPVC window.

### AIRING CUPBOARD

Hot water immersion pressurised tank, loft hatch with easy access.

## SECOND FLOOR

### BEDROOM FOUR (LOFT CONVERSION)

A simply stunning double aspect room enjoying panoramic



views over towards Falmouth, the Penryn River, Roseland Peninsula, and as far as St Austell from the uPVC windows and two Velux roof lights. Carpeted flooring, ample space for furniture.

## THE EXTERIOR

### TO THE FRONT

Generous paved private driveway providing parking for up to eight vehicles.

### GARAGE

High pitched roof, electric door, power, and storage to the eaves. Rear store room and log store.

### CAR PORTS

Two car ports to the side, leading onto the paved forecourt.

### TO THE REAR

A south-facing two-tiered rear garden featuring a paved patio area and an upper level lawn, all enclosed by fencing.

Access to the garden from both the kitchen and lounge, as well as to the garage and commercial unit.

## 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 E - Cornwall Council.

### COMMERCIAL RATEABLE VALUE

Current rateable value (1 April 2023 to July 2025) - £1,700 per annum.

### TENURE

Freehold.

### VIEWING

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

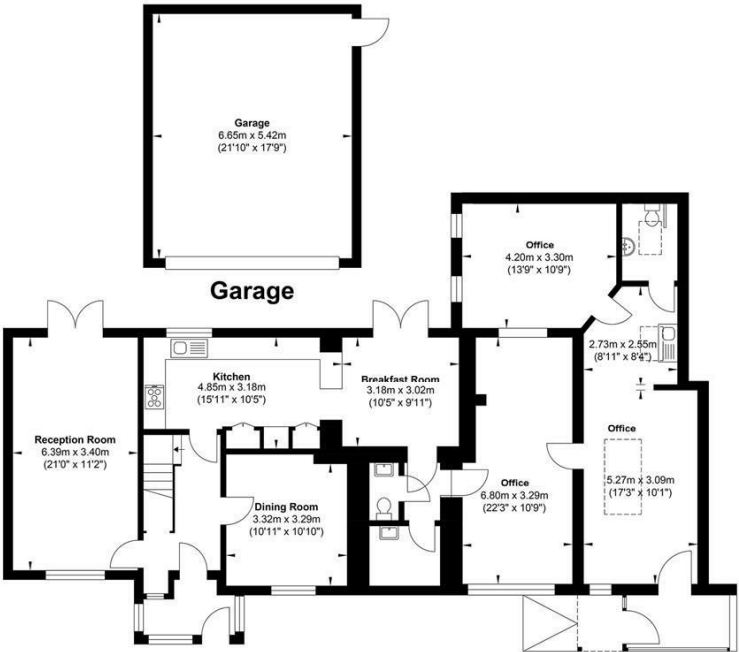




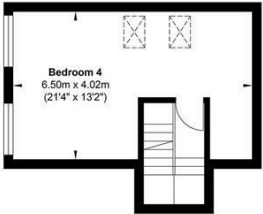


# Floor Plan

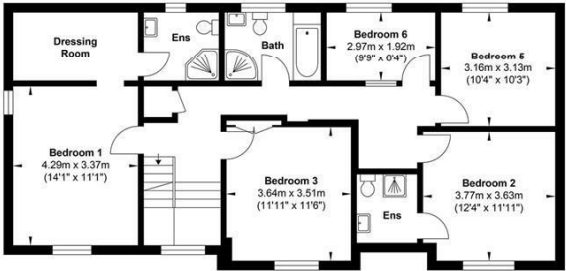
28 High Street, Falmouth, Cornwall, TR11 2AD



Ground Floor



Second Floor



First Floor

Gross Internal Floor Area : 309.4 m2 ... 3330.3 ft2

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.

