



Penryn

A substantial end terrace house
Includes an undeveloped large, attached barn
Plenty of scope and potential to improve
Set in the towns conservation area
Spacious multi-level living accommodation
Two reception rooms, five bedrooms
Fitted kitchen, family bathroom (first floor)
Large overgrown walled gardens
A minutes' walk to the town centre
Within reach of the town, station and university



Guide £380,000 Freehold

**ENERGY EFFICIENCY RATING
BAND G**

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REF: SK7033



We are delighted to offer for sale as our clients' sole agents, this substantial five bedroom, end of terrace family home and a large, attached, undeveloped barn which is set in a conservation area in the heart of this ancient harbour town of Penryn near Falmouth.

This large house has been a comfortable home to our clients for over 30 years now with them now downsizing and giving potential new owners the opportunity to tap into the vast potential that Number 32 offers with the house needing modernisation and the barn, a more substantial renovation project. This exciting pair of properties could suit a number of clients including someone with an extended family who would want the barn (subject to the necessary planning permission and building regulations) for an annexe, a client who works from home and needs space, maybe an artist/sculptor, carpenter, workshop space or just plenty of storage.

The multi-level accommodation in the house offers on the ground floor, a dining room, sitting room, steps down to a fitted kitchen. From the dining room steps lead down to a lower hall with access to the rear garden and bedroom five. A staircase leads to the first floor level which has four bedrooms and a family bathroom/wc combined. The barn can be accessed from the main house through a passageway and intercommunicating door (currently closed) or through the garden. A sunny sheltered courtyard sits immediately to the rear of the property and steps lead down to a large overgrown walled garden which is ripe for cultivation.

Penryn's bustling town centre offers a good range of amenities including a convenience store, post office, cafes and takeaways, galleries, a regular bus service which connects to the neighbouring town of Falmouth to Truro. At the top of the town you will find Penryn College and junior school and Falmouth University (Tremough Campus). For the sport minded buyer, Penryn Rugby Club and Football Club are close at hand and the Penryn River along Commercial Road with the boat yard at Islington Wharf is just a few minutes downhill walk.

THE ACCOMMODATION COMPRISES:

Painted and glazed front door with frosted privacy panel to:

ENTRANCE PORCH

With electric meter box, stained wood internal door leading to:

DINING HALL 4.37m (14'4") x 3.96m (13'0") being of maximum measurement of an irregular shape.

With a recess sash window and stained wood sill overlooking the front aspect, fitted carpet, latch and brace internal door leading to the sitting room and second door to the rear hallway.



SITTING ROOM 4.27m (14'0") x 3.40m (11'2")

Having a deep recessed sash window and stained wood sill overlooking the front aspect, TV aerial point, open display area and overhead storage, panelled internal door.



STAIRCASE FROM DINING HALL DOWN TO:

KITCHEN 3.10m (10'2") x 2.57m (8'5") Being of average measurement of an irregular shape.

Having a multi-paned door to the outside courtyard and garden. The kitchen is fitted with a range of matching wall and base units with roll top work surfaces and ceramic tiling over, single drainer stainless steel sink unit and chrome mixer tap, electric cooker panel, plumbing for washing machine, space for tallboy refrigerator/freezer, vinyl flooring.



LATCH AND BRACE DOOR FROM THE DINING ROOM DOWN TO THE LOWER GROUND FLOOR

REAR HALLWAY

With frosted glazed door to outside, fitted carpet.

BEDROOM ONE 3.96m (13'0") x 2.92m (9'7")

With a sash window overlooking the rear courtyard, under stairs storage, fitted carpet, latch and brace door.



STAIRCASE FROM THE REAR HALLWAY LEADING TO FIRST FLOOR LANDING

Door leading to inner hallway and ultimately through to the attached barn.

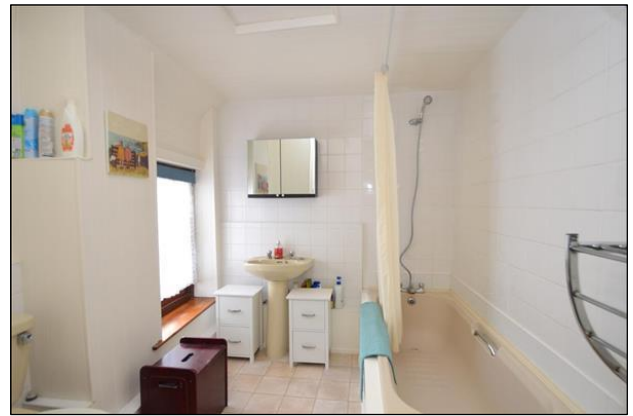
BEDROOM TWO 3.84m (12'7") x 3.05m (10'0")

A sash window looking down the garden, fitted carpet, louvre-doored storage.



BATHROOM 3.10m (10'2") x 2.01m (6'7") Measurement of an irregular shape.

With stained wood door and four steps leading down to this bathroom which has a suite comprising; handled and panelled bath, chrome mixer tap, shower attachment and fully tiled surround, pedestal wash basin, fully tiled walls, low flush wc, sash window overlooking the outside, vinyl flooring, towel rail, mirrored bathroom cabinet, airing cupboard with lagged copper cylinder and immersion.



CONTINUED STAIRCASE TO THE TOP LEVEL

BEDROOM THREE 3.35m (11'0") x 2.87m (9'5")

A recessed sash window with window seat overlooking the front aspect, fitted carpet, panelled internal door.



BEDROOM FOUR 3.35m (11'0") x 2.49m (8'2")

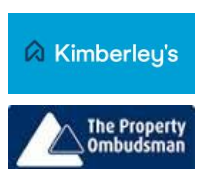
With recessed sash window with window seat overlooking the front aspect, fitted carpet, panelled internal door.



BEDROOM FIVE 5.13m (16'10") x 2.13m (7'0") plus door recess 1.32m (4'4") x 0.91m (3'0")

Having a recessed sash window and window seat overlooking the front aspect, fitted carpet, stained wood internal door.

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



OUTSIDE

A doorway from the kitchen or the inner hallway leads into a sheltered multi-level concrete courtyard which has a small brick outbuilding to the left hand side. Steps take you down past the barn on the right hand side to an enclosed lawned area which is surrounded by overgrown raised beds with plants and shrubs. Steps to the left hand side lead down to a large, sheltered walled garden which is in need of cultivation.

THE BARN This attached barn is ripe for cultivation.

A substantial building with doorway leading to the ground floor with an **internal measurement of 8.76m (28'9") x 3.43m (11'3")** having three deep recessed windows overlooking the courtyard and the first floor which is approached via a ladder is **8.84m (29'0") x 4.01m (13'2")** with a dual aspect having three windows overlooking the courtyard and two frosted windows to the return side. This barn is ripe for development (subject to the normal planning permission and building regulation approval).



COUNCIL TAX Band B.

SERVICES Mains drainage, water and electricity.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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