



Penryn

A versatile, large, detached residence

Four-six bedroom accommodation (one en-suite)

A variety of receptions rooms

Elevated views over Penryn Estuary & Falmouth Harbour

Detached garage, off road parking facilities

Suitable for a large family or potential student accommodation

UPVC double glazing and gas fired central heating

In need of attention and updating in some areas

Popular, highly regarded location, within walking distance of schools and the town

Viewing highly recommended to appreciate the accommodation on offer

Guide £450,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

**01326 311400
www.kimberleys.co.uk**

REF: SK7235



An ideal opportunity to purchase this substantial four-six bedroom, detached dormer bungalow with parking and garage which would be ideal for a large family or potential student accommodation.

The property sits in an elevated location on Green Lane and enjoys superb views across Penryn and down to the river, Flushing, Carrick Roads and the Roseland Peninsula in the distance, all set within walking distance of the local schools, amenities, the branch line railway station connecting Falmouth with the cathedral city of Truro and a longer stroll into Penryn's historic town centre.

The property, that would benefit from attention and updating in a few areas, has been well thought out and extended in the past to offer versatile accommodation with a number of reception rooms. The property boasts UPVC double glazing and gas central heating, a detached garage, off road parking and gardens that wrap around the property. The property would be suitable for old and young alike as there are a variety of bedrooms, bathrooms and even a principal bedroom with en-suite facilities. On the first floor there are further bedrooms for those who prefer to sleep on the first floor.

The accommodation in brief comprises; L-shaped entrance hallway, a well appointed shower room, dual aspect kitchen, utility room, living room, hallway, further reception room/bedroom, principal bedroom with a range of mirrored wardrobes and en-suite, bedroom two and bedroom three with door to outside. To the first floor you will find two further double bedrooms.

Outside there is driveway providing off road parking facilities that leads to a detached garage. The gardens wrap around the property and are mainly laid to lawn and enjoying a fine outlook over Penryn and the estuary.

This property is the perfect location and is within walking distance of Penryn railway station which connects Falmouth to the cathedral city of Truro and a bus stop at the end of the close will take you to the surrounding towns. The town centre and the Tremough Campus are both within easy walking distance with the town providing a range of independent shops and cafes and highly respected primary and secondary schooling.

As the vendors sole agents, we highly recommend an early appointment to fully appreciate the size and flexibility of the accommodation and any future potential.

Why not call for your personal appointment to view today?

THE ACCOMMODATION COMPRISES: All dimensions approximate.

FROM THE DRIVEWAY A GATE LEADS TO A COVERED ENTRANCE WHICH CURRENTLY PROVIDES STORAGE AND A PATH LEADS TO THE FRONT DOOR.

UPVC DOUBLE GLAZED FRONT DOOR OPENING TO:

ENTRANCE HALLWAY

An L-shaped hallway with an area for coat hooks, radiator, plastered & coved ceiling with centre light, closed tread staircase to the landing and first floor with handrail, doors to the kitchen, shower room and utility room, laminated flooring.

SHOWER ROOM

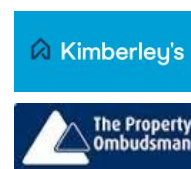
A three piece suite comprising; tiled shower cubicle with shower, low-level flush wc, pedestal wash hand basin, part tiled walls, heated towel rail, plastered ceiling with ceiling light and extractor fan.

KITCHEN/DINER 4.98m (16'4") x 4.52m (14'10")

A large light and airy dual aspect kitchen with a wide range of base and wall units with light doors and metal door furniture, built-in appliances, matching kitchen island unit, wood butcher block style worktop with tiled splash backs incorporating a five-ring gas hob with stainless steel and glass extractor canopy over, double Belfast style sink with mixer tap, built-in stainless steel oven and matching stainless steel built-in microwave, recess and plumbing for dishwasher. The kitchen area has a slate tiled floor whilst the dining area has a stripped timber wood floor, coved plastered ceiling with spotlights, large UPVC double glazed windows with an impressive outlook over the gardens, St Gluvias Church and countryside in the distance, radiator, sliding glazed door to the living room and a second small paned door leading to a further hallway, door to airing cupboard and another to the main hallway.



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.





UTILITY ROOM 3.12m (10'3") x 2.67m (8'9")

A useful utility room with a range of base and wall units with wood butcher block style worktop with tiled splash back incorporating a stainless steel sink and drainer, recess and plumbing for washing machine, recess for refrigerator and freezer, breakfast bar, plastered and coved ceiling with ceiling light, UPVC double glazed window to the side, fuse box, finished with a tiled floor, small paned door to the hallway.

LIVING ROOM ONE 4.29m (14'1") x 4.04m (13'3")

A triple aspect living room with UPVC double glazed windows having an outlook over the front and rear gardens with views towards countryside and Falmouth in the distance, feature fireplace with local stone surround housing a freestanding wood burner, radiator, finish with a carpeted floor.



INNER HALLWAY

Coved and plastered ceiling, loft trap, ceiling light, traditional wood parquet flooring, door to airing cupboard and further doors to a bathroom, reception two/bedroom and the main bedrooms.

RECEPTION ROOM/BEDROOM FOUR 4.57m (15'0") x 3.51m (11'6")

A dual aspect room with two UPVC double glazed windows with outlook over the garden and Penryn River and harbour in the distance, plastered and coved ceiling with ceiling light, radiator, wall lights, fitted carpet.

BEDROOM ONE 6.10m (20'0") x 3.28m (10'9") maximum measurements.

Fitted with a range of mirrored wardrobes with double clothes rails, three UPVC double glazed windows with an outlook over the side, radiator, coved and plastered ceiling, wall lights and loft trap, radiator, carpeted floor, door to en-suite shower room.

EN-SUITE SHOWER ROOM

A three piece suite comprising; shower cubicle with screens, push bottom low-level wc, wall mounted sink, tiled walls, heated towel rail, coved and plastered ceiling with spotlights, UPVC frosted double glazed window to the side.

BEDROOM TWO 4.34m (14'3") x 3.05m (10'0") maximum measurements.

A light double bedroom having and plastered and coved ceiling with ceiling light, radiator, picture UPVC double glazed window with outlook to the rear patio, fitted carpet.

BEDROOM THREE 2.82m (9'3") x 2.01m (6'7")

With UPVC double glazed window with views of Penryn River, plastered ceiling with centre light, radiator, UPVC double glazed door opening onto the gardens.

BATHROOM 2.97m (9'9") x 2.59m (8'6")

A large, nicely appointed bathroom having a feature bath with central mixer tap, low-level wc with push button flush, wall mounted wash hand basin, part tiled walls, heated towel rail, coved and plastered ceiling with spotlights and extractor fan.



STAIRS AND LANDING

Closed tread staircase with handrail leads to the first floor landing with storage cupboard, carpeted floor, plastered and coved ceiling with ceiling light, doors to two further bedrooms.

BEDROOM FIVE 4.04m (13'3") x 3.81m (12'6") maximum measurements.

Door to built-in storage area and a second into the eaves, UPVC double glazed window with outlook to the rear, radiator, plastered ceiling with ceiling light, fitted carpet.

BEDROOM SIX 3.81m (12'6") x 3.73m (12'3")

UPVC double glazed window with outlook over Penryn and the countryside, pedestal wash hand basin, radiator, plastered ceiling with ceiling light.

OUTSIDE

DETACHED GARAGE

With metal up and over door (we are currently unable to measure the internal measurements)

PARKING

The property provides off road parking to the front with parking for one/two vehicles.

GARDENS

The property enjoys gardens to three sides and comprises of a range of lawned areas and patios. the majority of the garden enjoy a pleasant outlook over Penryn to the Penryn River with Falmouth in the distance.

SERVICES

Electricity, gas, water, drainage, telephone and broadband.

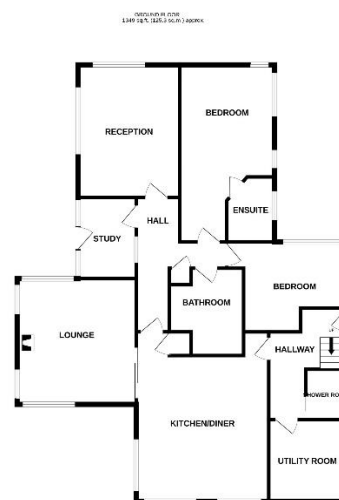
COUNCIL TAX Band D.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



VIEW



TOTAL FLOOR AREA - 1822 sq. ft. (150.7 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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