



Heather & Lay

The local property experts

11B POLWITHE ROAD PENRYN TR10 8QT

An impressive brand-new contemporary home, finished to a high specification throughout, featuring stylish open-plan living, a beautifully appointed kitchen with central island and far-reaching views across the Penryn River. The property further benefits from driveway parking for two vehicles and an electric vehicle charging point. No onward chain and ready to move into!



PENRYN TOWN	0.5 MILES
PENRYN TRAIN STATION	0.5 MILES
FALMOUTH	2 MILES
TRURO	10 MILES

- Impressive brand new four double bedroom detached home
- Innovative reverse level design maximising the far-reaching river views
- Spacious triple aspect open-plan living area with a Juliet balcony
- Contemporary, well-designed & fully integrated with breakfast bar & Quartz worktops
- Four generous double bedrooms, three with built-in storage
- Two stylish en-suite shower rooms and a separate family bathroom
- Air-source heat pump with underfloor heating & radiators
- Two off-road parking spaces with EV charging provision
- Private, low-maintenance landscaped garden with patio & lawn
- Walking distance of Penryn town, University campus, schools and transport links



THE PROPERTY

An impressive brand-new detached home, thoughtfully designed with an innovative reverse level layout to make the most of its elevated position and far-reaching views across the Penryn River. Built by Fairwater Developments, the property combines contemporary architecture with a high-quality specification, creating a stylish and practical home ideally suited to modern living.

The accommodation extends to approximately 130 sq m (1,399 sq ft), with four generous double bedrooms arranged over two floors. The ground floor provides three bedrooms, including an impressive principal bedroom with en-suite shower room, together with a further family bathroom, laundry room and useful plant room. Upstairs, the property opens into a superb open-plan living space, where a large picture window and glazed Juliet balcony make the most of the stunning river views. The contemporary kitchen is fully integrated and incorporates a breakfast bar, creating a sociable space for everyday living and entertaining. Also on this floor is a versatile fourth bedroom, ideal for use as a home office or guest bedroom, complete with its own en-suite shower room.

Outside, the property benefits from two off-road parking spaces with EV charging provision, together with a private, low-maintenance garden overlooking an adjoining orchard and green space. Further features include an air-source heat pump and underfloor heating throughout, combining modern comfort with energy-efficient design.

ABOUT THE DEVELOPER

Fairwater Developments is a local developer with over 40 years of experience in creating distinctive homes throughout Cornwall. Working closely with established local suppliers and skilled tradespeople, the company places particular emphasis on innovative design, quality craftsmanship and carefully considered details. This property reflects that approach, with its distinctive upside-down layout, contemporary finishes and thoughtful use of space, all designed to make the most of its attractive setting.

THE LOCATION

Occupying a fantastic, elevated position along Polwithen Road, this impressive home enjoys far-reaching views across the Penryn River, surrounding countryside and coastline, whilst remaining within easy reach of the town's excellent amenities. Polwithen Road is an established and highly regarded residential area, particularly popular for its convenient location, offering an excellent balance of lifestyle, connectivity and everyday practicality.

Penryn town centre is approximately a ten-minute walk away, offering a range of independent shops, cafés, restaurants and everyday amenities, whilst highly regarded local schools, the university campus, bus routes and Penryn train station are all within easy reach. Nearby amenities also include ASDA superstore, Penryn Business Park and the beautiful College Woods, with its scenic six-mile circular walk around three reservoirs, popular with walkers, runners and dog owners alike.

Just two miles away, Falmouth offers an enviable coastal lifestyle, internationally renowned for its sailing waters, beautiful beaches, sub-tropical gardens, restaurants and vibrant cultural scene. Truro, Cornwall's cathedral city and commercial centre, is also easily accessible, providing an extensive range of shopping, schooling, leisure facilities and mainline rail connections to London Paddington.

The combination of an elevated position, far-reaching views and excellent proximity to Penryn, Falmouth and the surrounding coastline makes this a particularly appealing location for those seeking a balance of convenience, coastal living and access to the wider amenities of Cornwall.







ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

From the driveway, a gently sloped pathway ascends to the composite glazed front door, leading into.....

GROUND FLOOR

The ground floor provides three double bedrooms, a family bathroom and useful ancillary accommodation including a utility room, services cupboard and an airing cupboard facilitating the hot water system and under floor heating controls.

PRINCIPAL BEDROOM

A spacious double bedroom offering built-in storage and the benefit of a contemporary en-suite shower room, providing a comfortable and private principal suite.

EN-SUITE SHOWER ROOM

A modern shower room, stylishly finished with contemporary fittings, comprising a shower, wash basin and WC.

BEDROOM TWO

A well-proportioned double bedroom with built-in storage, providing ample space for bedroom furniture.

BEDROOM THREE

A further generous double bedroom, also benefiting from built-in storage and offering flexibility for family members or visiting guests.

FAMILY BATHROOM

A contemporary family bathroom, finished to a modern specification and fitted with a quality suite, providing facilities for the remaining bedrooms.

LAUNDRY ROOM

A useful separate laundry room, providing dedicated space for laundry appliances and additional household storage.

PLANT ROOM

A dedicated plant room housing the property's modern heating equipment.







FIRST FLOOR

OPEN-PLAN LIVING AREA

An impressive open-plan living space forming the heart of the home, thoughtfully positioned on the first floor to take full advantage of the property's elevated setting and far-reaching river and countryside views. A particularly striking feature is the large front-facing picture window, complemented by a glazed Juliet balcony, creating a wonderful focal point and allowing natural light to flood the room. The generous proportions provide ample space for both comfortable seating and dining, making this an ideal environment for everyday living and entertaining.

KITCHEN AREA

Beautifully appointed with a contemporary range of fitted wall and base units, complemented by contrasting work surfaces and a substantial central breakfast bar. The kitchen incorporates fully integrated appliances and has been thoughtfully designed to combine style with practicality, opening seamlessly into the main living area to create a sociable and versatile space.

BEDROOM FOUR / STUDY

A versatile fourth double bedroom situated on the first floor, offering flexibility as a guest bedroom or dedicated home office. The room benefits from its own en-suite shower room, making it particularly suitable for visiting family or independent use.

EN-SUITE SHOWER ROOM

A stylish contemporary shower room serving the fourth bedroom, fitted with a modern shower, wash basin and WC.





GARDEN

FRONT & SIDE

Rendered block walls provide borders surrounding the property with partial timber fencing and coping stones. Pathways to either side of the property provide a full wrap-around access with outside lighting to all external walls.

REAR GARDEN

The property benefits from a private, low-maintenance garden, enjoying an attractive outlook over the adjoining tree-lined aspect and surrounding green space. Designed for ease of upkeep, the garden provides a pleasant outdoor setting to enjoy throughout the year with an area of lawn.

DRIVEWAY PARKING

To the front is a generous brick-paved driveway providing off-road parking for two vehicles, together with provision for electric vehicle charging.

SERVICES & GLAZING

Mains electricity, water and drainage. UPVC double-glazed windows and external doors. Heating is provided by a Vaillant air-source heat pump, benefiting from a 7-year warranty and supplying underfloor heating to the ground floor and radiators to the first floor.

WARRANTY

The property further benefits from a brand new 10-year build warranty, a nationally recognised provider, offering additional peace of mind for purchasers.

EPC (ENERGY PERFORMANCE CERTIFICATE)

TBC awaiting building sign off with SAP report.

COUNCIL TAX

TBC awaiting property registration, please contact Cornwall Council for further information and pricing.

WHAT THREE WORDS ///obtain.senses.acoustics



SPECIFICATIONS LIST 11B POLWITHEEN ROAD

Construction

- Timber Frame with block outer skin
- Slate pitched roof
- Double glazed UPVC windows Toe Hung from the bottom
- Architect certified
- Juliet balcony with glazed balustrade

Kitchen

- Integrated NEF Oven, microwave
- Integrated Bako full height fridge & full height freezer
- 20mm Solid Quartz Worktops with rolltop finish
- Under cupboard LED down lights
- AEG Induction Hob
- Breakfast Bar
- Dual stainless-steel sink with drainers and mixer tap
- Corner pull out corner draws
- Built in bottle/wine rack
- Shaker style wall and base units

Downstairs

- Main bathroom & WC
- 500mm Wall Hung Vanity Units
- 600mm Round Lit Mirror
- Wall hung toilets with Cow sealed Cisterns
- Exposed Valve shower packs
- In Brush Wickel taps
- Brushed Nickel Taps
- Mains heated towel rails
- Shower Walkin With brush Nickel shower screens
- All shower overhead and handheld in matching Nickel finishes
- All bathroom & en-suites with fully porcelain tiles

Heating & Electrical

- Valiant Air Source Heat Pump with 7-year warranty
- 250L hot water storage
- Under floor heating to ground floor with latest zoned heating controls to each room
- High end designer radiators to first floor level in brushed metal
- LED down lights throughout & pendant light for feature above stairs
- Oak & grey / espresso LVT flooring throughout
- Holdenby Oak doors with satin bronze door handles

Stairs

- In oak treads risers and a glazed oak balustrade

Internals

- Utility cupboard with space and plumbing for washing machine and separate dryer
- Multiple dual plug sockets with some USB charging ports
- Sliding oak doors for wardrobe space

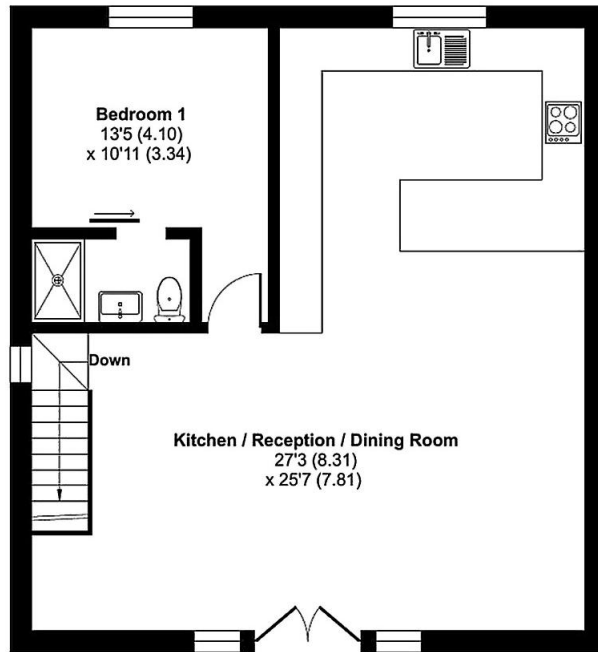
Externals

- Marshalls Pennant grey brick driveway with parking for 2 cars
- Disabled access & level access
- Granite copings finish to wall
- Porcelain patio
- Exterior down lights all around the property
- Electric car charging point
- Privately fenced surround
- Raised steps and block wall with retainer to higher tier of garden
- Covered portico with timber support and a fibre glass pitch
- Composite glazed triple lock front door

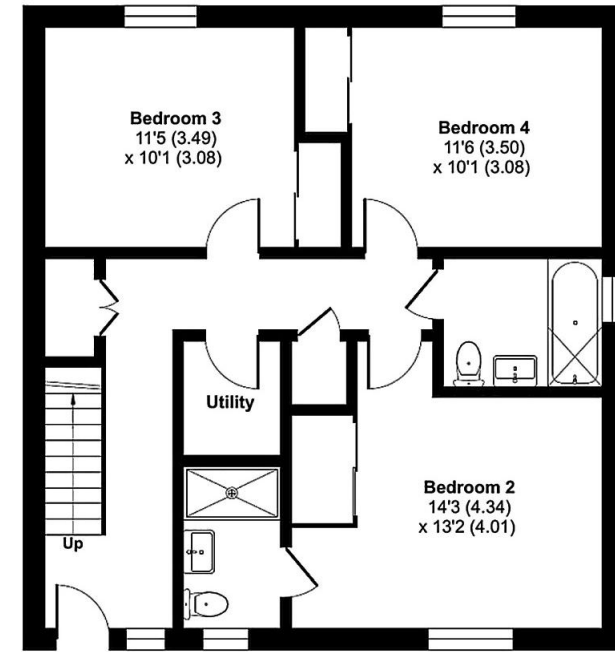
Polwithen Road, Penryn, TR10

Approximate Area = 1408 sq ft / 130.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2026. Produced for Heather & Lay Estate Agents. REF: 1521656

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.