



Heather & Lay
The local property experts

Beverly Hills Polsethow, Penryn, TR10 8PA

An exceptional recently built detached five/six-bedroom executive home offering over 2,300²ft of versatile, high-specification accommodation within an exclusive gated development. Enjoying spectacular elevated views towards Falmouth and the Penryn River, the property sits within approximately a quarter of an acre of landscaped gardens and benefits from driveway parking for multiple vehicles and a double garage. Ideally located just moments from the town centre, university and train station, offering excellent transport links. This is a superb modern home combining luxury, space and convenience.



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PENRYN STATION	0.4 MILES
FALMOUTH TOWN	4.9 MILES
TRURO	11 MILES
NEWQUAY AIRPORT	29.8 MILES
EXETER	97.6 MILES

- Recently built 5/6-bedroom executive home
- Versatile & impressive accommodation totalling 2314²ft (219²m)
- Exclusive gated development with CCTV entry system
- Spectacular elevated views to Falmouth, river & countryside
- Large sitting room with balcony across
- Quality kitchen designed with integrated appliances
- Luxurious bath & shower rooms
- High specification throughout
- Mature landscaped garden
- Ample driveway parking and a double garage
- Close to town, university, college & transport links

THE PROPERTY

Set within an exclusive gated development of just four detached homes with CCTV entry, this striking contemporary residence enjoys an elevated position with panoramic views across the Penryn River towards Flushing, the Fal Estuary and surrounding countryside. Built in December 2022 to an exceptional specification, the property offers over 2,300 sq. ft of beautifully designed and highly versatile five/six-bedroom accommodation. Light-filled interiors are enhanced by expansive picture windows and doors, perfectly framing the outlook. The first floor forms the heart of the home, featuring a superb open-plan kitchen/dining room and spacious living room, both opening onto a generous south-facing balcony terrace, ideal for entertaining or simply enjoying the river views. The sleek, well-appointed kitchen includes a range of integrated appliances and contemporary finishes. A separate snug provides flexibility as a home office, additional bedroom or playroom, complemented by a WC and hobby room/bedroom six. On the ground floor, the impressive dual-aspect principal suite benefits from garden views, a Juliette balcony, walk-in dressing room and en-suite shower room. A guest bedroom also enjoys en-suite facilities, while two further double bedrooms are served by a stylish family bathroom, creating an ideal layout for family life or multi-generational living.

Occupying approximately 0.25 acres, the property is approached via a private driveway with parking for five to six vehicles and access to a double garage. Landscaped gardens wrap around the house, with lawns, mature planting, patio areas and a private rear courtyard with retractable pergola and hot tub (available by separate negotiation). Tucked away in a quiet cul-de-sac, yet within easy reach of the town centre, university, schools and excellent transport links to Falmouth and Truro, this exceptional coastal home combines privacy, style and convenience, ready to move straight into.

THE LOCATION

Occupying an elevated corner position along the cul-de-sac with stunning elevated valley views, this property is ideally situated within walking distance of a wide range of amenities, including schools, the university campus, shops, bus routes and Penryn train station, linking to Falmouth and Truro City mainline. Nearby is ASDA superstore, Penryn Business Park, and scenic College Woods, with its 6-mile circular walk past three reservoirs, further enhancing the convenience and lifestyle appeal of the location. Penryn, a historic riverside market town, offers a strong sense of community, good everyday facilities, and is undergoing a vibrant renaissance, thanks in part to the presence of Falmouth and Exeter Universities. Just two miles away, Falmouth is internationally renowned for its beaches, water sports, sub-tropical gardens, restaurants, and coastal walks, while Truro, Cornwall's legal and commercial Centre, offers additional shopping, private schools, main theatre venue The Hall For Cornwall, Royal Cornwall Hospital Treliske, and a mainline rail connection to London Paddington.







ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Level access is provided directly from the paved driveway, leading to a modern composite “front door” with additional obscure glazed panels, a triple-locking system and integrated spyhole, opening into...

ENTRANCE HALLWAY

A welcoming and bright entrance hall enjoys natural light from a large window positioned midway up the turning staircase. Solid oak doors provide access to the four double bedrooms, the family bathroom and the utility room, which in turn leads to the double garage and rear gardens. A turning wooden staircase with glass balustrade rises to the first-floor landing and principal living areas. Further benefits include a telephone entry system for the communal gates, ceiling spotlights, radiator and a useful understairs storage cupboard. A wall-mounted thermostat controls the central heating system temperature. Double oak doors accessing an airing cupboard housing the large hot water pressurised tank fuelling the hot water with heating controls and an electric RCD fuse box.

MASTER BEDROOM

A rather impressive dual-aspect principal bedroom offering generous proportions and enjoying fabulous far-reaching views over the viaduct, across the Penryn River towards the picturesque countryside surrounding The Carrick Roads. A Juliette balcony with glass balustrade sits to the front corner of the room, complemented by two floor-to-ceiling high windows to the front aspect and a further window to the side overlooking the gardens and surrounding countryside. Ceiling spotlights. Two radiators. Solid oak doors provide access to a large walk-in dressing room with fitted shelving, hanging rails, lighting and a radiator, and a beautifully appointed en-suite shower room.

EN-SUITE SHOWER ROOM

Featuring a corner shower with mains fixing over, glass sliding doors and fully tiled surround, wash basin with mixer tap and WC with push button flush. Ceiling spotlights, Shaver points. Wall mounted cabinet. Tall window to the side aspect. Heated towel radiator and an extractor fan.





BEDROOM TWO

Ideal for use as a guest suite or for a growing teenager or dependent relative, this generously proportioned bedroom offers ample space for a king-size bed, additional furniture and a dressing table. A large window to the side aspect floods the room with natural light and enjoys a beautiful outlook over the mature gardens and countryside beyond. Ceiling spotlights. Radiator. Solid oak door leading into....

EN-SUITE SHOWER ROOM TWO

A generous size, comprising a large shower cubicle with mains shower fixing, fully tiled surround and a glass sliding door, wash basin with mixer tap and WC with push button flush. Ceiling spotlights, shaver points, heated towel radiator and an extractor fan.

BEDROOM THREE

Another spacious bedroom with ample space for furniture including a sofa or desk. A large window to the front aspect, enjoying views over the mature gardens and countryside beyond. Ceiling spotlights, a TV aerial point, ample power sockets. Radiator.

BEDROOM FOUR

Spoilt for choice in terms of bedroom proportions, any of these rooms would comfortably serve as a principal bedroom in many homes. This particularly generous room features a window to the front aspect, enjoying similar views as bedroom three. The current owners accommodate a king-size bed alongside a sofa, wardrobe and chair, demonstrating the excellent sense of space on offer. Ceiling spotlights, a TV aerial point, ample power sockets. Radiator.

FAMILY BATHROOM

An obscure window to the rear aspect with the family bathroom comprising a corner shower with mains shower fixing, fully tiled surround and sliding glass door, separate bath with mixer tap, wash basin with mixer tap and a WC with push button flush. Heated towel radiator, ceiling spotlights and extractor fan. Shaver points. Wall mounted tall cabinet and fully tiled surround.

UTILITY ROOM

Obscure glazed door opening to the rear courtyard and internal access to the double garage. Well-appointed with space and plumbing for a washing machine and a tumble dryer, a circular stainless-steel sink with mixer taps, a cupboard housing the gas boiler fuelling the radiators, and additional undercounter units with worktop surfaces and tiling splashback. Ceiling spotlights. Radiator.

DOUBLE GARAGE

Currently utilised for storage, as one would expect, the double-width garage is fitted with an electric up-and-over roller door, lighting and power sockets, offering excellent versatility for a variety of homeowner or hobbyist needs. An obscure glazed door provides access to the rear courtyard, with a window to the same aspect. A separate RCD fuse box and the potential to create further storage within the roof space above.

FIRST FLOOR LANDING

A light filled landing from a floor to ceiling height window halfway up the turning staircase. Solid oak and glazed doors providing access to the kitchen/dining room, living room, snug/bedroom five, office room/bedroom six and the cloakroom/WC. Double wooden doors accessing a storage cupboard with BT connection for ultra-fast fibre broadband. Thermostat heating controls.



KITCHEN/DINING ROOM

A spectacular triple-aspect kitchen/dining room forming the true heart of the home, wonderfully light and designed for modern family living and entertaining. Enjoying captivating, elevated views towards the viaduct, across much of the Penryn River stretching towards Falmouth, and over the surrounding countryside at Trevisson and the fields around Flushing, this is a room that effortlessly combines style with setting. Sliding doors open directly onto the southerly facing balcony terrace, creating seamless indoor-outdoor flow and making the space ideal for large family gatherings or entertaining guests. The kitchen itself is equally impressive, centred around an island with breakfast bar seating to one side and cupboards and drawers to the other with two striking feature pendant lights. Sleek soft-close grey gloss wall and base units run along either side, complemented by generous worktop surfaces, tiled splashbacks and under-counter and unit spot lighting. Integrated appliances include a fridge/freezer, double oven, microwave, induction hob with extractor hood above, dishwasher, and a one and a half bowl ceramic sink with mixer tap. A large window, together with a further front-facing window, frame the beautiful outlook and flood the space with natural light. An additional recessed seating area, flanked by two windows, provides a cosy yet connected spot to relax within this expansive room. Overall, this is an outstanding kitchen/dining space, bright, sociable and perfectly positioned to enjoy the exceptional views.

LIVING ROOM

Another impressively light and generously proportioned reception room, designed to maximise its enviable position and outlook. Sliding doors open directly onto the southerly facing balcony terrace, perfectly framing the elevated views across the surrounding countryside, the viaduct and the Penryn River. Two additional windows to the side aspect further enhance the sense of space and natural light, enjoying a sunny southerly orientation and providing attractive views over the mature landscaped gardens. The seamless connection to the terrace creates an effortless indoor-outdoor flow, making this an ideal space for both everyday living and entertaining.





Lighting fixture

Lighting fixture

Lighting fixture

Lighting fixture

Lighting fixture

Lighting fixture





BALCONY/SUN DECK

A standout feature of this exceptional home is the unusually large balcony sun terrace, perfectly positioned to take full advantage of its breathtaking elevated setting. Accessed via two sets of sliding doors from both the kitchen/dining room and the separate living room, it creates a seamless connection between indoor and outdoor living, ideal for modern lifestyles and social entertaining. Designed for low maintenance with resin decking and enclosed by a glass balustrade to two sides, the terrace offers uninterrupted panoramic views across the Penryn River, surrounding countryside and towards Falmouth and Flushing in the distance. Generously proportioned, there is ample space for al fresco dining, relaxed seating and entertaining guests, whether enjoying a peaceful morning sunrise with a coffee or unwinding in the afternoon and evening as the light fades. This superb outdoor space truly elevates the home, offering a rare combination of privacy, outlook and lifestyle appeal.

SNUG/BEDROOM FIVE

Currently used as a snug with a couple of small sofas to either side of the room and a chair situated in a deep recess area with two windows either side. This versatile space can be used as an office space or an additional bedroom should you require either. Radiator.

OFFICE ROOM/BEDROOM SIX

A useful and versatile room, ideal as a work-from-home office or hobbies space, featuring a window to the side aspect. Ceiling spotlights. Radiator.

CLOAKROOM/WC

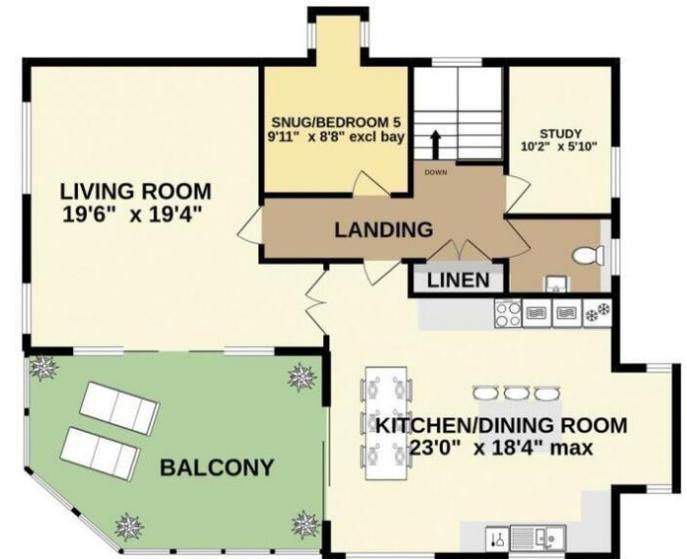
An obscure window to the side aspect comprising a WC with push button flush and a wash basin with mixer tap and cupboard under. Heated towel radiator. Ceiling spotlights, extractor fan and shelving.



GROUND FLOOR
1259 sq.ft. approx.



1ST FLOOR
1055 sq.ft. approx.



BEVERLY HILLS, POLSETHOW, PENRYN

TOTAL FLOOR AREA : 2314 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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OUTSIDE

GARDENS & DRIVEWAY

Occupying an overall plot of approximately 0.25 acres, the property is approached through a secure communal gated entrance with video CCTV system, offering both privacy and peace of mind. A substantial paved driveway provides generous parking for five to six vehicles and leads to the double garage, creating an impressive and practical arrival. The gardens wrap beautifully around the home, with a paved pathway extending around the entire property, allowing easy access to all sides and enhancing the sense of space and flow. A large sloping lawn stretches away from the house, bordered by mature trees and established greenery, providing a wonderful backdrop and a safe, versatile area for families and pets to enjoy. To the rear, a door from the utility room opens directly onto a particularly attractive paved courtyard, thoughtfully designed for relaxation and entertaining. Enclosed and private, this charming space features stone walling, a retractable pergola offering shade when desired, and ample room for outdoor dining. It currently accommodates a hot tub, creating a luxurious retreat ideal for unwinding at the end of the day. Practical additions have been carefully considered, including an outside tap, exterior lighting and plug sockets, making the garden as functional as it is inviting. Combining generous parking, secure access and beautifully landscaped grounds, the outside space perfectly complements this impressive, detached home.

WARRANTY

The property was built in 2022 and benefits from the remainder of a 10 Year Warranty provided by a recognised national firm Build Zone.

SERVICES & GLAZING

Mains electricity, water, drainage and gas are connected to the property. Gas-fired central heating via boiler and a modern hot water immersion tank. Double glazing throughout the property.

LOCAL AUTHORITY

Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

TAX BAND – G

EPC RATING – B



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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 be held as accurate or 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.