Laskowski &Co



# 6 Woodland Rise, Penryn, TR10 8QD

## Guide Price £575,000

A beautifully presented and substantial family home, offering up to 6 double bedrooms having been exquisitely renovated by the present owners. This fantastic property occupies a secluded position at the end of a quiet cul-de-sac, yet within walking distance of Penryn College, the university campus and railway station. The exceptional accommodation is set over 2 floors, extending to over 2,000 square feet and comprising, on the ground floor: entrance hallway, large south/south east facing living room with patio doors to the garden, sociable kitchen/dining room, beautifully appointed with integrated appliances and French doors onto a large sunny terrace. Principal ground floor bedroom with en-suite shower room, further ground floor double bedroom or second reception room (currently utilised as a study), utility room and cloakroom/WC. The first floor is home to 4 further double bedrooms (1 en-suite), and a contemporary family bathroom. The attention to detail extends to the outside, with larch wood cladding complementing the front and rear elevations; the broad front driveway provides off-road parking for at least 4 cars and gives access to the attached single garage. The enclosed rear garden is perfect for families, with a superb south/south east facing sun terrace (ideal for entertaining), which adjoins a level lawn and raised decked seating area. An outstanding 'turnkey' home that must be viewed to fully appreciate the size and quality of accommodation on offer.

## Key Features

- Outstanding family home providing up to 6 double bedrooms
- Quiet cul-de-sac location
- Private enclosed garden
- Ideal for those working from home
- Beautifully renovated throughout
- Stunning south/south east facing kitchen/dining room
- Off-road parking for 4 cars and attached garage
- EPC rating C











## THE ACCOMMODATION COMPRISES

### STORM PORCH
Larch wood surround, exterior lighting, obscure double glazed composite front door to:-

### ENTRANCE HALLWAY
Archway open to the kitchen/dining room. Stairs rising to the first floor, oak veneer doors to living room, bedroom five, study/bedroom six, and utility room. Recessed LED ceiling lights, Malmo wood-effect luxury vinyl flooring, radiator. Recess housing coat rail and ideal for shoe storage. Storage cupboard with shelving.

### KITCHEN/DINING ROOM
A beautifully spacious light and bright, south/south east facing kitchen/dining room, with uPVC double glazed window and double glazed French doors giving access to the full width paved sun terrace and lawned garden beyond. Continuation of Malmo wood-effect luxury vinyl flooring. Recessed LED lighting.

### KITCHEN
Well appointed contemporary kitchen, with a range of eye and waist level units, marble-effect worktop with splashback and incorporating a breakfast bar, Caple composite one and a half bowl sink/drainer unit. Built-in Bosch electric oven and matching side five-ring induction hob with Hotpoint glass extractor unit over. Space for freestanding fridge/freezer, built-in dishwasher.

### DINING AREA
A generous dining area, with space for a large family dining table and chairs. Direct access through French doors to the sunny enclosed garden.

### LIVING ROOM
A spacious reception room, with uPVC double glazed patio doors flooding the room with much natural light and giving access onto the south/south east facing paved sun terrace and lawn beyond. Chimney breast with timber fireplace capable of housing an electric fire or flued wood-burner, subject to any necessary permissions and consents. Contemporary radiator, TV/Freesat aerial point, central ceiling and wall mounted lighting.

### BEDROOM ONE
A ground floor double bedroom, currently accommodating a king size bed, with uPVC double glazed window to front aspect. Radiator, central ceiling light. Oak veneer sliding door to:-

### EN-SUITE SHOWER ROOM
A modern en-suite shower room, with large walk-in shower cubicle, fully tiled surround and boiler-fed twin head shower, 'floating' vanity unit housing wash hand basin and incorporating storage with central mixer tap, dual flush WC. Half tiled walls, tiled flooring, chrome heated towel rail/radiator, uPVC obscure double glazed window to side aspect. Extractor fan, LED recessed ceiling lights.

### STUDY/BEDROOM THREE
A spacious and versatile room, currently utilised as a study/snug, providing a sixth double bedroom, if required, or second reception room, which would make an ideal formal dining room or children's playroom. Large uPVC double glazed window to front aspect, LED recessed ceiling lights, Malmo wood-effect luxury vinyl flooring, radiator.

### UTILITY ROOM
A practical utility room, with eye and base level units, wood-effect worktop, space and plumbing for washing machine, space for tumble dryer. Worcester gas combination boiler providing domestic hot water and central heating. Radiator, Malmo wood-effect luxury vinyl flooring. uPVC obscure double glazed window to side aspect, oak veneer sliding door to:-

### WC
Dual flush WC, vanity unit housing wash hand basin with mixer tap and tiled splashback. Papered feature wall, Malmo wood-effect luxury vinyl flooring. uPVC obscure double glazed window to side aspect, LED recessed ceiling light.

## FIRST FLOOR

### LANDING
Oak veneer doors to all four double bedrooms and family bathroom. LED recessed ceiling lights, hard wired fire alarm.

### BEDROOM FIVE
A beautifully spacious dual aspect bedroom, currently accommodating a super king bed, with uPVC double glazed windows to side and rear aspects providing an outlook over the rear garden and across surrounding countryside. Central ceiling light, radiator.

### BEDROOM FOUR
Another substantial double bedroom, easily accommodating its super king size bed, with uPVC double glazed window to front aspect. Built-in wardrobe with hanging rail, twin central ceiling lights, radiator, eaves storage space.

### BEDROOM TWO
A double bedroom, located to the rear of the property, with two uPVC double glazed windows overlooking the rear garden and surrounding countryside. Central ceiling light, radiator, oak veneer door to:-

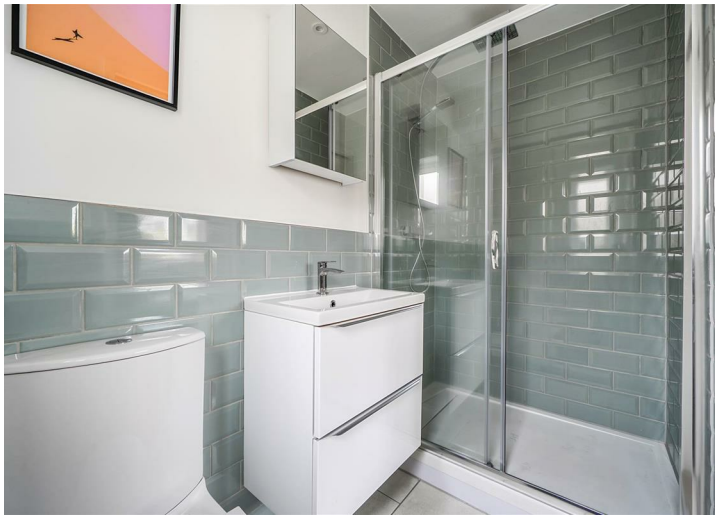
### EN-SUITE SHOWER ROOM
A contemporary en-suite shower room, with large walk-in shower cubicle with fully tiled surround, electric shower and glass sliding door, vanity unit housing wash hand basin with mixer tap and tiled splashback, dual flush WC. Part tiled walls, tiled flooring, LED recessed ceiling lights, uPVC obscure double glazed window to rear aspect.

### BEDROOM SIX
A further double bedroom, with uPVC double glazed window to front aspect, radiator, central ceiling light. Built-in cupboard with shelving.

### FAMILY BATHROOM
A contemporary family bathroom, with white suite comprising P-shaped bath with chrome mixer tap, fully tiled surround, boiler-fed shower and glass screen, dual flush WC, vanity unit housing wash hand basin with mixer tap incorporating storage and mirrored cupboard over. Further half tiling to walls, wood-effect tiled flooring, chrome heated towel rail/radiator, LED recessed ceiling lights, extractor fan. uPVC obscure double glazed window to side aspect.











## THE EXTERIOR

### FRONT
A broad driveway stretches the full width of the property and provides off-road parking for at least four cars, and giving access to the integral single garage. A brick-paved pathway gives access to timber gates giving a wide access point - ideal for the storage for bikes, paddleboards and more - leading down the side of the property and around to the rear garden.

### GARAGE
A good size single garage, with LED strip lighting, power and water connected. Garolla electric roller door.

### REAR GARDEN
A beautifully private and enclosed rear garden, enjoying a sunny south/south east aspect, with a full width paved sun terrace providing plenty of space for outside seating and perfect for entertaining. A raised decked terrace faces due south, and the level lawn is bordered by a low stone wall, ever green hedging, colourful shrubs and a number of small trees, including a magnolia. The brick-paved terrace extends around to the side of the property, providing space for garden storage. Cold water tap and a timber gate leading to the front driveway. The garden is illuminated with exterior lighting.

## GENERAL INFORMATION

### SERVICES
Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

### COUNCIL TAX
Band D - Cornwall Council.

### TENURE
Freehold.

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



























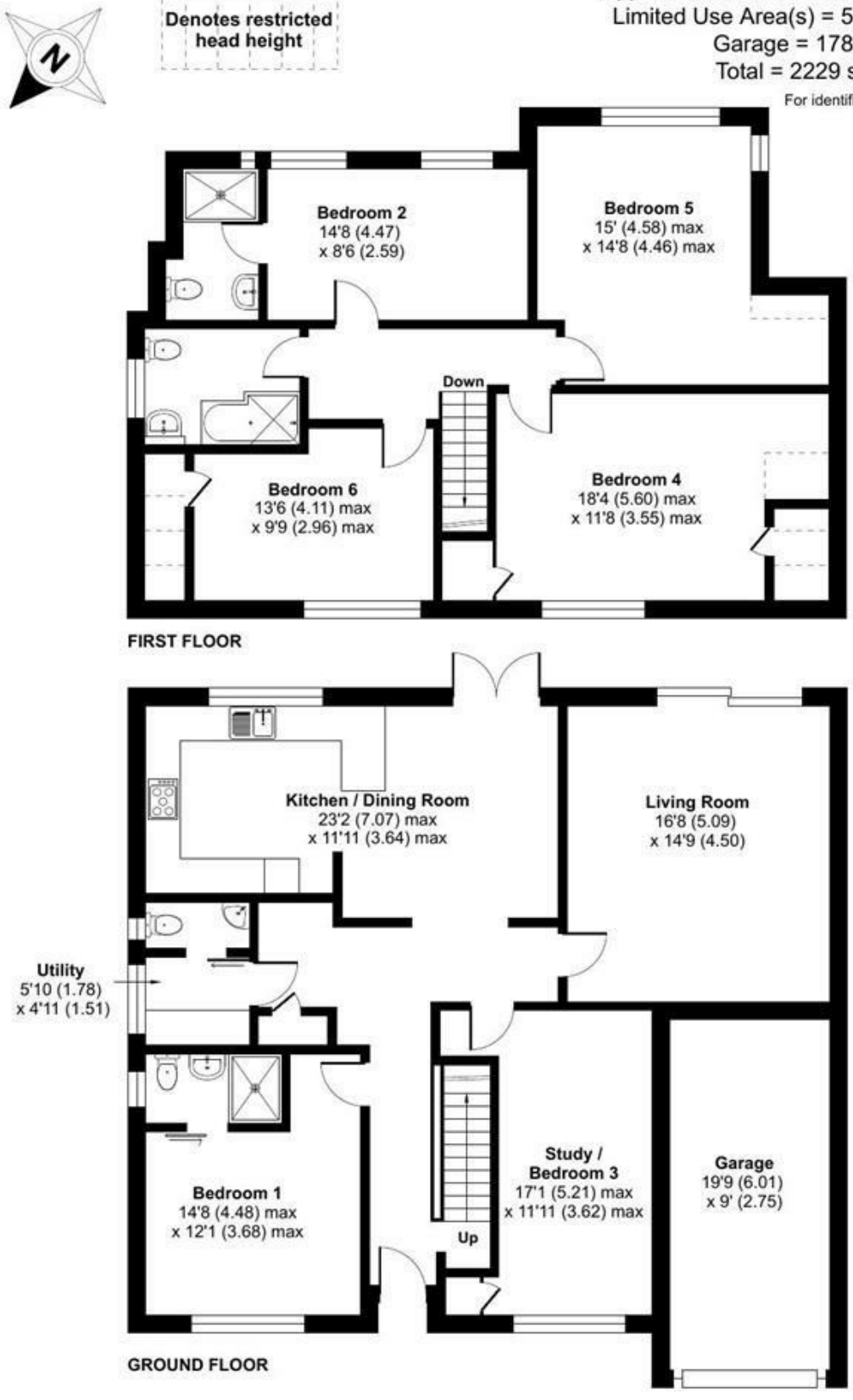




# Floor Plan

## Woodland Rise, Penryn, TR10

Approximate Area = 1992 sq ft / 185 sq m
Limited Use Area(s) = 59 sq ft / 5.4 sq m
Garage = 178 sq ft / 16.5 sq m
Total = 2229 sq ft / 206.9 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Laskowski & Company. REF: 1511666