



21 Lanoweth, Penryn

Guide Price £345,000



Heather & Lay  
*The local property experts*



- Detached home
- Three bedrooms
- Two conservatories
- Beautiful gardens
- Garage
- Off-road parking

#### THE PROPERTY:

Our vendor has lived at this property for over 25 years and now down-sizing, one of the reasons for having it as their home for so many years was the quiet location and countryside feel. The new owner will likely update, decorate and replace the carpets but what a lovely home it is. From every window there is a green view and from most they enjoy the colours shining out from the gardens to both the front and rear. During their ownership our vendors have had a conservatory fitted to enjoy both front and rear garden. There is off-road parking and a detached garage plus store/workshop/potting shed.

#### THE LOCATION

Lanoweth is in a cul-de-sac enjoying a very special position at Tremough, on the outskirts of Penryn. The location is so convenient within three quarters of a mile from the University and town yet this property adjoins open countryside with the loveliest of views to the rear, overlooking an open field. Many local sports clubs are active in the community including Penryn Football Club, St Gluvias Cricket Club and Penryn Rugby Club. Penryn is served by Penryn Primary Academy and Penryn College, whilst a 6th form can be found available at Falmouth School. The town enjoys good communication with Falmouth via its regular bus service and its train station nearby, which links to the city of Truro and mainline Paddington service. Falmouth town (approximately 2 miles) provides an eclectic and more comprehensive range of shopping, schooling, business and leisure facilities.



## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Entering from the front there is a porch with coat and shoe storage that leads into the...

### ENTRANCE HALL

This hallway winds its way through the centre of the property and gives access to all rooms. Loft hatch. Airing Cupboard

### SITTING ROOM

Nicely proportioned with inset wood burner, and windows to the front and patio doors opening into the.....

### CONSERVATORY

Fully glazed with tiled floor and glorious views over the front garden.

### KITCHEN

Dated but of good quality with wood fronted eye and base units. Comprehensively fitted on two sides. High level grill and oven, hob with extractor over. Floor hatch to useful sub area. Door through to....

### REAR CONSERVATORY

Fully glazed with views over the rear garden.

### BEDROOM ONE

Window to the front. Radiator.

### BEDROOM TWO

Window to the rear. Radiator.

### BEDROOM THREE

Window to the rear. Radiator.

### BATHROOM

White suite that comprises..W/C, corner bath, pedestal hand wash basin and shower cubicle with plumbed shower over. Obscure window to the rear.





#### GARDEN

The gardens to both the front and rear are lovely, full of colour and obviously well cared for. A small shallow stream winds its way along the bottom of the garden and it's a haven for wildlife. To both sides there are walkways and the garage with parking in front. Under the garage is a useful store room that would make a great workshop or potting shed.

#### GARAGE

Up and over metal door for vehicular access. Light and power.

#### SERVICES

Mains gas, electricity and water.

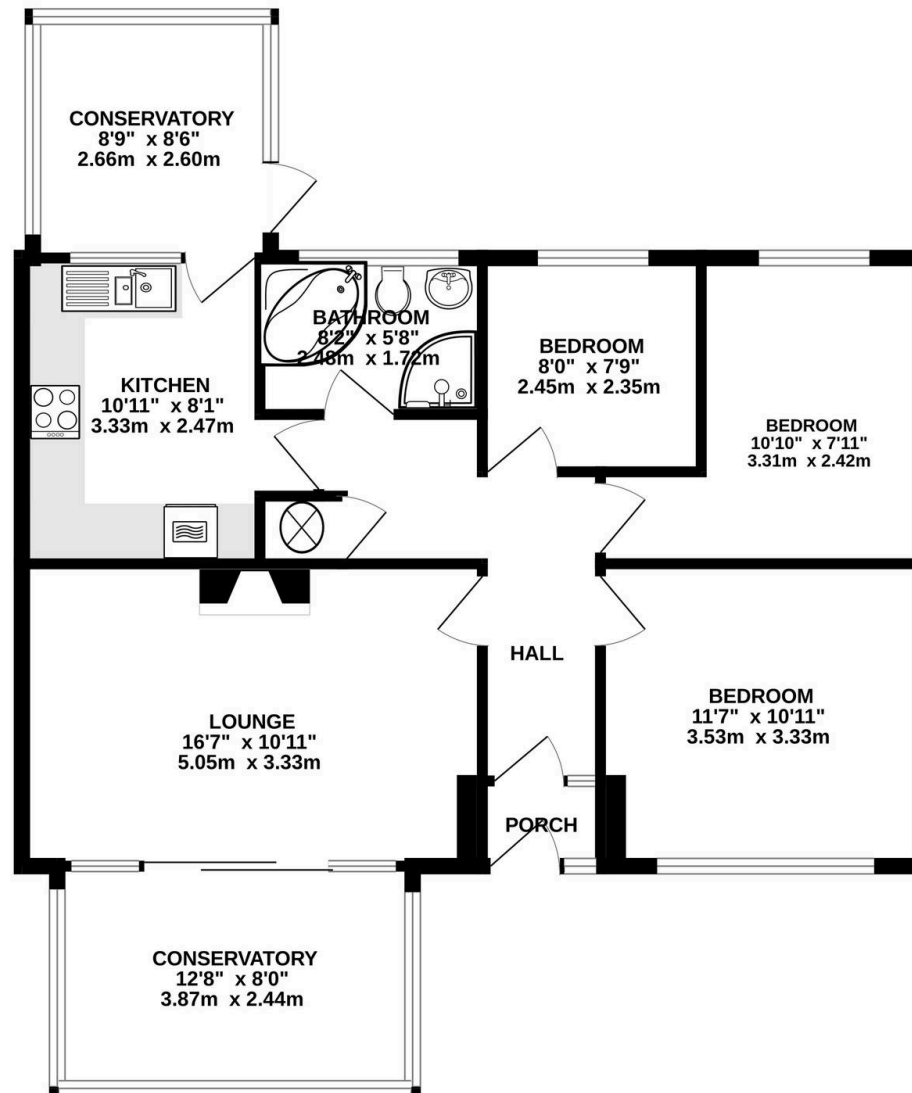
EPC - B

COUNCIL TAX - C





GROUND FLOOR  
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) 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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