



MAP estate agents
Putting your home on the map

Longdowns, Penryn

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Penryn University Campus 2 miles | Penryn Railway 2.5 miles |
Penryn Town Centre 2.8 miles | Falmouth Moor 5.1 miles | Helston
8 miles | Truro 10 miles | Newquay Airport 32 miles | Exeter M5
176 miles (Distances are approximate)

Enjoying countryside views across neighbouring fields is this deceptively sized property, set back from the road in Longdowns on the outskirts of Penryn. The property forms a six bedroomed house currently divided into three flats with gardens to the side

A six bedroomed house, currently arranged as three apartments with:- Three bathrooms | Three bedrooms |
Three lounges | Three kitchens | Conservatory | Gardens and ample driveway parking

Guide Price £475,000
Freehold



Property Introduction

Set back from the road and enjoying countryside views, this property was formerly a Bed and Breakfast establishment and currently comprises a three-bedroom maisonette, a two-bedroom ground floor flat with conservatory and a one-bedroom self-contained flat.

All apartments have their own access and two of the flats share the front garden space with the third apartment having its own outside space.

The current owner has updated and extended the property with a Certificate of Lawfulness and it could easily be reconfigured to become one house for an extended family, however it does offer scope to keep part of it or all of it as a letting opportunity if someone so wished, accessed via a sizeable driveway, there is ample parking to the front.

Location

Located on the outskirts of Penryn, Longdowns, provides easy access to the surrounding towns of Helston, Redruth and Falmouth and the local villages.

There is a convenience store close by and the Halfway House public house and the nearest local supermarket is just two and a half miles distant towards Penryn.

Buses run regularly on the main road with a bus stop just yards from the house with services to

Helston, Falmouth and the Exeter University Penryn Campus approximately two miles distant.

GROUND FLOOR ACCOMMODATION COMPRISES

Door to:-

FLAT TWO

FLAT TWO CONSERVATORY 32' 5" x 6' 3" (9.87m x 1.90m)

Windows to three sides. Polycarbonate roof and rural views. Door to:-

FLAT TWO OPEN-PLAN KITCHEN/LOUNGE/DINER 15' 4" x 13' 4" (4.67m x 4.06m) maximum measurements into recesses

FLAT TWO KITCHEN AREA

Range of floor and wall mounted cupboards having working surface over and incorporating an inset stainless steel single drainer sink unit with tiled surround. Space for cooker, space for washing machine and space for fridge/freezer. Radiator to one wall and door to hallway leading to other parts of the property.

FLAT TWO HALLWAY

Understairs storage cupboard housing immersion tank and radiator. Door to:-

FLAT TWO BEDROOM ONE 12' 11" x 11' 11" (3.93m x 3.63m)

A spacious room with a double glazed window with a rural outlook along with a further looking into the conservatory and radiator.

FLAT TWO BEDROOM TWO 13' 0" x 11' 0" (3.96m x 3.35m)

Double glazed window with a rural outlook and radiator.

Returning to hallway, door to:-

FLAT TWO BATHROOM

Bath with mains shower over and shower screen, pedestal wash hand basin with tiled splashback and mirrored cabinet over, low level WC. Splashboarding to walls and radiator.

FLAT ONE

The apartment is accessed via a double glazed entrance door to the side of the building which leads into:-

FLAT ONE OPEN-PLAN LOUNGE/BEDROOM 12' 10" x 11' 0" (3.91m x 3.35m) maximum measurements, L-shaped

Double glazed window. Spotlighting, space for seating and radiator. Door to:-

FLAT ONE KITCHEN 9' 8" x 5' 1" (2.94m x 1.55m) maximum measurements

Space for fridge/freezer, wall and floor-mounted cupboards having adjoining working surfaces and incorporating an inset single drainer sink unit. Plumbing for washing machine, space for cooker, extractor hood above and tiled splashback. Door to:-



FLAT ONE SHOWER ROOM

Double glazed obscure glass window, extractor fan, shower cubicle with splashboarding housing mains water shower, low level WC, pedestal wash hand basin with mirror over and radiator.

FLAT THREE

Double glazed door to:-

FLAT THREE HALLWAY

Electrical cupboard and tiled flooring. Door to:-

FLAT THREE KITCHEN 11' 9" x 9' 3" (3.58m x 2.82m) plus doorway recess

Double glazed window, range of floor and wall-mounted units having adjoining working surface over and incorporating an inset single drainer sink unit. Tiled surround, space for washing machine, space

for fridge/freezer and space for cooker with extractor hood over.

Door to:-

FLAT THREE LOUNGE/DINER 12' 2" x 10' 10" (3.71m x 3.30m) plus recess

Double glazed window, laminate flooring and radiator.

Returning to kitchen, door to:-

FLAT THREE BEDROOM THREE 13' 10" x 7' 10" (4.21m x 2.39m)

Featuring a dual-aspect with two double glazed windows and radiator.

FLAT THREE BATHROOM

Wooden window frame, low level WC, pedestal wash hand basin, tiled splashback with mirror above, bath with electric shower, towel rail and radiator.

Returning to hallway, stairs lead to:-

FLAT THREE FIRST FLOOR LANDING

Loft hatch and eaves storage space. Door to:-

FLAT THREE BEDROOM ONE 14' 7" x 8' 10" (4.44m x 2.69m)

Double glazed window with views, eaves storage, storage cupboard, pedestal wash hand basin and radiator.

FLAT THREE BEDROOM TWO 13' 8" x 8' 10" (4.16m x 2.69m)

maximum measurements into recess

Storage cupboard, pedestal wash hand basin, storage cupboard/wardrobe and radiator.

OUTSIDE

To the front of the property, there are pillars leading onto the driveway which has ample parking along with fencing and mature shrubs on each side, a lawn which is communal space for Flats One and Two and bin storage. Flat Three has its own allocated space with separate lawn to the side. Oil tank.

SERVICES

Mains water, private drainage (septic tank which is housed in the neighbouring field), mains electric and oil heating.

AGENT'S NOTE

The Council Tax Band for each of these apartments is Band 'A'.

DIRECTIONS

On the A394 towards Helston, at Longdowns, the property will be identified opposite the garage on right-hand side. If using What3words: highbrow.gift.flinches



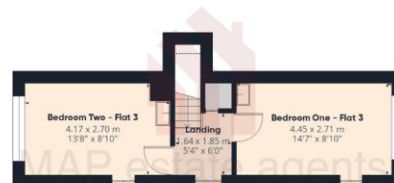


MAP's Top reasons to view this home

- Detached house with views across fields
- Currently arranged as three flats
- One one-bedroom flat
- One spacious two-bedroom flat
- One spacious three-bedroom maisonette with own garden
- Oil heating and double glazing
- Two of the flats currently let if an investor wanted to continue
- Ideal for extended family
- Ample parking
- Set well back from main road



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m

169.3 m²
1824 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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