



Belmont House, Round Ring, Penryn, TR10 9LA

£775,000

An outstanding and substantial period home located on the eastern outskirts of the historic market town of Penryn, occupying a generously sized plot with one of the most enchanting and beautifully stocked gardens seen within the surrounding area. Maintained impeccably throughout, 'Belmont House' commands a fine, elevated position with the addition of varying light filled reception rooms, intriguing split levels and far-reaching views from the first floor spanning the nearby town and countryside beyond. Offering surplus driveway parking with the addition of double garaging and further storage room over. In all, an exceptionally rare opportunity to acquire a highly individual residence within close proximity to popular waterside villages including Flushing, Mylor and notably, the lively port of Falmouth.

Key Features

- Handsome period residence set within private and mature grounds
- Exquisite lawned garden surrounded by established borders and specimen plants
- Walkable to Penryn's vibrant lower town and nearby waterside villages
- Viewing highly recommended!
- Comprehensive 5 bedroom, 3 reception, 2 bath/shower room accommodation
- Elevated and open outlook from all first floor bedrooms
- Plentiful driveway parking, double garage and further storage room above
- EPC rating E



THE ACCOMMODATION COMPRISES

From the stone shingle-laid parking area, a paved garden pathway flanked with open lawn and delightful planted borders leads to a most impressive frontage with raised granite threshold, portico entrance with pediment providing covering with original pilasters, exterior courtesy light and multi-pane and part-panelled entrance door opening into:-

ENTRANCE LOBBY

Characterful, light and bright, with chequered floor tiling, staircase rising to first floor level with walnut handrail, inset panel cupboards providing useful storage, together with recessed multi-pane window providing a most pleasant view across the well tended and beautifully stocked front garden. Pendant light, radiator, glazed door leading to kitchen, panelled door leading to living room. Honeywell wall-mounted heating thermostat. Steps rising to the:-

SITTING ROOM

One of three reception rooms, walk-in square bay with full height windows to the front aspect providing a raised vantage point with views across the broad front terrace and delightful garden beyond. Wall lights with dimmer switching, radiator. Neutrally decorated throughout, a square headed opening leads into the:-

SNUG

Three steps ascend to a 'bijou' snug area which could be used for a variety of needs based on those prospective purchasers requirements. Galleried to entrance way below, with light borrowed from the sitting room, together with further natural light via hardwood framed glazed windows to the front elevation. Ceiling light, TV aerial point, open book shelving, covered radiator.

From the entrance lobby, a panelled door leads into:-

LIVING ROOM

A wonderful reception room featuring an array of sash windows sweeping around the front aspect, once again, offering a most appealing view across the beautifully tended front gardens, together with the offering of exceptional light. Ceiling cornicing and rose, central fireplace with electric stove, tiled hearth and surround, together with hardwood mantel and ornate panelling over. Alcoves with shelving, picture rail, deep skirting, TV aerial point, walls lights, radiator.

KITCHEN/BREAKFAST ROOM

Light borrowed via glazed doors to both the front and rear aspect and from the passageway behind, offering views across to nearby Old Well Gardens and the established greenery beyond. A well appointed, fitted, shaker-style kitchen displaying an array of panelled units including cupboards, drawers, display cabinets over counter level, together with the addition of a bijou pantry with shelving. Composite worksurface with inset ceramic sink and drainer, together with mixer tap. Appliances include CDA double oven with grill, Miele four ring ceramic hob, stainless steel and underlit extractor, together with built-in Hotpoint dishwasher and undercounter built-in fridge. Tiled flooring, inset downlights, two recessed windows, one to breakfast area with deep sill. Hanging light. Glazed rear entrance door, with granite threshold, opening into:-

COVERED REAR PASSAGEWAY

Comprehensive and broad glazing to the rear aspect providing plentiful natural light, pitched polycarbonate roof and tiled flooring. An accessway providing passage to an intriguing 'study' and to the far side, a square opening leading into the utility/WC. A traditional timber door from the rear passageway also allows access via a granite laid pathway to Round Ring, for convenience. Courtesy wall light, recessed with granite threshold and panelled and glazed door opening into the:-

STUDY

An intriguing, characterful room with painted beamed ceiling, exposed stone wall to one side and the remains of, quite possibly, a decommissioned fireplace with cast iron grill, granite surround and broad hardwood mantel. Alcove with shelving, two wall lights, radiator, built-in cupboards and recessed multi-pane casement window with deep sill.

CLOAKROOM/WC

A practical space with wall mounted coat hooks, tiled flooring and panelled door leading to WC, feature panelling to mid-point, and continuation of tiled flooring. A tasteful set of panelled units are set under a bamboo worksurface with inset ceramic sink, mixer tap and tiled splashback. Towel rail, ceiling light, four panel door opening into:-

UTILITY

Featuring an array of panelled units at under-counter level with rolltop worksurface, a variation of open shelving at eye level, together with space and plumbing for white goods including washing machine and dryer, together with oil boiler providing domestic hot water and heating. Hardwood four pane window to front aspect, together with part glazed external access door with slate tiled threshold. Ceiling light, exposed and painted floor, further internal door opening into:-

WORKSHOP

Another useful ancillary room featuring a work bench to two sides, built-in shelving and drawers, providing much natural light via a four pane hardwood window to the front aspect and, to the rear, a recessed multi-pane fixed window offering an exceptional far-reaching view across outer Penryn and in the foreground, the rooftops of Old Well Gardens. Strip lighting, exposed and painted floor.

FIRST FLOOR

SPLIT-LEVEL LANDING

Stairs rise from the entrance lobby to a split-level landing with access via four further steps to both the front and rear landings respectively. Part galleried to stairwell below with tasteful walnut handrails, pendant lighting and courtesy handgrips.

FRONT LANDING

Traditional four panel doors leading to principal bedroom and bedroom two.

PRINCIPAL BEDROOM

A sensational principal bedroom alike to the living room below, with a glorious array of glazing sweeping around the room providing wonderful far-reaching views across almost the entirety of Penryn town, neighbouring Old Well Gardens and fields of Lower Treluswell in the distance. Picture railing, useful built-in cupboards with shelving and hanging space, deep skirting, radiator, pendant lighting. Plentiful space for bedroom furniture, as required.

BEDROOM TWO

Of interesting shape with built-in open shelving to one side, varying built-in storage cupboards, and recessed multi-pane sash window offering an exquisite outlook over the well established and delightful front gardens. Radiator, ceiling light.

From the mid-landing, four steps rise to the:-

REAR LANDING

Set over a further, shallow split-level, with four panel door leading to an internal hallway with adjacent multi-pane inner window. Further recessed window with deep sill, providing much natural light. Loft hatch, part obscure glazed traditional doors leading to the shower room and separate WC. Radiator.



SHOWER ROOM

Featuring stylish heritage sanitaryware, a white four piece suite comprising low flush WC, pedestal wash hand basin with separate taps and tiled splashback, together with quality heritage-style towel rail with columned radiator. Broad walk-in shower with dual showerheads, courtesy handgrips and glazed side screen. Marble-effect panelling to shower area for ease of maintenance. Chequered tile-effect flooring, double glazed four pane sash window providing an exceptional far-reaching view across the rooftops of Penryn town. Ormate ceiling light.

WC

Low flush WC, chequered tile-effect flooring, wall-mounted wash hand basin with separate tiled splashback. Ceiling light, high-level sash window to rear elevation.

From the rear landing, a panelled door opens into:-

REAR LANDING HALLWAY

With two steps at mid-point and arranged over a split-level, doors lead to the: shower room, bedroom three, bedroom four and finally, four steps rise to bedroom five. Various painted and open beams, two ceiling lights, radiator, Velux window, quaint reading area upon entry.

SHOWER ROOM

Comprising wall-mounted wash hand basin with separate taps and tiled splashback, and shower cubicle with glazed shower door and Mira Sport electric shower. Recessed obscure glazed window with deep tiled sill, strip light/shaver socket, water resistant flooring, ceiling light.

BEDROOM THREE

A deep single room with part sloped ceiling, together with useful deep recess. Double glazed window to rear elevation with raised and far-reaching views across Penryn to the Treluswell area. Radiator, ceiling light.

BEDROOM FOUR

A delightful room featuring a walk-in square bay with sash windows to front and side aspects offering plentiful light and exquisite views across the lawned gardens, together with glimpses in between the established borders of Penryn town and fields beyond. Loft hatch, wall lights, radiator. A charming double room.

BEDROOM FIVE

Offering a bright double aspect with uPVC windows set to both front and rear aspects offering elevated views and much light. Painted and exposed ceiling beam. Deep display sill to rear windows, ceiling light, radiator.

THE EXTERIOR

GATED DRIVEWAY

From Round Ring, a broad opening with stone gateposts and remote controlled timber gates open into a part tarmac and wide stone shingle laid driveway providing surplus parking. Surrounded by planted borders featuring established greenery, the driveway leads to:-

DOUBLE GARAGE

A block-built double garage, with remote controlled up-and-over door incorporating power and light. Timber steps to the side of the garage provide access to a raised balcony offering exceptional views across Penryn town and back towards the property between the established hedging and trees of Belmont House. From the balcony, a timber door opens into the:-

HOBBY/STORAGE ROOM

An incredibly useful space set within the pitch of the roof, open

timber beams with steel central beam spanning the depth of the room. Exposed ply flooring, incorporating power and light.

PRIVATE LAWNED GARDEN

Without doubt one of the finest private gardens to be found in Penryn and the surrounding area, this exceptional and beautifully established landscape provides a spectacular setting for the house. Predominantly laid to sweeping lawn and thoughtfully planted over many decades, the gardens display an extraordinary variety of mature specimen trees, shrubs and flowering borders, creating a haven for keen gardeners and wildlife alike. Agapanthus, roses, hydrangeas, rhododendrons, silver birch, ferns and holly are just a selection of the extensive planting, combining to provide year-round colour, texture and seasonal interest. Perfectly positioned to enjoy the sunshine throughout the day, the garden offers an overwhelming sense of tranquillity and complete privacy, with paved terraces, secluded seating areas, a greenhouse, roofed pergola draped in climbing plants and useful ancillary outbuildings adjoining the utility/workshop. An alternative approach by foot from Old Well Road showcases impressive high stone boundary walls and a traditional wrought iron entrance gate hinting at the property's rich history, creating a wonderfully elegant arrival that reinforces the timeless appeal of this truly remarkable garden.

GENERAL INFORMATION

SERVICES

Mains electricity, water, and drainage are connected to the property. Oil fired central heating.

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Freehold.

VIEWING

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





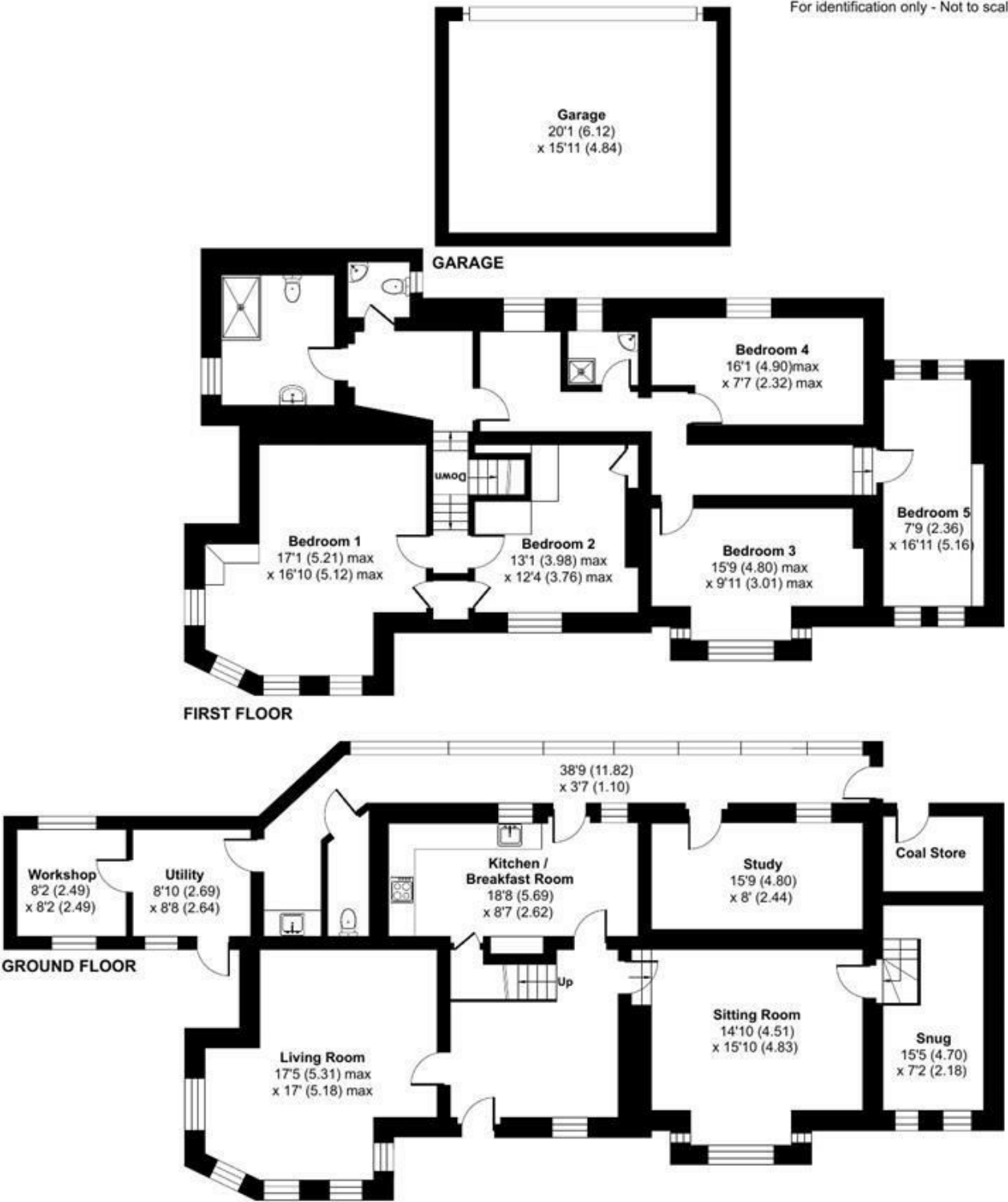
Belmont House, Round Ring, Penryn, TR10

Approximate Area = 2866 sq ft / 266.2 sq m

Garage = 319 sq ft / 29.6 sq m

Total = 3185 sq ft / 295.8 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). © nñchecom 2026. Produced for Laskowski & Company. REF: 1492778