



Laskowski
&Co



76 Lower Market Street, Penryn, TR10 8BH

£425,000

A handsome, mid 1700s Grade II Listed town house, boasting 5 double bedroom, 2 reception room accommodation over 3 storeys. The property is conveniently located within the historic town centre of Penryn, close to all amenities and has a long 170' (51.82m) garden to the rear!

Key Features

- 5 double bedrooms
- 2 reception rooms
- Character features including original sash windows and open beamed ceilings
- Central town position
- Spacious kitchen/dining room
- Ground floor cloakroom/WC and first floor bathroom
- 170' (51.82m) long gently sloping rear terrace and lawned garden
- EPC rating D



THE LOCATION

Penryn is a small and historic port on the south coast of Cornwall, chartered in 1236. During the 19th Century, the town was known for the export of granite, used in such buildings as the Bank of England and many of the country's lighthouses. The town is home to Penryn Campus, a large university campus occupied by two institutions – Falmouth University and the University of Exeter. Over recent years, the area has thrived due to a significant increase in student population, in turn, having a positive impact on local businesses. The scenic Helford River is a short drive away, with areas such as Falmouth, Truro and Helston within close proximity making this attractive town a perfect place for those seeking a quieter lifestyle, whilst being conveniently close to the liveliness of larger towns.

THE ACCOMMODATION COMPRISES

Front approach from Lower Market Street, a painted panelled door with fanlight over, opens into:-

ENTRANCE HALL

Partitioned with a wooden storage unit from the:-

SITTING ROOM

Two sash windows to the front elevation with seat under. Two recesses with fitted cupboards. Open beamed ceiling, painted wooden floorboards. Opening to:-

INNER HALL

Ceiling mounted smoke alarm. Turning staircase to first floor. Door to deep under-stair storage cupboard housing electric consumer unit. Door to:-

CLOAKROOM/WC

Fitted with a two-piece suite in white, comprising a low level WC and wall mounted wash hand basin. Wall mounted extractor fan, exposed wooden floorboards.

KITCHEN/DINING ROOM

Fitted with a range of wooden base cupboards and shelving, with an L-shape wooden worksurface over. Space for cooker and fridge. Further slate worksurface with inset Butler-style sink with mixer tap and moulded drainer. Range of wall mounted shelving, built-in shelved larder cupboard. Recess housing gas boiler and space for washing machine. Ample room for dining room table and chairs. Obscure window to the side, wide arch and step down to the:-

DAYROOM

A lovely room to the rear of the ground floor, with old school-style radiator, exposed wooden floorboards, double glazed sliding patio doors overlooking and giving access onto the rear garden.

FIRST FLOOR

Turning staircase with half landing window, up to:-

LANDING

A generous area with staircase rising to the second floor, doors to three first floor bedrooms and bathroom.

BEDROOM THREE

Two secondary glazed sash windows to the front elevation. Exposed wooden floorboards. Old school-style radiator. Built-in storage cupboard with hanging rail and shelving.

BATHROOM

Fitted with a three-piece coloured suite, comprising a bath with twin handgrips, Victorian-style mixer tap and shower attachment, further shower over-head and tiled surround, pedestal wash hand basin with shelf over, low level WC. Wall mounted heated towel rail, tiled flooring, skylight window.

BEDROOM FIVE

Skylight window, old school-style radiator, exposed wooden floorboards.

BEDROOM TWO

Double glazed window to the rear overlooking the garden, across to Bohelland and St Gluvias, taking in the church. Old school-style radiator, built-in double wardrobe with sliding doors and recess to the side. Exposed wooden floorboards.

SECOND FLOOR

Turning staircase with landing window. Doors giving access to two second floor bedrooms.

BEDROOM FOUR

Two secondary glazed sash windows to the front elevation, old school-style radiator, range of built-in shelving and fitted drawers. Exposed wooden floorboards, open beamed ceiling and access to loft space.

BEDROOM ONE

A generous room with a series of fitted wardrobes providing hanging and shelving space. Old school-style radiator, door to eaves storage space. Windows to the rear enjoying elevated views over to Bohelland, across St Gluvias, taking in the church and around to the creek.

THE EXTERIOR

REAR

A surprisingly long paved and lawned, slightly sloping garden, which measures approximately 170' (51.82m). The garden features two initial paved terraces, ideal for outside dining, with a drying area beyond. A pathway meanders down along a lawned garden, interspersed with a range of flowering shrubs and an attractive stone wall along the right-hand boundary. The pathway continues, giving access down to the vegetable garden, with a further area of garden beyond with an aluminium greenhouse.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property.

COUNCIL TAX

Band B - 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

Lower Market Street, Penryn, TR10

Approximate Area = 1612 sq ft / 149.7 sq m (excludes no access)

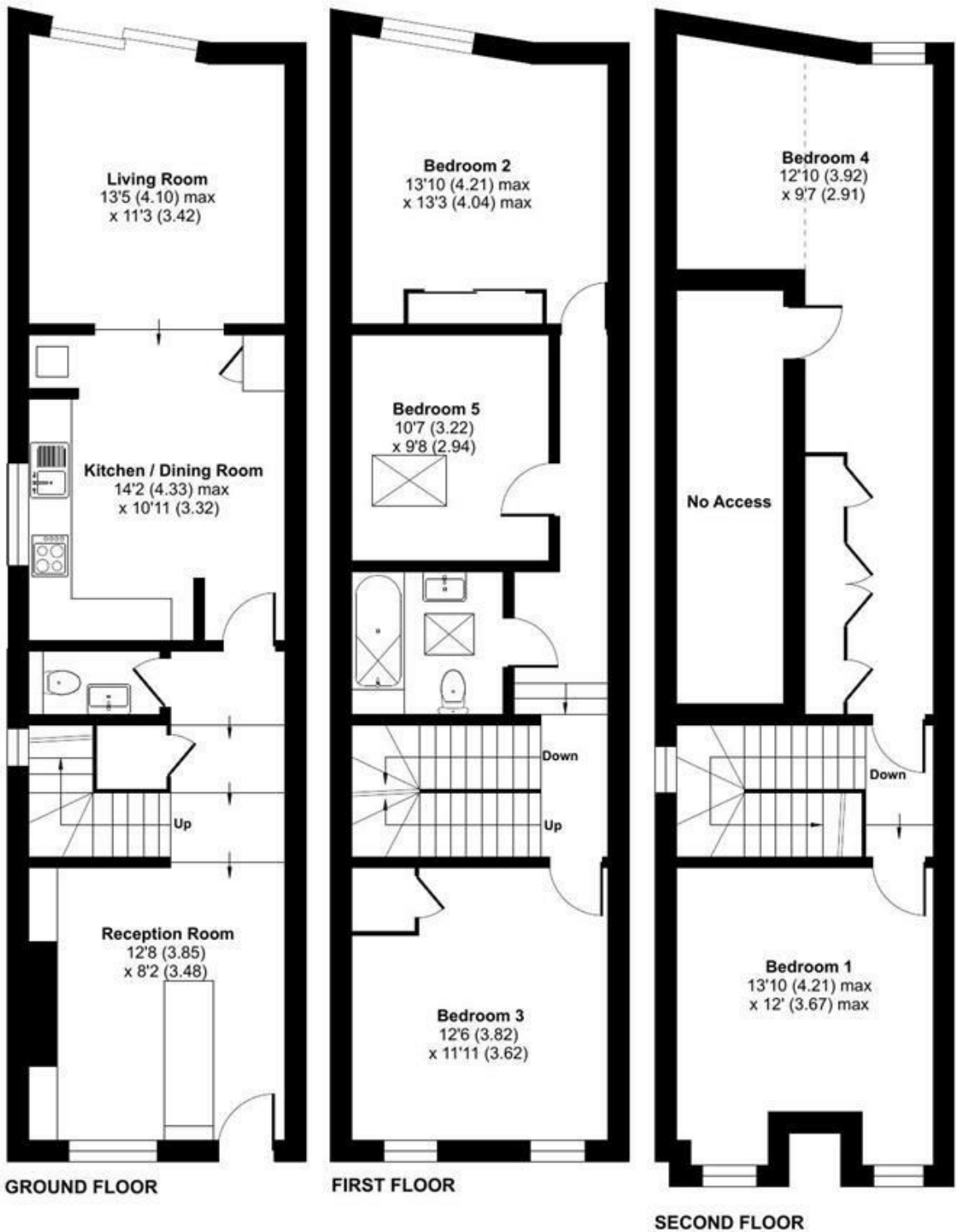
Limited Use Area(s) = 62 sq ft / 5.7 sq m

Total = 1674 sq ft / 155.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Laskowski & Company. REF: 1517007