



Penryn

A large four bedroom, three bathroom character residence
Spacious and well proportioned accommodation set over three storeys
Off road private parking to the rear
Suitable for a multi-generational home
Flexible accommodation with three entrances and two staircases
Prime town location, within reach of Penryn Station and University
Views over St Gluvias Church and Penryn River
Presented to a high standard throughout
A viewing is a must to fully appreciate this fine property

Guide £450,000 Freehold

ENERGY EFFICIENCY RATING
BAND D

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK7360



We are delighted to offer for sale as our client's sole agents, this substantial four bedroom, three bathroom, semi-detached family home with parking and the added benefit of a high street office also included within the sale.

The property is set within a conservation area in the heart of this ancient harbour town of Penryn, near Falmouth.

Having been referred to as the largest property in West Street, the property is a substantial three storey semi-detached property which is accessed from West Street and Truro Lane behind where there is also parking for two vehicles.

Penryn's bustling town centre offers a good range of amenities including a convenience store, Post Office, cafes and takeaways, galleries, a regular bus service which connects to the neighbouring town of Falmouth or Truro. At the top of the town, you will find Penryn College and Junior School plus Falmouth University (Tremough Campus). For sport, Penryn Rugby Club and Football Club are close at hand and Penryn River along with Commercial Road with its boatyard at Islington Wharf is just a few minutes downhill walk.

An internal viewing of this property is strongly recommended to fully appreciate its size and flexibility.

THE ACCOMMODATION COMPRISES: All dimensions approximate

From the parking area a step leads to a patio and steps up to a rear entrance to the building.

A TRADITIONAL PERIOD DOOR OPENS TO:

LOWER GROUND FLOOR

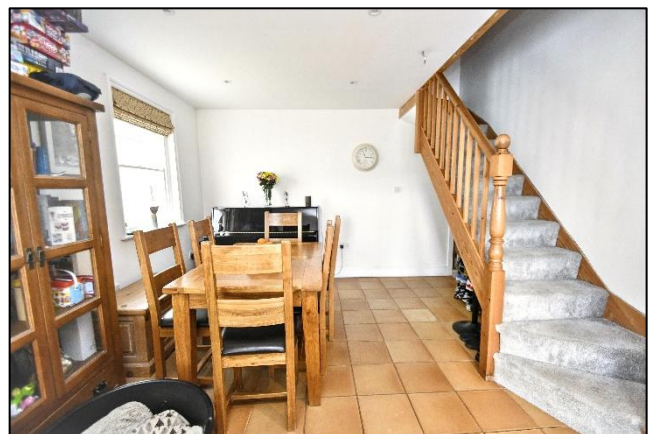
ENTRANCE HALL/UTILITY 3.28m (10'9") x 3.05m (10'0")

A spacious hallway/utility room with the added benefit of being a utility room and an area for coats and boots, stainless steel sink with drainer, recess and plumbing for washing machine, recess for dryer, wall mounted Vaillant gas combi boiler, plastered ceiling, ceiling light, doors to the lower ground floor wc, kitchen and ground floor bedroom/storage room and shower room, staircase to first floor.

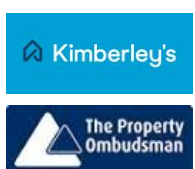
CLOAKROOM/WC A low-level wc with push button flush, plastered ceiling, ceiling light, extractor fan.

KITCHEN/DINER 7.09m (23'3") x 3.73m (12'3")

A spacious kitchen/diner being a light and airy dual aspect room with well equipped kitchen. Fitted with a large range of wood fronted wall, base and drawer units with metal door furniture, roll top work surfaces, tiled splash back, 1 1/2 bowl stainless steel sink with drainer and mixer tap, hob with stainless steel extractor canopy, built-in double oven, recess and plumbing for dishwasher, sash windows with an outlook to the side and rear, plastered ceiling with downlights, tiled floor, closed tread staircase with balustrade leads to the first floor.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



HALL/STORAGE ROOM 2.44m (8'0") x 1.93m (6'4")

Plastered ceiling with downlights, laminated floor, doors to bedroom and shower room.

LOWER GROUND FLOOR BEDROOM FOUR/RECEPTION ROOM 4.37m (14'4") x 3.89m (12'9")

Previously used as a student let bedroom but currently used as a laundry room. Two windows, plastered ceiling with down lights, radiator, finished with a laminate floor.

**SHOWER ROOM 2.44m (8'0") x 2.13m (7'0")**

A modern shower room with a shower cubicle having glass screening, low-level flush wc with push button flush, sink with mixer tap and storage under, plastered ceiling with downlights, extractor fan, heated towel rail, finish with a vinyl floor.

FIRST FLOOR**LOUNGE TO MAIN PROPERTY 7.16m (23'6") x 3.76m (12'4")**

Accessed from the kitchen/diner on the lower ground floor via a staircase. A light and airy room with high ceilings and dual aspect with sash windows having elevated views over Penryn and beyond, feature open fireplace (currently not in use) with tiled surround and hearth providing a focal point to the room, two radiators, plastered ceiling with ceiling lights, picture rail, finished with a carpet, closed tread staircase leads to the second floor and bedrooms.



ENTRANCE FROM WEST STREET Traditional front door.

ENTRANCE VESTIBULE 2.67m (8'9") x 1.07m (3'6") Plastered ceiling with ceiling light, finished with timber floors, glazed door to inner hallway and one of the two staircases that leads to the upper floor, door leads the former office, kitchen and storage room.

OFFICE/GAMES ROOM/RECEPTION ROOM 6.65m (21'10") x 4.37m (14'4")

Formerly an accountants office that can be used for a variety of uses and is currently used as a games room. Former shop frontage with glazing and an outlook over West Street, glazed door opening onto West Street, timber floors, plastered ceiling and spotlights. This leads to a storage room and another kitchen area.



OFFICE KITCHEN 3.89m (12'9") x 2.36m (7'9")

Fitted with a range of base and wall units with cupboards and drawers, roll top work surfaces with stainless steel sink and drainer, plastered ceiling with downlights, desk and wooden floor.



STORAGE ROOM 2.36m (7'9") x 1.68m (5'6")

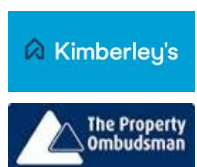
Door to storage room that has built-in shelving, plastered ceiling with downlights and timber floor. We have been advised that previously this joined the main living room.

SECOND FLOOR

Staircase leading to all floors including the lower ground floor and second floor, sash window on the mid level with outlook to the rear, plastered ceiling and light.



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LANDING

Plastered ceiling with ceiling light and loft trap giving access to the roof space, carpet, doors to bathroom and two bedrooms and the second staircase.

BEDROOM TWO 3.76m (12'4") x 3.66m (12'0")

Sash window overlooking West Street, plastered ceiling with spotlights, picture rail, radiator, carpet.



BATHROOM 3.00m (9'10") x 2.59m (8'6")

A modern bathroom with a four piece suite comprising; panelled bath with splash back, a separate shower cubicle with tiled surround and glass screens housing shower within, low-level flush wc with push button flush, pedestal wash hand basin. Plastered ceiling with spotlights, heated towel rail, grey laminate floor.

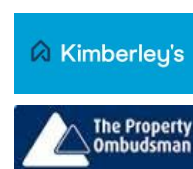


BEDROOM ONE 4.57m (15'0") x 3.91m (12'10")

A spacious bedroom with sash window having an outlook over West Street, two radiators, plastered ceiling, picture rail, finished with a carpet.

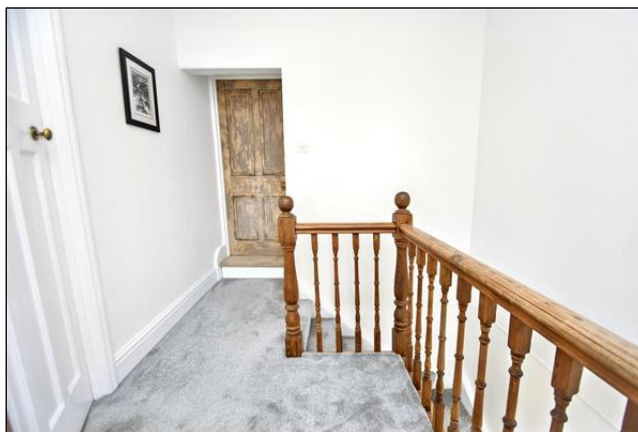


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LANDING TWO

A galleried style landing with balustrade, plastered ceiling with ceiling loft trap with access to the roof space, doors to a bathroom and bedroom.



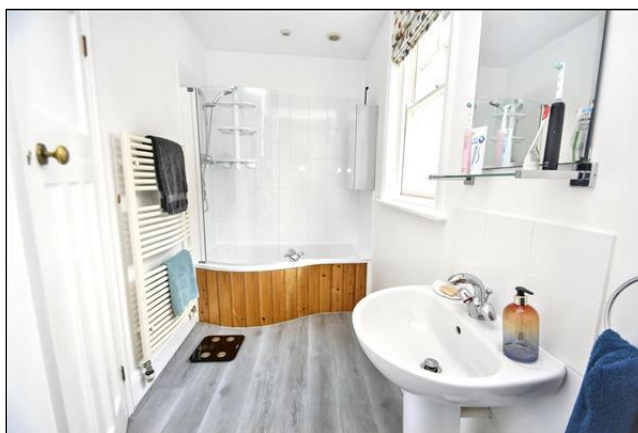
BEDROOM THREE 3.66m (12'0") x 3.30m (10'10")

A dual aspect room with fine views over Penryn towards Penryn River with St Gluvias Church to the side, built-in wardrobe with two clothes rails, shelving, picture rail, plastered ceiling, ceiling light, radiator, finished with a carpet.

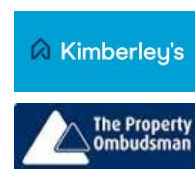


BATHROOM 3.76m (12'4") x 1.57m (5'2")

A three piece suite comprising: P-shaped bath with shower screen and tiled splash back, low-level wc with push button flush, pedestal wash hand basin, heated towel rail plastered ceiling with downlights and extractor fan, two sash windows views to St Gluvias Church, finished with a vinyl floor.



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OUTSIDE

PARKING

The property has an unusual feature for its location which is parking for two vehicles to the rear of the property as parking in the middle of Penryn is very rare.

PATIO A pleasant low maintenance patio can also be found to the rear.

SERVICES Mains water, drainage, electricity and gas.

COUNCIL TAX To be confirmed

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

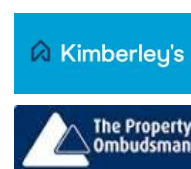
Parking



View from the rear



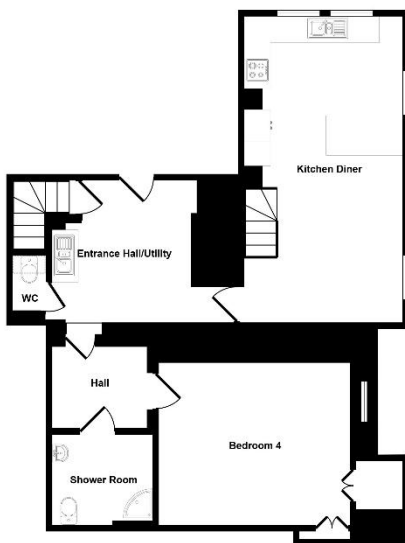
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Front Elevation

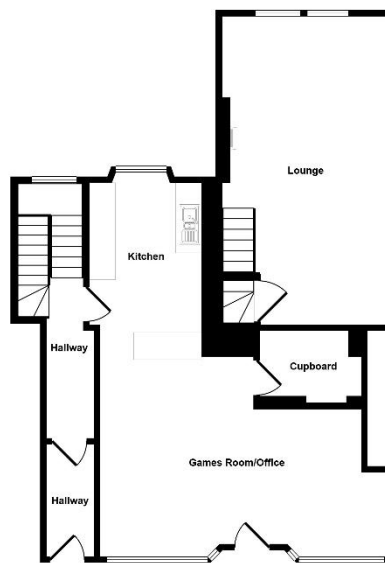


Approx Gross Internal Area
245 sq m / 2642 sq ft



Lower Floor
Approx 80 sq m / 855 sq ft

Denotes head height below 1.5m



First Floor
Approx 82 sq m / 886 sq ft



Second Floor
Approx 83 sq m / 898 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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