



The Cottage, 6 Chapel Lane, Penryn, TR10 8LP

Guide Price £220,000

A charming and well presented 2 double bedroom detached cottage, dating from approximately 1860, located within the heart of the town, accessed via an openway from the main street, with many of Penryn's amenities 'on the doorstep'. The accommodation comprises a large light and bright open-plan living space, incorporating the kitchen and ideal for entertaining, ground floor wet room with shower. On the first floor are 2 good size double bedrooms with vaulted beamed ceilings which add to the feeling of space. To the front of the cottage is an enclosed east-facing courtyard, which enjoys the morning sun.

Key Features

- Charming 2 double bedroom detached cottage
- Spacious open-plan living space
- Ground floor wet room
- Sunny east-facing courtyard
- Tucked away in the centre of town
- Fitted kitchen with oak breakfast bar
- Gas central heating and double glazing
- EPC rating E



THE ACCOMMODATION COMPRISSES

Private gate and pathway leading to uPVC double glazed front door opening into the:-

OPEN-PLAN LIVING/DINING AND KITCHEN

A spacious light and bright living space, incorporating the kitchen, with ample room for comfortable seating and a good size dining table and chairs. uPVC double glazed window to front aspect overlooking the courtyard. Two radiators, cupboard housing consumer unit and electric meter. Staircase rising to the first floor with under-stair storage cupboard. Beamed ceiling, timber door to wet room.

KITCHEN AREA

Forming part of the ground floor living space, with wide solid oak breakfast bar incorporating storage below. Range of base units with roll-top worksurface over and inset stainless steel sink/drainer unit. Space for cooker with gas cooker point, space for fridge and freezer. Space and plumbing for washing machine, uPVC double glazed window to front aspect, fibre broadband point.

WET ROOM

Tiled, with Mira electric shower, vanity unit housing wash hand basin with tiled splashback. Radiator, low level flush WC. Three obscure uPVC double glazed windows, Dimplex wall mounted heater.

FIRST FLOOR

LANDING

Timber latch doors to bedrooms.

BEDROOM ONE

A good size double bedroom with whitewashed exposed stone walls, vaulted beamed ceiling, uPVC double glazed window to front aspect with deep sill, radiator. Built-in shelving with cupboard housing gas combination boiler providing domestic central heating and domestic hot water.

BEDROOM TWO

A second double bedroom, with uPVC double glazed window to front aspect with deep sill. High vaulted beamed ceiling, radiator.

THE EXTERIOR

COURTYARD

To the front of 'The Cottage' is an enclosed east-facing walled courtyard, ideally positioned for enjoying the morning sun. Laid with granite chippings and providing ample space for garden furniture and entertaining.

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 vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

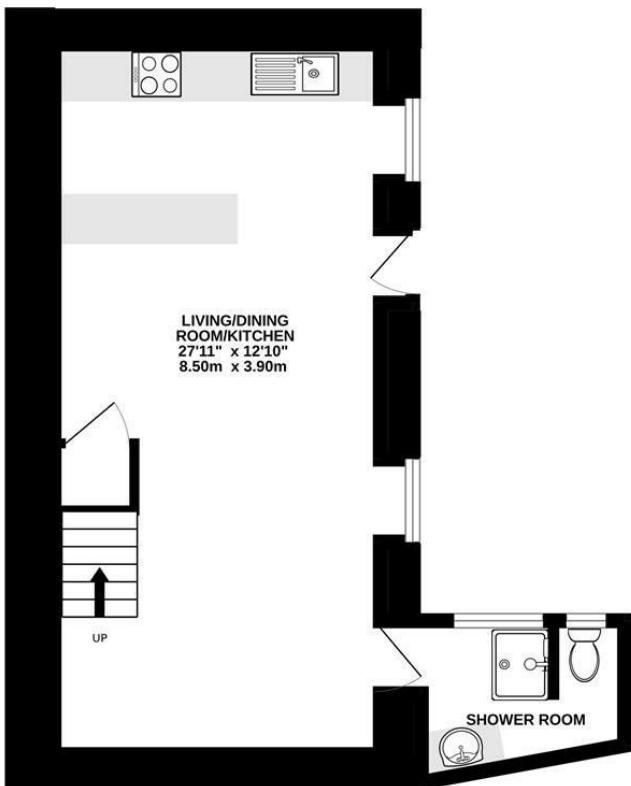
AGENTS NOTE

The Bathroom extension has recently been registered with The Land Registry on a possessory title.

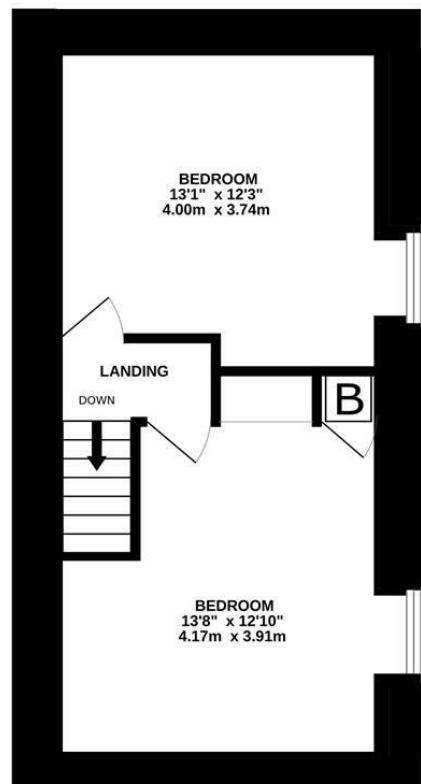


Floor Plan

GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq ft. (72.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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