



4 Tonkins Ope The Terrace, Penryn

Guide Price £230,000



Heather & Lay
The local property experts



- Award winning development built in 2006
- Lovely secluded courtyard setting, moments from Penryn town
- Three bedrooms
- Bathroom upstairs, cloakroom/WC downstairs
- Living room with French door access to South facing walled rear garden
- Pleasing views from first floor
- Gas radiator central heating system
- No onward chain
- Please watch our property video tour

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Services: Mains electricity, gas, water & drainage

THE LOCATION

Tonkins Ope is set between Penryn's High Street (Helston Road), and Saracen Close at the rear. It's an incredibly convenient spot where shops are a few paces away, yet there is a peace and quiet in this old walled setting, that uplifts. Penryn is an historic and ancient market town with an active community and good everyday facilities including nursery, primary and secondary schools. The town enjoys good communication with Falmouth via its bus service and train station, which links to Truro City and mainline Paddington. Penryn is enjoying something of a renaissance with the sighting of the University of Cornwall at Tremough and also of the regeneration and development of Penryn's inner Harbour and Harbour Village. Falmouth town (approximately 2 miles) provides comprehensive shopping, schooling, business and leisure facilities.

THE PROPERTY

Discretely tucked off Penryn's High street, along an historic opeway, this modern, award winning development of just 8 homes is revealed. Tonkins Ope is in a quiet and secluded courtyard setting, away from traffic and pedestrians and where it is difficult to imagine how close you are to the town centre and shops. Number 4 is attractive and cleverly designed with three bedrooms and bathroom upstairs and flited kitchen, cloakroom/WC and living/dining room downstairs. Lovely that the living space nudges through French doors out into a walled, south facing level garden, with its own, high gated access. There is a pleasant outlook from two bedrooms, over Penryn town rooftops, to glimpses of water in the distance. A gas boiler fuels radiator central heating and hot water supply. This really is something out of the ordinary and being sold with no onward chain.

THE GARDEN

South facing. Partially high, old stone walled, level and of a good usable size. Well orientated to enjoy summer sunshine for much of the day. Pedestrian gate to outside communal walkway.

THE ACCESS

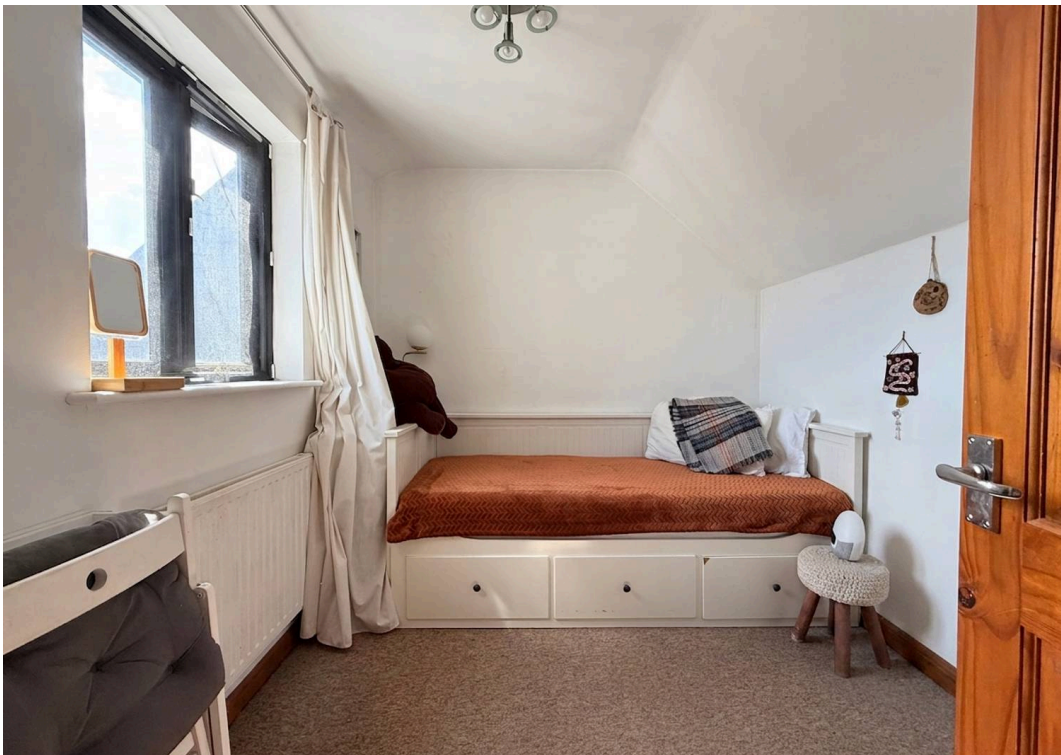
The development sits between Helston Road on the High Street where an arched gateway gives access on to an opeway leading a few paces away to the development. This gate has an entry phone door release to Number 4. Likewise, a short pathway from Tonkins Ope leads to a gate with security lock, onto Saracen Close.

TENURE

The property is FREEHOLD with one eighth share of the common Freehold and associated costs including pathways, planted areas, light and secure access. The current charge for this is £45 per calendar month.

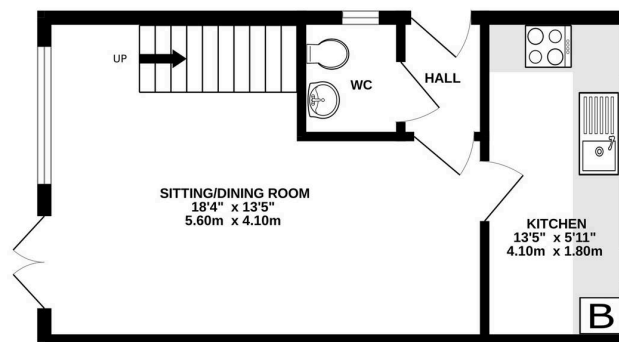




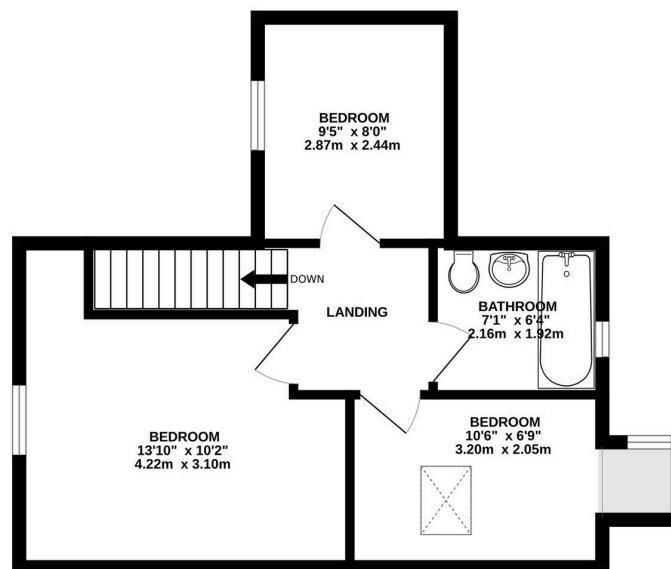




GROUND FLOOR
328 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2026



Heather & Lay
The local property experts



Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Heather & Lay
The local property experts