



Laskowski
&Co



Ye Olde Mill House, Hill Head, Penryn, TR10 8JU

£495,000

In our opinion, one of Penryn's finest! An inspired, broad fronted, former mill house, masterfully updated with exceptional neutral toned interiors, offering subtle elegance throughout. A semi open-plan kitchen/family room to the ground floor allows access onto a stunning, landscaped rear garden designed by award-winning Burncoose Nursery, providing useful parking to the far boundary. To the first floor, front-facing bedrooms show unexpectedly far-reaching views spanning the rooftops of Harbour Village towards rolling fields of Trevissome. Viewing highly recommended!

Key Features

- Former mill house, thoughtfully modernised
- 4 bedrooms, 2 bath/shower rooms
- Exceptional family home
- Surplus parking to the rear
- Close to Penryn's vibrant Harbour Village
- Garden designed and landscaped by award-winning Burncoose Nursery
- Social, semi open-plan layout with under-floor heating
- EPC rating C



THE ACCOMMODATION COMPRISES

A broad granite threshold with steps rising to a covered entrance with hardwood front door, obscure glazed side and header panels together with exterior courtesy light, leading into the:-

RECEPTION HALLWAY

Bright, light and welcoming, set in an L shape, with pristine white elevations, inset downlights and contemporary poured concrete flooring with under-floor heating. Part glazed door to the open-plan kitchen/living/family room, further panelled door to a cloakroom/WC. Turning staircase rising to first floor. Wall mounted Salus under-floor heating thermostat.

CLOAKROOM/WC

Neutrally decorated, with sanitary wear including low flush WC and pedestal wash hand basin with mixer tap. Extractor fan, inset downlights. Poured concrete floor with under-floor heating.

KITCHEN/LIVING/DINING ROOM

Undoubtedly the 'hub' of the house and a magnificent room, with contemporary white elevations, a wonderful social aspect and broad sliding green doors providing an open outlook over the beautifully landscaped rear garden. Providing much natural light to create a simply stunning family room. Bay window to the living room, offering unexpectedly far-reaching views across Harbour Village towards the rolling fields of Trevisson in the distance.

KITCHEN AREA

Stylishly appointed with a range of plywood units set below a polished stone worksurface, incorporating an inset stainless steel sink with mixer tap. Quality fitted appliances include: electric oven, four-ring induction hob, polished stone splashback and stainless steel extractor over, Siemens tall fridge/freezer and Bosch dishwasher. Poured concrete flooring with under-floor heating, inset downlights, recessed casement double glazed window with deep sill. Open to the:-

DINING AREA

Open to the living area, with copious amounts of natural light via contemporary double leaf sliding door providing an outstanding view across the beautifully landscaped rear garden. Ample space for dining table and chairs, recessed casement window with deep sill. Inset downlights on dimmer switching, poured concrete flooring with under-floor heating.

LIVING AREA

Spacious, light and bright, with bespoke built-in cabinetry and open storage to one side, together with a charming walk-in bay with hardwood leaded windows and surrounding window seat, enjoying an outlook across lower Penryn, spanning the Harbour Village and, in the distance, rolling fields of Trevisson. Inset downlights, poured concrete flooring with under-floor heating, Salus wall mounted heating thermostat.

FIRST FLOOR

Plywood handrail, pendant light and cupboard to gable wall containing electrics.

LANDING

Doors to all bedrooms and family bathroom. Inset downlights on dimmer switching, loft hatch. Wall mounted heating thermostat.

BEDROOM ONE (PRINCIPAL)

A bright and deep room, with two sets of uPVC casement windows, one recessed with deep sill and both providing an elevated outlook over neighbouring rooftops and the wonderful landscaped garden. Inset downlights, radiator, full height built-in wardrobes providing ample hanging and storage space. Part obscure glazed door leading into the:-

EN-SUITE SHOWER ROOM

Stylishly appointed with contemporary tiling to wet areas, and quality sanitary ware, comprising a low flush WC, pedestal wash hand basin with tiled splashback, and walk-in shower cubicle with Crittal-effect shower screen, mains-powered shower and further ancillary showerhead. Inset downlights, extractor fan, heated towel rail. Large double glazed casement window providing an elevated outlook over neighbouring rooftops and garden below.

BEDROOM TWO

Another nicely proportioned double bedroom, neutrally decorated, with radiator, inset downlights on dimmer switching, recessed full height leaded window enjoying views over Harbour Village and an oblique glimpse of the Penryn River along with the fields of Trevisson in the background. Deep sill.

BEDROOM THREE

A small double bedroom, neutrally decorated, with views akin to bedroom two via a leaded 'fixed' window, with deep sill. Radiator, inset downlights on dimmer switching.

FAMILY BATHROOM

Well appointed; comprising a low flush WC, pedestal wash hand basin with mixer tap and tiled splashback, tile panelled bath with black Crittal-style shower screen, mixer tap and dual showerheads with mains-powered shower over. Folding door to utility cupboard with space and plumbing for washing machine and dryer, high level cupboard over and adjacent slimline storage cupboard. Further door to boiler cupboard, housing Worcester combination boiler providing domestic hot water and central heating. Contemporary tiled flooring, ceiling spotlights, heated towel rail. Double glazed casement window with pleasant far-reaching views.

BEDROOM FOUR/STUDY

Recessed leaded window with deep sill, providing views over rooftops to Harbour Village towards fields in the distance. Inset downlights, radiator.

THE EXTERIOR

LANDSCAPED REAR GARDEN AND PARKING

Carefully designed by award-winning Burncoose Nursery, beautifully arranged and incredibly easy on the eye. With a broad area of Domus porcelain-tiled patio, enclosed via low walling, together with central steps leading up to a lawned garden, enclosed by panelled fencing and surrounded by planted borders, comprising an array of specimen plants and shrubs. Capturing plentiful sunlight throughout the day, with a favourable westerly aspect. External power points, exterior courtesy light and water tap. A garden ideal for those discerning purchasers with pets or children alike that would benefit from the easy arrangement, sheltered nature being well enclosed by all sides. To the rear of the garden, a gravelled-laid driveway is accessible from timber doors, with a right of way situated past the neighbouring properties,



creating a convenient access. The driveway provides parking sufficient for three/four vehicles.

RAISED FRONT ENTRANCE

Broad and easily accessible granite steps rising to a covered entrance way. Cladded 'store' adjacent to front entrance providing useful dry storage.

GENERAL INFORMATION

SERVICES

Mains electricity, water, gas and drainage are connected to the property. Gas fired central heating. Zoned under-floor heating to ground floor.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

VIEWING

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





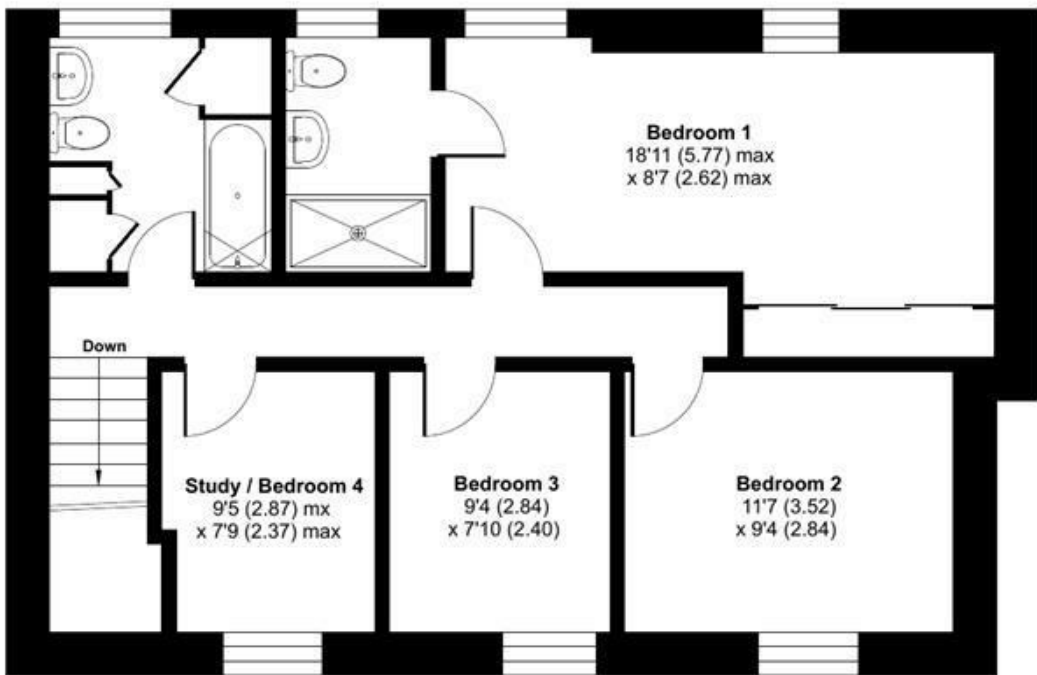
Floor Plan



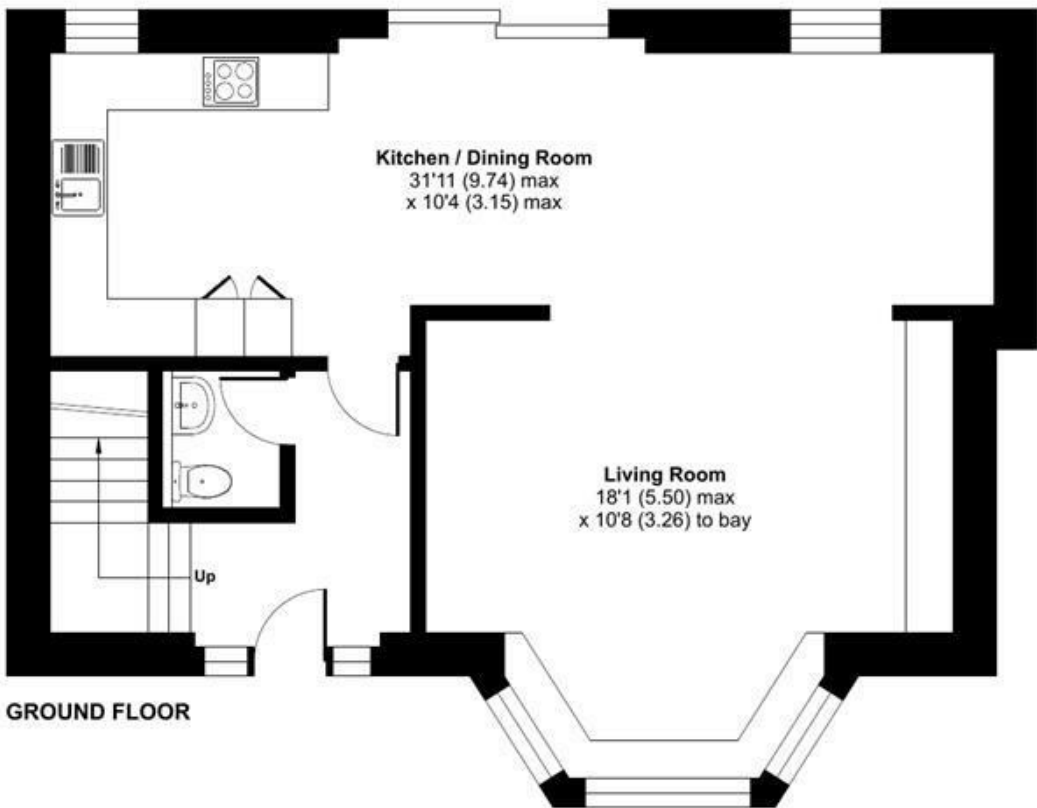
Hill Head, Penryn, TR10

Approximate Area = 1317 sq ft / 122.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhcom 2025. Produced for Laskowski & Company. REF: 1385151