



16 Mutton Row, Penryn

£245,000 Freehold

Two double bedroom character cottage on a quiet walkway with no passing traffic. West facing rear garden and no onward chain.

Heather & Lay
The local property experts

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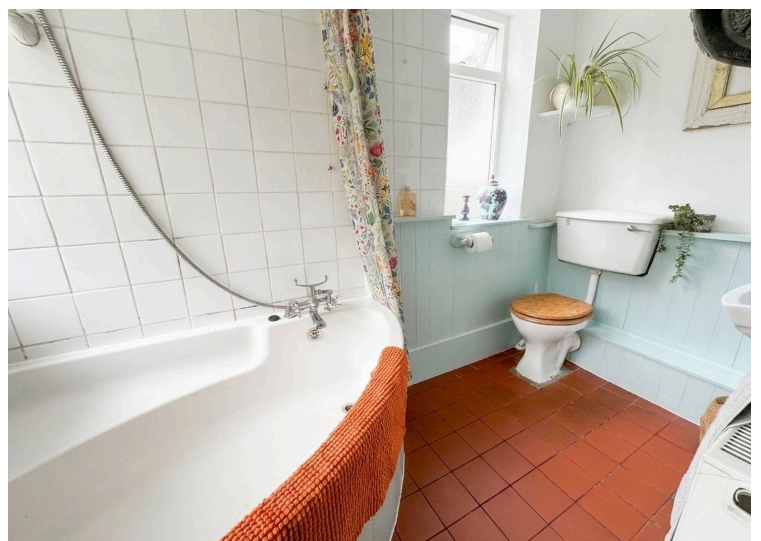
THE PROPERTY

Charming stone cottage dating back to the early to middle 1800's. Two bedrooms on the first floor, both are double rooms and have exposed floorboards and lovely old doors. On the ground floor the sitting room is larger than expected and has a good ceiling height. A rather nice woodburner in a feature fireplace radiates heat throughout the cottage. To the rear is a galley kitchen that looks over the rear garden plus a bathroom. At the bottom of the pretty West facing garden is a wooden summerhouse that would make a great work-from-home office. This cottage has been a letting investment for our vendors for many years and there is a possibility the tenant may wish to stay should the new owner require, if not this cottage will be sold with vacant possession and no onward chain.

THE LOCATION

This property is situated a short walking distance from Penryn town centre. Mutton Row is part of a walk way stepping up from West Street leading onto Helston Road above.

- Historical stone cottage
- Two double bedrooms
- High ceilings
- Lots of original features
- Quiet walkway location
- No passing traffic
- Peaceful Westerly rear garden
- Summerhouse or possible office
- Watch our property video tour





Council Tax band: B

Tenure: Freehold

EPC: D

SERVICES

Mains water, gas and sewerage.

