Laskowski
&Co

34 Bohill, Penryn, TR10 8JG

£565,000

Set within an attractive harbourside-style courtyard environment, a beautifully restored 3 bedroom Victorian sail loft of exceptional character, combining handsome granite elevations, original warehouse features and dramatic loft-style proportions. Rich in maritime heritage and thoughtfully converted for modern living, this distinctive home occupies a unique setting and offers a rare blend of historic charm and contemporary architect-led design. Viewing highly recommended!

Key Features

- Exceptional Victorian sail loft conversion in the heart of historic Penryn
- Characterful interiors blending period charm with contemporary design
- 2/3 bedrooms and 2 bath/shower rooms
- Walking distance to the harbour, cafés, galleries and amenities
- Versatile live/work opportunity with commercial and residential potential
- Stunning open-plan living space with granite walls and wood burning stove
- Large garage, workshop and ancillary accommodation
- EPC rating D

THE ACCOMMODATION COMPRISES

From quaint Bohill, a part panelled and obscure glazed entrance door with charming granite elevations opens into:-

HALLWAY
Raised threshold, slate tiled floor and continuation of oak flooring. Two pendant lights, wall mounted coat hooks, contemporary oak doors to guest bedroom/bedroom three, family bathroom, bedroom two, bedroom one. Recess with utility area providing space and plumbing for washer and dryer in a stack, together with further storage, if required. Radiator, inset downlights.

BATHROOM
A contemporary and stylish suite with dual flush WC, vanity unit with ceramic sink, mixer tap and tiled splashback, together with shower/bath incorporating glazed shower screen, mains-powered shower and wall panelling to three sides. Oak-effect flooring, heated towel rail, inset downlights, extractor fan. Square Velux window to vaulted roof pitch providing plentiful natural light.

BEDROOM TWO
A split level stairwell rising to a lower landing with inset downlights and recessed storage. Secondary staircase rising to a characterful, spacious and bright loft-style bedroom featuring two central pillars, inset downlights, square Velux window providing much light and varying open and closed storage within the roof eaves. Raised recess providing high level storage. Galleried to stairwell and lower landing. Radiator.

GUEST BEDROOM/BEDROOOM THREE
A nicely proportioned and beautifully decorated double bedroom with continuation of oak flooring, exposed stone elevation with inset wood-burning stove, slate hearth. Recessed small pane window with deep stone sill. Ceiling light, built-in storage cupboard, TV aerial point, radiator.

PRINCIPAL BEDROOM
Oak flooring to stairwell, courtesy handrail and rising to another primary loft-style bedroom with characterful beamed ceiling, three Velux windows offering generous amounts of natural light, varying open and closed storage set within the roof eaves. Pendant light, radiator. Oak door opening onto a most impressive obscure glass panelled 'bridge' galleried to the kitchen/living/dining room below. Exposed timber flooring, two Velux windows, further door over 'bridge' leading into:-

EN-SUITE SHOWER ROOM
Broad walk-in shower with glazed side panel and mains-powered shower, WC with concealed cistern and vanity unit with inset sink, mixer tap, tiled splashback and drawers under. Velux window, inset downlights, heated towel rail, extractor fan. Oak-effect flooring.

From the main hallway, a contemporary oak door leads into the:-

KITCHEN/LIVING/DINING ROOM
Undoubtedly the 'hub' of the house and a fantastic family room providing a wonderful light and characterful space. Distinctive areas featuring a high quality kitchen to one side and living space opposite featuring wood-burning stove and exposed stone elevations. Part vaulted ceiling providing much natural light. Stairwell leading down to the versatile 'studio' and garage/store. Triple deep pane sash windows to the front aspect offering elevated views across Penryn's renowned and highly regarded restauration of Harbour Village including Daniel Sail Loft and South Harbour.

KITCHEN AREA
Stylishly appointed and well designed to incorporate space in which to enjoy whilst preparing food and open to the living/dining area. Incorporating a range of light grey wall and base units, together with broad island feature finished with marble-effect worksurface, inset stainless steel one and a half bowl sink with drainer and mixer tap, together with a range of Neff appliances including four-ring induction hob, concealed and under-lit extractor unit, electric oven and grill, built-in tall fridge/freezer and built-in dishwasher. Oak flooring, radiator, painted and exposed ceiling beam. Pendant lighting with dimmer switching over kitchen island with breakfast bar feature. Multi pane sash window with deep stone sill and useful pantry cupboard with shelving.

LIVING/DINING AREA
A bright, light and characterful space with two further multi pane sash windows with deep sill, providing views across the courtyard-style surrounding, with Penryn River and Daniel Sail Loft beyond. Continuation of oak flooring. Vaulted ceiling with bridge across together with Velux windows providing plentiful natural light. Exposed stonework with inset wood-burning stove, granite lintel and slate hearth. Radiator, galleried stairwell leading to studio, inset downlights. Telephone point, master hub socket and TV aerial point.

From the living area, stairs descend to the:-

STUDIO
Currently utilised by the present owners as a supremely successful rustic wine bar yet providing live/work opportunity, allowing for the opportunity to become a flexible space based on the needs of any would be purchaser or simply, further accommodation. Painted stone elevations, tiled flooring, recess with timber shelving. Contemporary pendant lighting with further spotlights, currently offering a light industrial feel with sail loft-style doors to the front aspect, complete with obscure five-pane header panel offering plentiful natural light. Exposed Baxi combination boiler providing domestic hot water and heating. Wood-burning stove set on a slate hearth, contemporary oak door opening into:-

GARAGE/WORKSHOP
Another highlight of this exceptionally versatile home, with up-and-over door and ancillary timber access door with glazed header panels providing vehicular access to an initial garage space with strip lighting. Offering spacious off-road parking, even for those purchasers with larger vehicles, extended at the rear and eventually widening into an office/snug area fitted with heating, lighting and painted stone walls. Column radiator, water tap.

GENERAL INFORMATION

SERVICES
Mains electricity, water, drainage and gas are connected to the property. Gas fired central heating.

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.

TREEHOUSES
Mouse's Wood

Floor Plan

Gross Internal Floor Area : 204.3 m2 ... 2199 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.