



Penryn

A delightful granite town cottage
Filled with character and charm
Being sold with 'no onward chain'
Beams, feature fireplaces, wooden flooring
A generously proportioned sitting/dining room
A simple fitted kitchen/breakfast room, utility
Three bedrooms, large bathroom in white
Gas fired central heating by radiators
Enclosed lawned gardens to the rear
Convenient for the town centre and Penryn Station

Guide £280,000 Freehold

ENERGY EFFICIENCY RATING
BAND D

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REF: SK7296



A chance to own this delightful stone fronted, three bedroom character town cottage which is set in a conservation area at West Street, in the heart of Penryn's old town centre.

This fine cottage comes to the market for the first time in over a decade and is being offered for sale with the benefit of 'no onward chain', allowing a motivated purchaser the opportunity to conduct a swift transaction.

If you are looking for a home that oozes character and charm then this could be your next home. Packed with features including gas fired central heating by radiators, a focal point open fireplace, beams and boxed sash style windows in the sitting/dining room, exposed and painted rough cast walling plus stripped wood floors and internal doors.

The well proportioned accommodation includes on the ground floor, an entrance vestibule, large sitting/dining room, kitchen/breakfast room, utility room and downstairs cloakroom/wc. A staircase from the sitting room leads to the first floor landing with the upper floor offering three bedrooms and a fabulous large quirky bathroom/wc in white. Outside the property there are enclosed lawned gardens with paved and gravelled patio areas.

The property is located within walking distance of Penryn town centre and also the railway station with its branch line linking Falmouth to the cathedral city of Truro and all points west. Penryn is a great historic town where there is a great community feel and a selection of shops, restaurants, public houses, sports clubs, doctor's surgery and a variety of educational facilities from primary school to university. Good transport links by road with a regular bus service to the bustling town centre of Falmouth is just two miles distance.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure this lovely home.

Why not call for a personal viewing today?

THE ACCOMMODATION COMPRISES:

Painted four panelled front door leading to:

ENTRANCE VESTIBULE 1.24m (4'1") x 1.02m (3'4")

Having ceramic tiled flooring, coat hooks, electric meter, original painted multi-paned stained glass internal door leading to:

SITTING/DINING ROOM 5.33m (17'6") x 4.78m (15'8")

A fabulous main reception room with a wealth of character and having a focal point granite fireplace with dark slate hearth and solid timber mantle over,

painted rough cast walling, pine flooring and exposed beams, double radiator, staircase to first floor and under stairs storage cupboard below, deep recessed box sash style multi-paned sash window with sealed units overlooking the front, window seat and original curved bowed timber above.



SMALL STEPS FROM THE SITTING/DINING ROOM LEADING DOWN TO THE REAR LOBBY

REAR LOBBY

With ceramic tiled flooring, wooden door with leaded light panel and cat flap leading to the outside, stripped pine latch and brace door to:

KITCHEN/BREAKFAST ROOM 3.45m (11'4") x 2.62m (8'7")

A simple fitted kitchen/breakfast room with double base unit and roll top work surface, single drainer stainless steel sink unit with cupboards under, wooden open shelving and wall unit, space for range style gas cooker, built-in old Cornish Range (show only), double radiators, painted rough cast walling, ceramic tiled flooring, recessed seal unit double glazed window with Venetian blind enjoying a pleasant outlook over the rear garden, stripped pine latch and brace door to:



BEDROOM TWO 2.90m (9'6") x 2.77m (9'1")

A generous second bedroom with continued stripped pine flooring, pine internal door and beams, radiator, sealed unit double glazed window with a pleasant outlook over the rear garden towards light woodland, radiator.



UTILITY ROOM 4.22m (13'10") x 1.12m (3'8")

A galley style utility room with single drainer stainless steel sink unit set on a pine double base unit, wall mounted Worcester gas central heating boiler, plumbing for washing machine, ceramic tiled flooring, single glazed window overlooking the garden, wood and glazed door to outside, second door to:

CLOAKROOM

With a white suite comprising; low flush wc, wall mounted hand wash basin, painted rough cast walling, ceramic tiled flooring, pine internal door.

PAINTED STAIRCASE FROM SITTING/DINING ROOM TO:

FIRST FLOOR LANDING

With pine flooring, painted rough cast walling.

BEDROOM ONE 4.65m (15'3") x 2.79m (9'2")

A delightful main bedroom which has a original focal point cast iron fireplace with painted surround, recessed multi-paned sash window with seal units and pine sill overlooking the front aspect, double radiator, pine beams and flooring, pine latch and brace door from the landing.



BEDROOM THREE 2.06m (6'9") x 1.68m (5'6")

With sealed unit double glazed picture window overlooking the rear garden and with views towards light woodland, pine flooring, painted rough cast walling, panelled internal door, radiator.

BATHROOM 2.44m (8'0") x 2.29m (7'6") plus 1.47m (4'10") x 1.24m (4'1")

A fabulous large and rather quirky bathroom with a white suite comprising; panelled bath, chrome mixer tap with telephone hand shower and tiled surround, pedestal hand wash basin with chrome hot and cold taps, low flush wc alongside, Velux double glazed skylight window, continued stripped pine flooring and accessory surface, chrome ladder style heated towel rail, feature exposed stone wall and accessory space, pine latch and brace internal door.



OUTSIDE

To the rear of the cottage there are delightful, enclosed gardens with lawns, well stocked with a selection of shrubs and trees, a small stone fuel store, paved patio and gravel area alongside.

COUNCIL TAX Band A.

SERVICES Mains drainage, water and electricity.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



This floor plan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or inaccuracy. Scale of drawings such as bathroom fixtures are representative and may vary from actual. Also see floor plans. Plans with Water Strategy 2007.

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