

4 Hillside Meadow, Penryn

Guide Price £310,000

THE GUILD PROPERTY PROFESSIONALS

Heather & Lay
The local property experts

THE PROPERTY

Situated at the end of a popular and tucked-away cul-de-sac, Number 4 offers deceptively spacious accommodation, excellent parking and a range of appealing features. Upon arrival, the property immediately benefits from a convenient tandem driveway providing parking for two vehicles, alongside a single garage. A flight of steps leads to an attractive easterly-facing terrace, an ideal spot to enjoy the morning sunshine, with an additional lawned area below. The property is further enhanced by a wraparound UPVC double-glazed extension, providing an excellent area to enjoy the morning sun. To the side is a useful utility room, housing the gas boiler and hot water tank.

The main entrance opens into the hallway, with stairs rising to the first floor and doors leading to the kitchen, living room and third bedroom. The well-proportioned living room enjoys plenty of natural light and features a large sliding door opening directly onto the westerly-facing rear garden, creating a lovely connection between the indoor and outdoor spaces. Adjacent to the living room is the kitchen, which benefits from a rear-facing window and a door leading through to the utility area. Offering plenty of scope for modernisation, the kitchen presents an excellent opportunity for a new owner to create a space to their own taste. Also on the ground floor is a versatile third bedroom, featuring a large front-facing window. This room could equally serve as a home office, snug or additional reception room, depending on individual requirements. Completing the ground floor accommodation is the family bathroom, fitted with a bath, alongside a separate WC.

To the first floor are two further double bedrooms. The principal bedroom enjoys pleasant glimpses of the river towards Harbour Village, adding an attractive outlook. The landing also provides access to a separate WC, a useful storage cupboard and the eaves storage space.

Externally, the property benefits from a southerly-facing roof fitted with solar panels. With its tucked-away cul-de-sac position, versatile accommodation, generous parking, garage and potential for modernisation, this property offers an exciting opportunity for a variety of buyers.





- Three-Bedroom Semi-Detached House
- Located In Close Proximity To Penryn
- River Glimpses
- Scope For Modernisation
- Westerly Facing Rear Garden Along With Easterly Facing Front Terrace
- Gas-Fired Central Heating
- Parking For Two Cars
- Garage
- PLEASE WATCH OUR WALK-THROUGH TALK-THROUGH VIDEO TOUR

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

SERVICES: Mains electricity, gas, water & drainage

WHAT3WORDS: ///miss.less.sugar

THE LOCATION

Situated a stone's throw from Penryn, this property enjoys a prime position near harbour village—home to characterful cottages, apartments, and sympathetically restored listed buildings. Just a short distance from woodland walks and the Penryn River, the area also offers excellent access to Cornwall's stunning South Coast beaches, including Gyllyngvase, Swanpool and Maenporth. One of Cornwall's oldest towns, Penryn is rich in history and charm, now thriving with the presence of Falmouth and Exeter University. The town boasts a strong community spirit, with active local sports clubs and a range of schooling options including Penryn Primary Academy, Penryn College, and nearby sixth form provision at Falmouth School. Excellent transport links include regular bus services and a train station with direct connections to the City of Truro and onward to London Paddington. Falmouth, just 2 miles away, offers an extensive range of shops, schools, leisure facilities, large events throughout the year and its scenic sailing waters.

















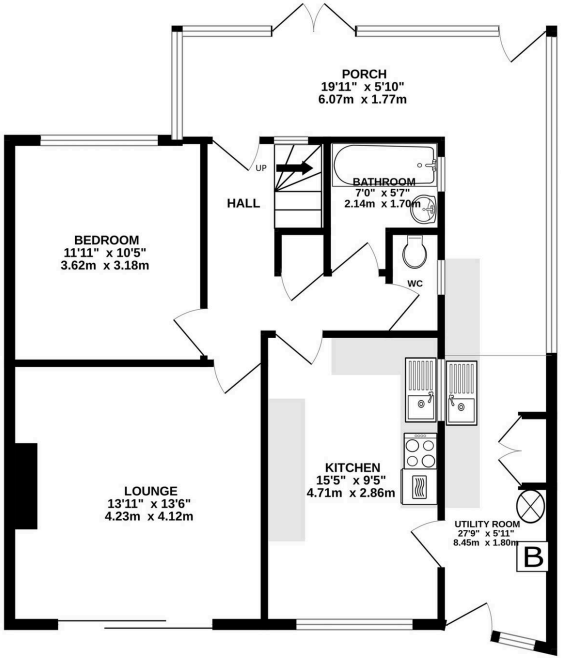




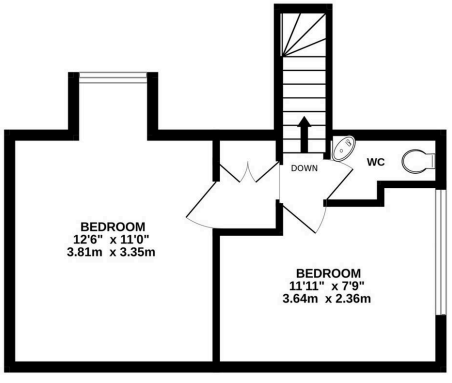




GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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

PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS

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.

The Property Ombudsman

Heather & Lay
The local property experts