



Penryn

Semi rural location next to woodlands and walks
Spacious three bedroom accommodation
Generous mature gardens with pond and a good degree of privacy
Well-proportioned rooms throughout
Recent solar panels and new roof, heat pump and central heating
Character and charm throughout
Off road private parking
Near to College and Argal Reservoirs
Convenient to Penryn town and surrounding areas
Popular Cafe/takeaway unit known as the Pirate and Gesha located within the grounds.

Guide £410,000 Freehold

**ENERGY EFFICIENCY RATING
BAND E**

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www.kimberleys.co.uk

REF: SK7264



A delightful three bedroomed cottage set in a semi-rural location with generous enclosed gardens, close to Penryn town centre and local amenities. Also close to College and Argal reservoirs for lovely countryside walks.

An attractive, semi-detached, double fronted character cottage set in a rural location close to fields and woodland walks. The property has three bedrooms, living room, kitchen, bathroom and private parking. All rooms enjoy views over the gardens and surrounding woodland.

The property is suitable for those looking for a property in a semi rural position, adjoining open fields and woodland with good sized gardens and yet within a 3/4 of a mile walk along a country lane that will take you to the centre of Penryn and a 1/4 of a mile to Penryn College.

An early viewing is recommended to secure this character cottage.

Why not call our sales team to arrange a personal viewing today!

From the gated driveway a path leads through the front enclosed garden to:

ENTRANCE PORCH

Glazed door leads to the entrance porch with a half wall, glazed windows with an outlook over the front garden and tiled floor.

FRONT DOOR

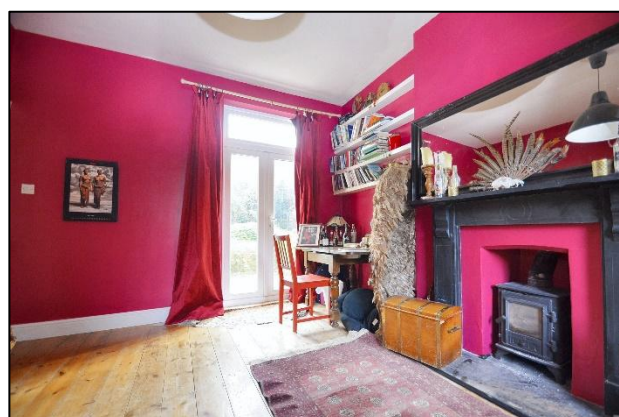
Opening on to the reception hallway

RECEPTION HALLWAY

Glazed panel over the door allowing a good degree of light, closed tread staircase with feature timber treads and handrail leading to the landing and first floor, ceiling light, fuse box and finished with an attractive exposed timber floor, doors leading to the living and dining room.

LIVING ROOM 4.93m (16'2") x 3.56m (11'8")

A dual aspect room with a feature fireplace with surround and slate hearth housing a wood burner, high ceilings with centre light, UPVC patio style doors open-onto the rear gardens. To the front is a traditional sash window that overlooks the front garden, radiator, finished with a timber floor, doors to the front and another to the rear hallway/kitchen.



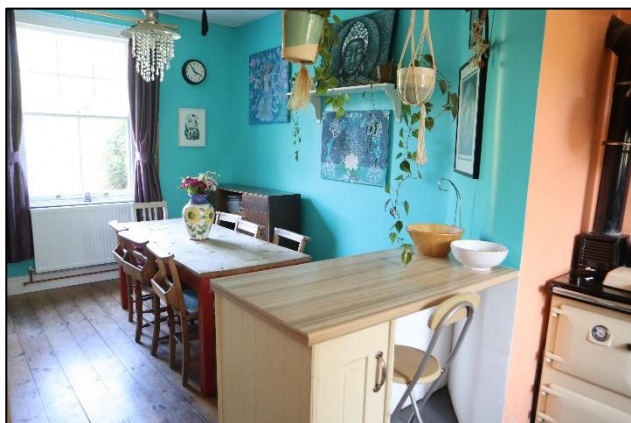
KITCHEN 3.61m (11'10") x 2.92m (9'7")

A traditional style kitchen comprising of a range of cupboards and drawers with timber doors, a wrap around timber effect roll top worktop surface with tiled splashback incorporating a 1 1/2 bowl sink with drainer and mixer tap, breakfast bar, four ring electric hob, built in electric double oven, recess for fridge and freezer, feature Rayburn style range (currently not in use), a plastered ceiling with spotlights and extractor fan. UPVC double glazed window to rear overlooking the garden, tiled floor, radiator, door through to utility area, under stairs storage cupboard with light door to rear porch door to utility area.



DINING ROOM 3.20m (10'6") x 3.96m (13'0")

Sash window with outlook over the front garden, radiator, high ceiling with ceiling light, feature storage cupboards, storage cupboards and drawers, finished with a timber floor.

**UTILITY ROOM**

Plumbing for washing machine and power, shelving, centre light door through to WC.

W/C

A useful additional low-level WC with wall mounted wash handbasin, radiator, UPVC double glazed window to rear, ceiling light, extractor fan and finished with a tiled floor.

REAR PORCH

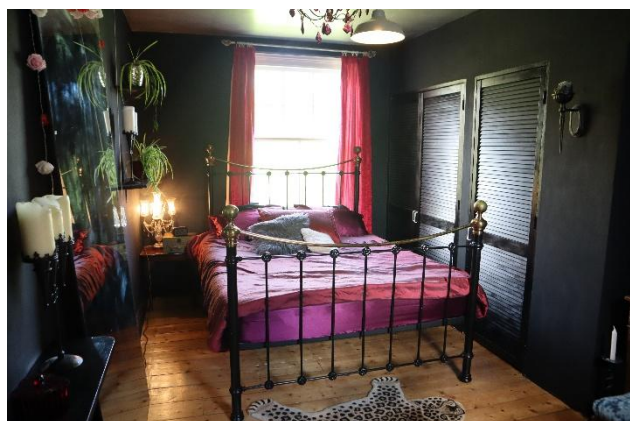
Windows overlooking garden, door to garden.

STAIRS AND LANDING

A closed tread staircase with feature steps and rail leads to a galleried landing with timber floor, loft hatch, doors leading to the bathroom and the three bedrooms.

BEDROOM ONE 4.98m (16'4") x 2.90m (9'6")

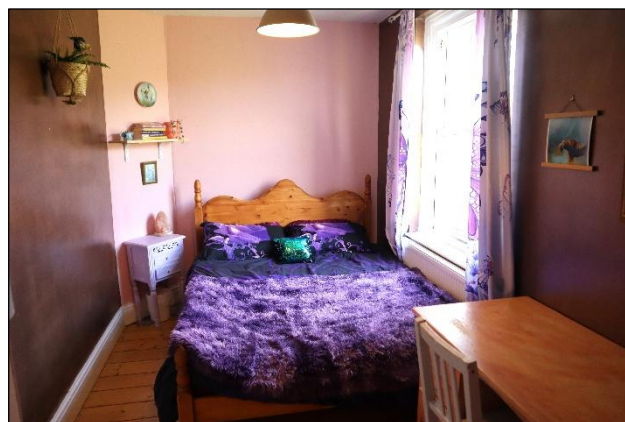
An impressive dual aspect room with sash windows overlooking the front garden and woodland beyond whilst the rear overlooks the rear garden and adjoining field. A good range of built in wardrobes, radiator, centre light and finished with a timber floor.

**BEDROOM TWO 4.52m (14'10") x 2.44m (8'0")**

Sash window overlooking the garden and countryside beyond, radiator, centre light, built in storage cupboard, and finished with a timber floor.

BEDROOM THREE 2.67m (8'9") x 2.31m (7'7")

UPVC double glazed sash window to the side, centre light, radiator and finished with a timber floor.

**BATHROOM**

Comprising of a three-piece suite, having a tiled panelled bath with electric shower over, pedestal wash handbasin and a low-level WC, airing cupboard, extractor fan, a heated towel rail, UPVC double glazed window to rear and finished with a timber floor.

OUTSIDE

The property enjoys private parking on a gravelled area and is accessed via a five-bar gate.

GARDEN

The property has generous enclosed gardens to the front, side and rear and enjoys a good degree of privacy. These are mainly laid to lawn and have mature plant and shrub borders with an ornamental pond to the front.

CAFE/CATERING UNIT

The property has the added benefit of a cafe/catering unit known as the Pirate and Giesha included at the bottom of the garden which does not detract from the main property as hidden by trees This has a decked and seating area. The current vendor has successfully operated this within the Summer months to take advantage of walkers and has become a destination of choice, (Please note this does not include its contents which are to be negotiated separately).



DIRECTIONS

Although located near College reservoir, the property is accessed from the Eastwood Road/Hillhead area of Penryn. Continue onto Glasney Place, taking the third left onto College Hill. Proceed along College Hill through the woodland for approximately 3/4 of a mile and the entrance to Waterworks Cottage can be found in the woodland near the gates to the old water works.

COUNCIL TAX BAND C

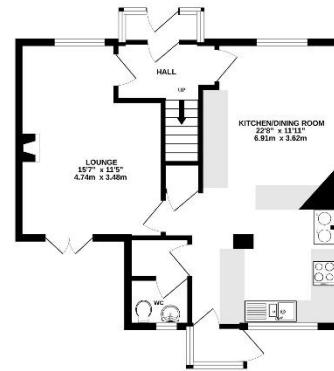
SERVICES

Electricity (currently free due to arrangements with South West Water) although not guaranteed to continue, renewable energy solar panels, mains water, telephone, broadband, private drainage (septic tank). Air source heat pump for central heating.

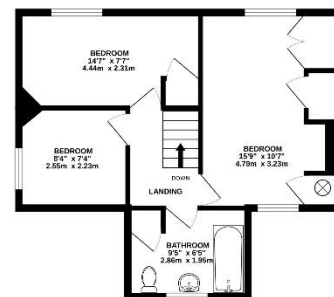
MONEY LAUNDERING

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.

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 995 sq.ft. (92.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide only 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.

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