



## 80 Helston Road, Penryn, TR10 8NG

Guide Price £355,000

A substantial double fronted 3/4 bedroom period home believed to date back to the 17th century, situated in popular Helston Road just moments from Penryn town centre. The accommodation extends to over 1200 square feet and comprises on the ground floor: entrance hallway, living room, sitting room, study/bedroom 4, and fitted kitchen. On the first floor are 3 double bedrooms, family shower room and separate cloakroom/WC. A 'walled garden' provides a level lawn and large patio, ideal for entertaining. This charming property would make a perfect family home, or investment having been previously student let with the potential to achieve a rental return in the region of 8.5%.

### Key Features

- 17th century double fronted period cottage
- 2/3 reception rooms
- Ideal family home or letting investment
- No onward chain
- Up to 4 bedrooms
- Town centre location
- Enclosed rear garden
- EPC rating D



## LOCATION

Helston Road is just moments from the heart of the town centre, providing easy access to Penryn's shops, restaurants and bars; picturesque Penryn Quay is just a short walk down the hill, with its popular Muddy Beach Cafe and Bailey's Farm Shop. A regular bus service operates throughout the town with the train station less than 500 meters away. Penryn university campus is within a fifteen minute walk of the property.

## THE ACCOMMODATION COMPRISES

Front door to:-

### ENTRANCE HALLWAY

Wood-effect laminate flooring, radiator, central ceiling light. Doors to living room, sitting room, kitchen and dining room/study. Multi pane doors to garden, stairs to first floor. Wall mounted consumer unit and electric meter. Radiator.

### LIVING ROOM

Exposed stone feature fireplace with wood mantel, currently ornamental. Beamed ceiling, multi pane sash window to front aspect, radiator.

### SITTING ROOM

Multi pane sash window to front aspect, beamed ceiling, radiator. Wall mounted lighting.

### DINING ROOM/STUDY

A versatile third reception room or potential fourth bedroom. Multi pane glazed window to rear aspect overlooking the garden. Central ceiling light, radiator.

### KITCHEN

Modern kitchen with a range of eye and base level units, stone worktop with inset stainless steel sink/drainage unit and swan neck mixer tap. Built-in four-ring ceramic hob with electric fan assisted oven under and extractor fan over. Built-in fridge/freezer, built-in washing machine and tumble dryer. Built-in dishwasher. Part tiled walls, built-in timber dresser with shelving and cupboards. Recessed ceiling lights, radiator. Wall mounted gas boiler providing central heating and hot water. Multi pane glazed window to rear aspect overlooking the garden, wood-effect laminate flooring.

## FIRST FLOOR

### LANDING

Doors to all three double bedrooms, shower room and separate WC. Multi pane glazed window to rear aspect overlooking the garden. Central ceiling light.

### BEDROOM ONE

An extremely generous double bedroom, with built-in wardrobes, central ceiling light, radiator. Multi pane sash window to front aspect.

### BEDROOM TWO

Another large double bedroom, with built-in wardrobe, central ceiling light radiator. Multi pane sash window to front aspect.

### BEDROOM THREE

A third smaller double bedroom, with central ceiling light, radiator. Multi pane window to rear aspect overlooking the garden.

## SHOWER ROOM

A modern shower room with generous walk-in shower cubicle, tiled surround, boiler-fed twin head shower and glass screen, dual flush WC, pedestal wash hand basin with tiled splashback and mixer tap. Vinyl flooring, radiator, loft hatch, extractor fan, central ceiling light. Obscure multi pane window to rear aspect.

## SEPARATE WC

Dual flush WC, wall mounted wash hand basin with mixer tap and tiled splashback. Vinyl flooring, central ceiling light.

## THE EXTERIOR

### REAR GARDEN

From the back door, steps lead down to a good size paved sun terrace which enjoys the morning sun. Below the terrace is an area of lawned garden and a path leads down to a rear pedestrian gate giving access to the lane behind. The garden is fully enclosed by attractive low stone wall. Outside lighting, water tap. Block-built garden shed.

## GENERAL INFORMATION

### SERVICES

Mains water, electricity, gas and drainage are connected to the property.

### COUNCIL TAX

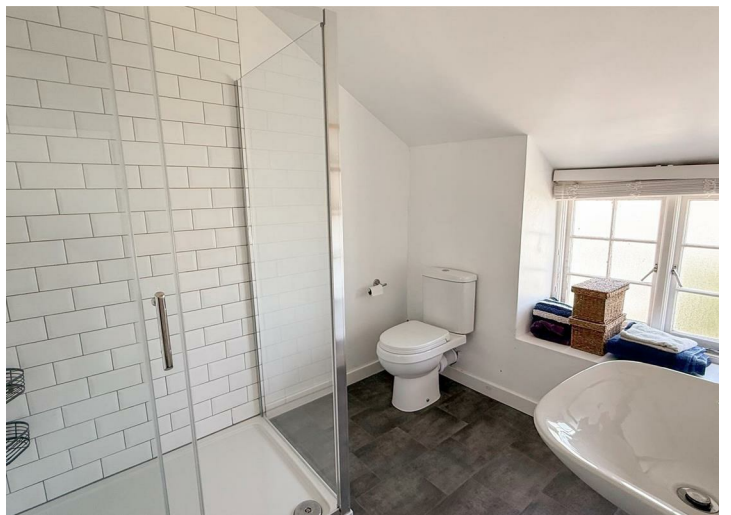
Band C - Cornwall Council.

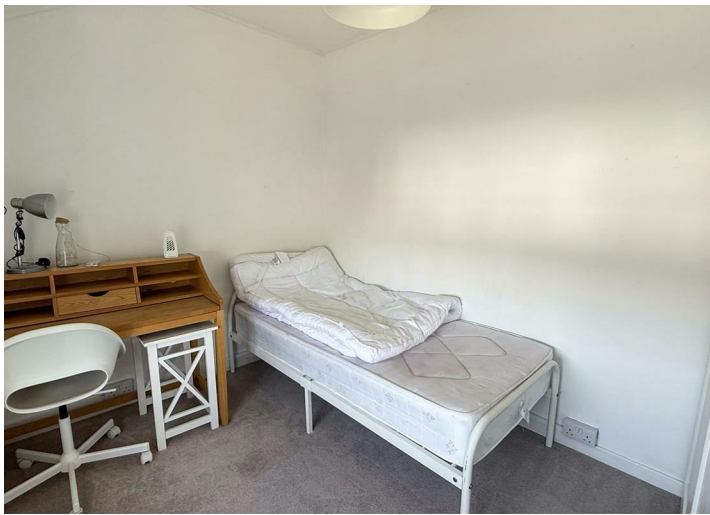
### TENURE

Freehold.

### VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



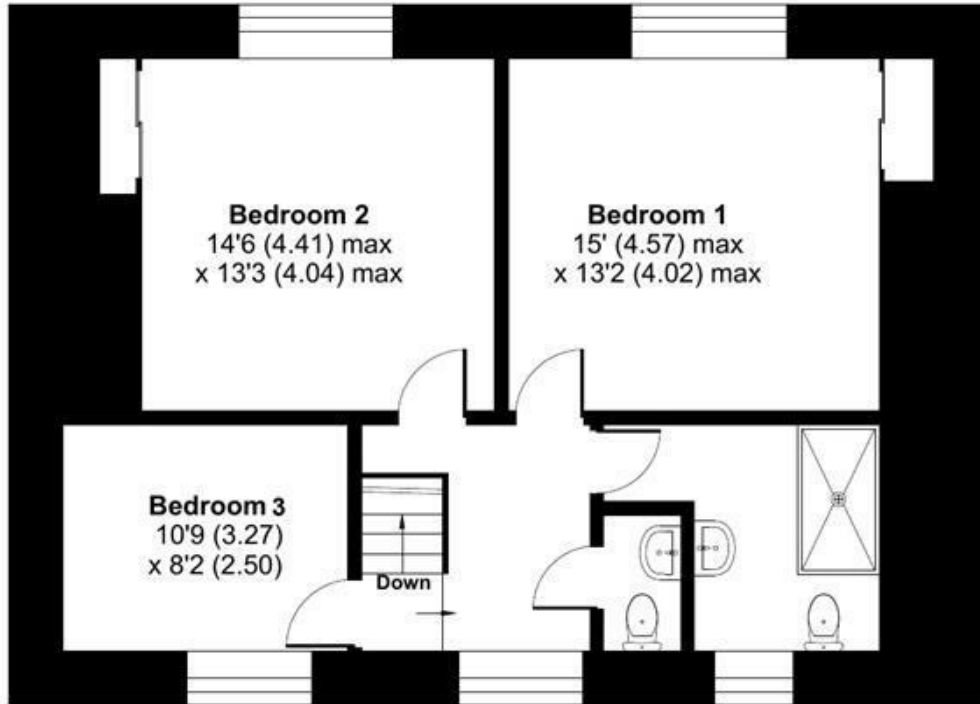


# Floor Plan

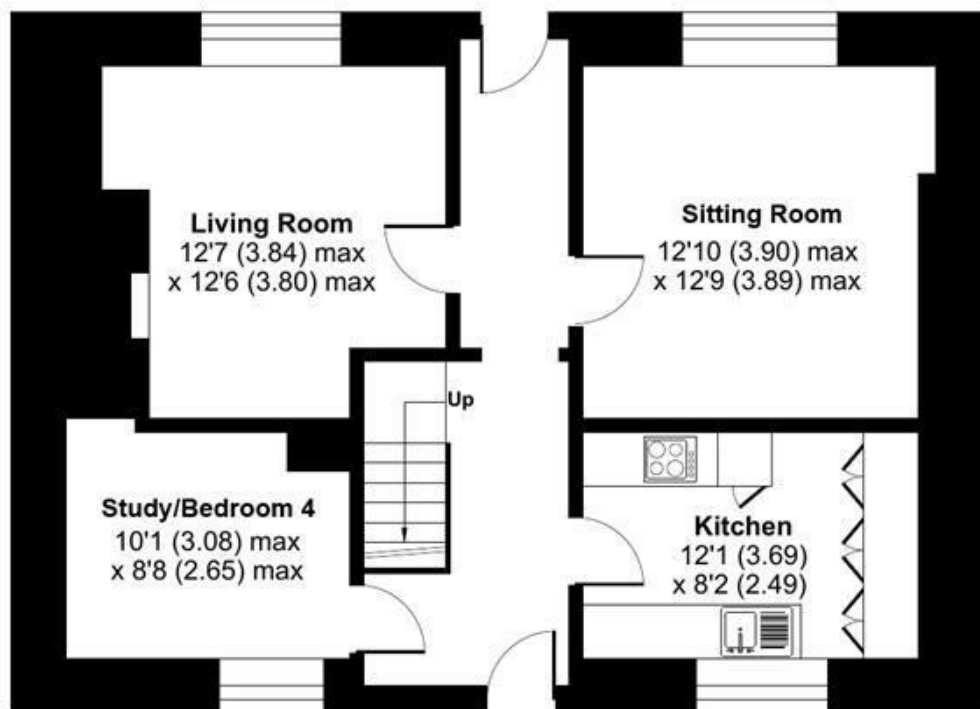
## Helston Road, Penryn, TR10

Approximate Area = 1258 sq ft / 116.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2026. Produced for Laskowski & Company. REF: 1479411