



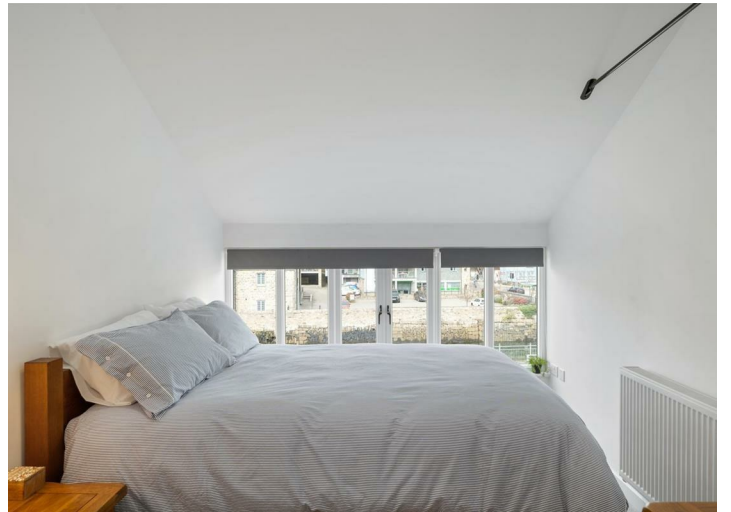
Flat 3, Eastwood Farm Barns, Eastwood Road, Penryn, TR10 8LA

£195,000

Positioned advantageously within a thoughtfully converted period building of great character, offering elevated views across Harbour Village, along Penryn River with the backdrop of rolling fields in the distance, an incredibly light, 1 bedroom first floor apartment, stylishly appointed throughout and highly individual with vaulted ceilings, wide oak flooring and bright open-plan living space. To be sold with the added benefit of no onward chain.

Key Features

- Light and bright first floor apartment
- Vaulted ceilings, Velux windows and broad glazing
- Pleasant elevated river views
- No onward chain
- Superior quality and highly individual
- Share of freehold ownership
- Convenient location, moments from transport links
- EPC rating C



THE ACCOMMODATION COMPRISES

From the pedestrian walkway, a gently inclining pathway with railings leads to a cobbled threshold with steps rising to first floor level, once again, with courtesy railing and exterior communal lighting. Private front entrance door opening into the:-

ENTRANCE HALL

Quality wide oak flooring, ceiling light, coat hooks, doors to all rooms. Electrical consumer unit.

BEDROOM

Part-vaulted and sloped ceiling with an array of glazing to the front aspect providing plentiful natural light with views across Penryn's renowned Harbour Village development, river, and beyond, the fields of Bissom. Ceiling spotlights, radiator. Cleverly installed hanging rail providing useful clothes storage, together with built-in 'ply' wardrobe offering further open storage.

SHOWER ROOM

Stylishly appointed and neutrally decorated throughout, with contemporary oak-effect flooring, white tiling to wet areas and modern three piece suite comprising wall-mounted semi-circular wash hand basin with mixer tap, dual flush WC with tiled backsplash and deep sill, together with broad walk-in shower with glazed shower screen, tiled surround and rainfall-style shower with ancillary showerhead and wall-mounted controls. Inset downlights, sun tunnel, heated towel rail. Cupboard housing unvented modern water tank.

OPEN-PLAN KITCHEN/LIVING/DINING ROOM

A most intriguing, light and characterful room incorporating part-vaulted and sloped ceiling with three Velux windows, together with an array of casement-style glazing to the front elevation, once again, offering far-reaching and exceptional views across Harbour Village and Penryn River, spanning towards The Carrick Roads, together with the fields of Bissom in the distance. Distinctive areas with quality kitchen to one side and living/dining space opposite, well proportioned and surprisingly spacious.

KITCHEN AREA

An array of fitted units set below a polished stone-effect worksurface showcasing a number of cupboard and drawer units with open shelving above, inset one and a half bowl stainless steel sink with drainer and mixer tap, together with built-in appliances including Lamona electric oven, matching four ring ceramic hob, stainless steel extractor above, built-in fridge and freezer units. Space and plumbing for washing machine. Two Velux windows providing much natural light, three sets of ceiling spotlights, high level cupboards providing access to boarded loft space offering plentiful storage. Slimline cupboard housing Potterton wet electric system with further storage space. Wall-mounted heating and water thermostat. Quality wide oak flooring. Open to the:-

LIVING/DINING AREA

Spanning the remainder of the room, once again, particularly bright, with eye catching features including vaulted and sloped ceiling with Velux window and spotlights, together with continuation of quality wide oak flooring, radiator, and broad glazing with views spanning the development of

Harbour Village, across Commercial Road towards the ever-changing marine activity of Penryn River, with the rolling fields of Bissom beyond. Wall-mounted heating thermostat, media point with TV aerial point and broadband connection.

GENERAL INFORMATION

SERVICES

Mains water, electricity, and drainage are connected to the property. Telephone point (subject to supplier's regulations). Wet electric central heating system.

COUNCIL TAX

Band A - Cornwall Council.

TENURE

Leasehold with a share of the freehold between four flats. Service charge of £100 per month to include external maintenance, window cleaning and building insurance.

VIEWING

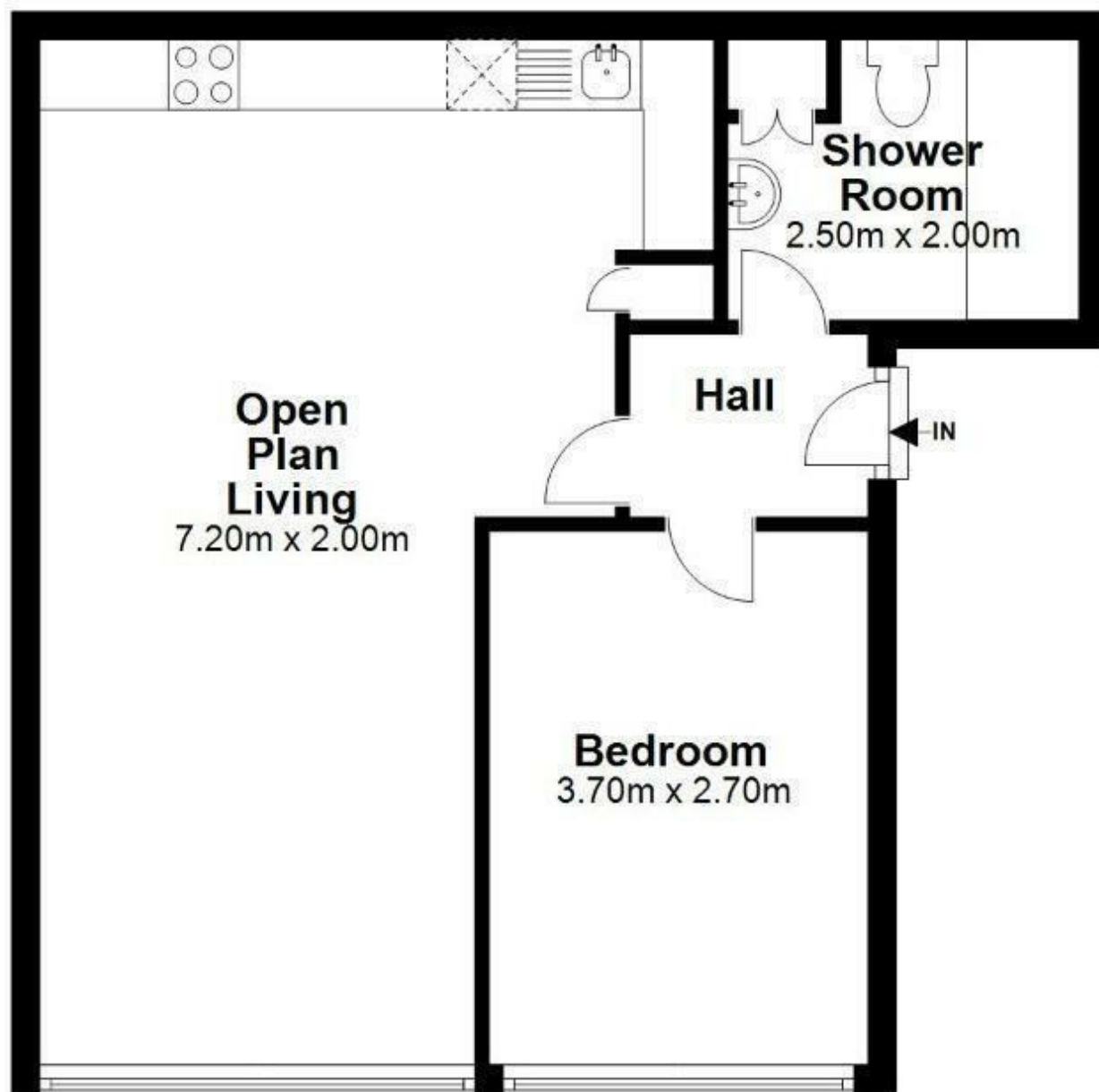
Strictly by prior telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan

First Floor Apartment

Approx. 45.8 sq. metres



Total area: approx. 45.8 sq. metres

Floor plans are provided for guidance only and should not be relied upon for measurements for furniture or similar.
Plan produced using PlanUp.