



Penryn

A detached granite 'in town' cottage
Minutes from the town centre and amenities
Being sold with 'no onward chain'
Full of charm and character features
Gas fired central heating by radiators
Generous living/dining room with beams and fireplaces
Large, fitted kitchen/breakfast room
Two double bedrooms, ground floor bathroom
Single garage and two parking spaces
Delightful courtyard gardens and covered barbecue area

Guide £300,000 Freehold

ENERGY EFFICIENCY RATING
BAND E

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REF: SK7380



A great opportunity to own this delightful detached, two bedroom character cottage which comes to the market for the first time in over a decade and set in a small lane just 150 yards off Penryn's ancient town centre with its good range of local amenities and within easy reach of the branch line station which connects to Falmouth to the cathedral city of Truro.

The cottage has been a happy family home for our clients since purchasing the property from us back in 2015 and before that it was a successful investment let with our company.

The property is packed with features including feature fireplaces one with a gas stove that is currently disconnected) in the living room, exposed and painted random stone walls, beams, sash windows, latch and brace internal doors and vaulted ceilings to the first floor. The house has gas fired central heating by radiators, new fitted carpets and internal redecoration.

The well proportioned accommodation includes on the ground floor, a large living/dining room, a long, bright kitchen/breakfast room with part pitched roof and overhead Velux, a rear lobby and full ground floor bathroom in white. A staircase from the dining section leads to the first floor landing where you will find two double bedrooms overlooking the front aspect. Outside the cottage, there are delightful, enclosed courtyard gardens with covered barbecue and dining area, a single garage and space for two cars if parked sensibly.

This ancient market and harbour town of Penryn is steeped in maritime history and has a good range of everyday facilities including shops, schools, public houses, takeaways, art galleries and a convenience store. The town enjoys good communications links by road to the neighbouring town of Falmouth, the branch line station at the top of the hill which connects Falmouth Docks to the cathedral city of Truro where a mainline station provides access to the very westerly county and all point east.

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

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:

Painted front door to:

LIVING/DINING ROOM 7.39m (24'3") x 3.35m (11'0")

A fabulous, generous main reception room that's full of character having feature exposed and painted stone walling, beamed ceilings, two deep recessed multi-paned sash windows, both with wooden window seats overlooking the front aspect and two double radiators below. A feature focal point fireplace with a gas stove set on a black slate hearth sits at the dining end and at the far end, a dark wood open fireplace which has a dog grate and black slate hearth and hard wood mantle over, TV aerial point, internet point, mat well, new fitted carpets, wooden open tread staircase to the first floor, stripped wood and glazed internal door with coloured etched glass work leading to:



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



KITCHEN/BREAKFAST ROOM 7.47m (24'6") x 2.13m (7'0")

A delightful, long and bright room which has a casement window at the far end and a large overhead Velux double glazed window set in the monopitch raised roof. The kitchen area is equipped with a range of base units with granite effect roll top work surfaces and painted random stone walling over, inset single drainer stainless steel sink unit with chrome swan neck easy-on mixer tap, electric cooker panel, double radiator, ceramic tiled flooring, painted panelling, radiator, four-panelled internal door to:



REAR LOBBY

With stripped wood stable door and diamond shaped glass panel leading to the rear courtyard, ceramic tiled flooring, door to:

BATHROOM 3.20m (10'6") x 1.47m (4'10")

With a white suite comprising: panelled bath with chrome hot and cold taps, Mira Sport thermostatically controlled mixer shower, fully tiled surround and glass screening, pedestal hand wash basin with chrome hot and cold taps, low flush wc, painted panelling on three sides, chrome ladder style heated towel rail, beamed ceiling, pitched roof, stained wood casement window overlooking the side courtyard, four-panelled internal door within the bathroom leads to a boiler cupboard with Gloworm gas central heating boiler and plumbing for the washing machine.



OPEN TREAD STAIRCASE FROM THE DINING AREA TO:

FIRST FLOOR LANDING With fitted carpet.

BEDROOM ONE 4.34m (14'3") x 2.36m (7'9") plus return 2.16m (7'1") x 1.09m (3'7")

A generous L-shaped main bedroom which enjoys a bright aspect through twin recessed casement windows with dark wood sills overlooking the front aspect, painted random stone walling, double radiator, new fitted carpet, pitched roof with exposed A-frame timbers, dark wood latch and brace internal door.



BEDROOM TWO 3.45m (11'4") x 2.16m (7'1") plus 1.52m (5'0") x 0.71m (2'4")

Another L-shaped bedroom again with a bright aspect through a recessed casement window with dark wood sill overlooking the front aspect, pitched roof with exposed A-frame timbers, painted random stone walling, original granite fireplace (not used) and red brick lintel over, newly fitted carpet, dark wood latch and brace internal door.



OUTSIDE

GARDEN

To the side of the cottage there are delightful, enclosed courtyard gardens offering a covered raised decked area ideal for alfresco dining and entertaining, paved patio, painted wooden fencing which sits on a stone and block wall, outside cold water supply and pedestrian gate to the outside.



DETACHED GARAGE

This is located at the end of the garden with access from Truro Lane with parking for one car inside and two additional car spaces if parked sensibly.



COUNCIL TAX Band B.

SERVICES Mains drainage, water, electricity and gas.

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.



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