



THE OLD  
BREWERY  
YARD

Heather & Lay  
*The local property experts*



## The Old Brewery Yard, Lower Treluswell, Penryn, TR10 9AT

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This exclusive development offers a carefully curated collection of houses and apartments, combining characterful architecture with contemporary design. Repointed stone walls and retained period features sit seamlessly alongside modern finishes, creating homes of distinctive style and quality. Each property is thoughtfully considered, featuring quartz worktops, integrated AEG appliances, and Velux skylights that enhance natural light throughout. Private walled gardens and secure storage cupboards provide both practicality and privacy, while allocated parking and additional visitor spaces ensure everyday convenience. Ideally positioned within walking distance of Penryn and its range of local amenities, the development is also perfectly located for easy access to the sought-after coastal destinations of Mylor, Flushing, and the vibrant harbour town of Falmouth. Offered with leasehold tenure and a share of freehold, each home also benefits from a 10-year build warranty for added peace of mind. The development is nearing completion.

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PENRYN	1 MILE
FALMOUTH TOWN	3 MILES
TRURO	11 MILES
NEWQUAY AIRPORT	29.8 MILES
EXETER	97.6 MILES

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- Exclusive development comprising a mix of houses and apartments
- Repointed stone walls with characterful features and a modern finish
- Quartz worktops, AEG appliances and Velux skylights
- Conveniently located for Mylor, Flushing and Falmouth
- Within walking distance of Penryn town and local amenities
- Private walled gardens and secure storage cupboards
- Allocated private parking, with additional visitor spaces available
- 10-year peace of mind build warranty
- Leasehold tenure with a share of freehold
- Nearing completion

## **THE LOCATION**

Lower Treluswell enjoys a semi-rural setting while remaining conveniently close to some of South Cornwall's most desirable coastal and countryside destinations. Positioned just outside the historic town of Penryn, the area offers easy access to everyday amenities, independent shops, and a thriving local community. The vibrant harbour town of Falmouth lies only a short drive away, renowned for its maritime heritage, sandy beaches, and excellent selection of restaurants, cafés, and cultural attractions. Nearby, the beautifully landscaped Enys Gardens provide a tranquil escape, with historic gardens and seasonal displays set within a charming estate. To the south, the waterside villages of Mylor and Flushing offer picturesque harbours, sailing facilities, and a relaxed coastal lifestyle, making them popular destinations for both leisure and dining. Combining accessibility with proximity to the coast and surrounding countryside, Lower Treluswell presents an ideal base for enjoying the best of Cornwall, with excellent links to nearby towns and coastal attractions.

## **THE DEVELOPMENT**

The developers have carefully considered every element of the finish, incorporating a number of thoughtful upgrades to ensure no detail has been overlooked. High-quality LVT oak flooring runs throughout the living areas and bathrooms, complemented by fitted carpets to the bedrooms and staircase. The bathrooms and WC feature stylish vanity units, including a wall-hung matt grey vanity, while the kitchen and bathrooms have been enhanced with premium quartz worktops supplied by Dukestone. The kitchen is further equipped with integrated AEG appliances, offering both quality and functionality. Character features have also been retained and enhanced, including beautifully exposed and repointed stone walls alongside Velux skylights that flood the spaces with natural light. Overall, this is an exceptionally impressive build. The owners have been actively involved throughout the construction process, working closely with contractors on site to ensure every detail meets their exacting standards. Their dedication and attention to detail are evident throughout, resulting in a truly outstanding finished home.

## **THE HISTORY**

The Old Brewery Yard at Lower Treluswell traces its origins to the mid-19th century, when it formed part of a rural brewing operation closely tied to local farming activity. The earliest documentary reference dates to 1844, when the site belonged to the Bassett estate and was occupied by the Rowe family. At this time, brewing was undertaken on a modest, farm-based scale, reflecting a period when small rural breweries were a common feature of the Cornish landscape. During the 1870s, the site evolved into a fully commercial enterprise under new ownership, marking a significant expansion in both scale and ambition. A purpose-built malthouse was constructed during this period, today a Grade II listed building, demonstrating the investment made in advancing production. The brewery subsequently passed through several operators, including John Hart and later W.C. Wickett & Co., under whom it became known as the Treluswell Steam Brewery, a name that signalled the adoption of modern brewing technology. By the late Victorian era, the brewery had become a key local employer, with workers living nearby and the complex playing an integral role in the economic and social life of the hamlet. Brewing continued into the early 20th century before finally ceasing in the early 1940s. In the post-war years, the site entered a new industrial chapter. From around 1950, it was repurposed as a coachworks and garage, bringing with it a series of alterations to the original buildings. Over the following decades, the yard accommodated a variety of commercial uses, reflecting its adaptability and continued relevance within the local economy. Today, the surviving malthouse stands as the most prominent reminder of the site's brewing heritage. Its preserved structure offers a tangible link to the period when Lower Treluswell thrived as a commercial brewing centre, maintaining the distinctive industrial character that continues to define the identity of The Old Brewery Yard.



## **1 THE MALTHOUSE (SEMI DETACHED HOUSE TOTALLING OVER 1400 SQ FT OR 132 SQM) With Private Garden & Parking**

This thoughtfully designed home has been carefully restored to retain as much of the original building as possible, showcasing exposed granite and stonework with a white painted finish and painted hardwood windows. Generously proportioned, the property offers two spacious ground floor bedrooms, one benefitting from an en-suite, while the other provides excellent flexibility, ideal as a guest room or home office. To the first floor, an impressive living space extends to approximately 28 feet in length, seamlessly connecting to a contemporary kitchen enhanced by Velux skylights. A wide turning staircase, double-height ceilings, and additional storage cupboards further contribute to the sense of space and practicality. The bathroom and en-suite are finished to a high, contemporary standard, while a convenient WC is also located on the first floor. The property is heated via a gas combination boiler, with underfloor heating to the ground floor and radiators to the first floor. Positioned adjacent to the apartments within The Malthouse, this semi-detached home forms part of an exceptional development, combining period character with modern living. Externally, the property benefits from a private walled garden, ideal for seating or additional storage, along with an allocated parking space and visitor bays. A superb level of craftsmanship and attention to detail is evident throughout, and a viewing is highly recommended to fully appreciate both the quality of the finish and the setting.

### **ENTRANCE HALL**

A hardwood triple-lock front door, set beneath a wooden lintel with a window above and complemented by exposed granite and stonework to the front aspect, opens into a spacious and welcoming hallway. White wooden doors provide access to the two bedrooms, main bathroom, and useful storage cupboards. One cupboard houses the gas combination boiler, while a further double-door cupboard, incorporating a modern RCD fuse box, offers ideal space for coats and shoes, along with access to the underfloor heating system. The hallway is finished with oak-effect LVT flooring, underfloor heating, and an individual thermostat control. An opening leads through to a bespoke turning staircase rising to the first floor with lighting, white wooden spindles, oak handrails and additional storage space beneath.

### **BEDROOM ONE**

An impressive double-height, dual-aspect master bedroom featuring beautiful, exposed granite and stonework, complementing the building's heritage. Four windows, arranged in two tiers to the front and side aspects with the lower tiers featuring a wooden lintel or windowsill, create a striking architectural feature while allowing an abundance of natural light to flood the space. The room further benefits from multiple double plug sockets, a TV aerial, and is finished with carpet and underfloor heating for added comfort with thermostat control. White wooden door leading into....

### **SHOWER EN-SUITE**

The suite comprises a corner shower cubicle with sliding bifold doors, mains-fed shower over, rainfall showerhead and panelling surround, along with a WC with push-button flush and a wall-mounted wash basin set within a vanity unit with a mixer tap. Further features include a wall mounted mirror with lighting and shaver point, ceiling spotlights and an extractor fan. Heated towel radiator and continuation of the oak effect LVT flooring with underfloor heating. Similar exposed granite and stonework to one side and a full width shelving area incorporating matching quartz worktop surfaces, mirroring those used in the kitchen. Two windows over two tiers to the front aspect with a windowsill to the lower level.

### **BEDROOM TWO**

A versatile space with ample room for a large bed and further space for storage and a work from home office. Window to side aspect with windowsill, plenty of double plug sockets and a TV aerial.

### **BATHROOM**

The suite comprises a panelled bath with a mains-fed shower over, rainfall showerhead, glass screen, and panelled surround, along with a WC with push-button flush and a wall-mounted wash basin set within a vanity unit with a mixer tap. A full-width shelving area incorporates matching quartz worktop surfaces, mirroring those used in the kitchen to create a cohesive and high-quality finish. Additional features include a wall mounted mirror with lighting and shaver point, a tall heated towel radiator, extractor fan, and ceiling spotlights. The room is finished with a continuation of the oak-effect LVT flooring with underfloor heating.



### FIRST FLOOR LANDING

Recess area offering an ideal space for a reading chair with a Velux skylight above. White washed door providing access into...

### OPEN PLAN LIVING AREA

An exceptional living and dining space extending to approximately 28 feet in length, offering a superb sense of scale and versatility. A Juliet balcony, along with two further front-aspect windows, enjoys attractive views towards trees and open green fields, while beautifully exposed granite and stonework enhance the character of the room. Steps lead down to the kitchen area, complete with a Velux skylight, while a conveniently positioned WC adds further practicality. This is a wonderful space for both relaxing and entertaining, offering excellent flexibility in layout and a truly impressive setting to enjoy.

### SITTING/DINING AREA

A cosy yet versatile living space, featuring two windows and a Juliet balcony with glass balustrade to the front aspect and wooden lintels above. More than enough space to house two large sofas and a 6-8 seater dining table comfortably with additional room for a work from home office or additional furniture. The room benefits from wooden panelling surround to two sides with abundance of plug sockets, including a mix of USB points and a TV aerial, ensuring modern convenience. Offering excellent flexibility, this is a superb space with plenty of scope for a variety of furniture layouts to suit individual needs. Three radiators. A few steps down into the....

### KITCHEN

A beautifully appointed kitchen featuring quartz rolled-edge worktop surfaces by Dukestone, complemented by a range of RGB base units with soft-close drawers, delivering both style and functionality. Integrated AEG appliances include a dishwasher and an oven set at an ideal height, alongside an induction hob with an inset extractor fan, creating a sleek and contemporary finish. Further benefits include an inset sink and drainer with a mixer tap, spice rack drawer, plug sockets with USB points, space and plumbing for a washer/dryer and a tall standing fridge freezer. The space is finished with a continuation of the oak-effect LVT flooring, resulting in a cohesive and high-quality design within this unique setting. Tall radiator. White washed door entering into...

### WC

Comprising a WC with push button flush, wall mounted wash basin with vanity unit, mixer tap and splashback. Ceiling spotlight and extractor fan. Continuation of the oak effect LVT flooring and a radiator.







## THE APARTMENTS

Both apartments offer their own unique appeal. The ground floor apartment benefits from high ceilings, a wide opening between the living area and kitchen, underfloor heating, and spacious accommodation throughout. The first-floor apartment enjoys a beautiful outlook towards trees and surrounding countryside, along with a bespoke kitchen and bathroom, a separate WC, and skylights to the rear, enhancing natural light. Quality has been prioritised throughout this impressive conversion, including a new slate roof, repointed and exposed exterior solid stone walls with soundproofing insulation. Internally, the properties feature oak-effect LVT flooring to the living areas, alongside high-quality kitchen and bathroom fittings with quartz worktop surfaces and integrated AEG appliances. Each property further benefits from a private walled garden and an allocated parking space, with additional visitor parking available.

### COMMUNAL ENTRANCE

A bright and welcoming communal entrance accessed via a large hardwood triple-lock door with two matching windows to either side, opening into an impressive double-height hallway. Exposed granite and stonework to one side, complemented by three additional windows, create a striking first impression while allowing for an abundance of natural light. The space also incorporates three secure storage cupboards, one for each property, and a bespoke staircase with white wooden spindles and oak handrails rising to the first-floor apartment and level access to the ground floor.

## 2 THE MALTHOUSE (GROUND FLOOR APARTMENT TOTALLING 900 SQ FT OR 84 SQM) With Private Garden & Parking

The ground-floor apartment of this stunning period property offers spacious accommodation comprising two double bedrooms, bespoke kitchen & bathroom and a spacious living area. The piece de resistance is the impressive living area incorporating the kitchen and finished to an impressive standard with high ceilings. Stylish with characterful features with every detail carefully considered, you'll find white wooden doors, oak effect LVT flooring with underfloor heating, quartz worktop surfaces and AEG integrated appliances.

### ENTRANCE HALL

A hardwood triple lock front door with level access leading into the apartment with spy hole and white wooden doors providing access to the large open plan living area, two bedrooms and the bathroom. Double doors access a storage cupboard and houses the underfloor heating system and the modern RCD fuse box, ideal for coats and shoes storage. Oak effect LVT flooring with thermostat controls.

### OPEN PLAN LIVING AREA

An impressively proportioned and inviting space, ideal for both relaxation and entertaining with family and friends. Beautifully exposed granite and stonework add character and charm, complemented by four front-aspect windows arranged over two tiers, with the lower tier providing wooden lintels and windowsills, showcasing the quality craftsmanship throughout. The room flows seamlessly into the kitchen/diner via a wide opening, enhancing the sense of space and overall layout.

### KITCHEN/DINER

A beautifully appointed and spacious kitchen featuring quartz rolled-edge worktop surfaces by Dukestone, complemented by a range of RGB wall and base units with soft-close drawers, offering both style and practicality. Integrated AEG appliances include a fridge freezer and an oven with an induction hob and extractor fan above, creating a sleek and contemporary finish. An inset sink with drainer and mixer tap is provided, along with a cupboard housing the gas combination boiler, supplying both hot water and underfloor heating. Further benefits include under-counter and plinth lighting, plug sockets with integrated USB points and space and plumbing for a washer/dryer. Finished with a continuation of the oak-effect LVT flooring and ceiling spotlights, enhancing the cohesive, high-quality design. There is also ample space for a 6-8 seater dining table, positioned beneath a feature pendant light, making this an ideal setting for both everyday living and entertaining.

### **SITTING ROOM**

A more than generous living space offering highly versatile accommodation, featuring four windows to the front aspect and ample room to accommodate large sofas and a range of furnishings. The room benefits from an abundance of plug sockets, including a mix of USB points and a TV aerial, ensuring modern convenience. Offering excellent flexibility, this is a superb space with scope for a variety of layouts, including a dedicated work-from-home area if required. The space is finished with a continuation of the oak-effect LVT flooring, complemented by underfloor heating and an individual thermostat control.

### **BEDROOM ONE**

An impressive double-height, dual-aspect bedroom featuring beautiful exposed granite and stonework, complementing the building's heritage. Four windows, arranged in two tiers to the front and side aspects, create a striking architectural feature while allowing an abundance of natural light to flood the space. The room further benefits from multiple double plug sockets, a TV aerial, and is finished with carpet and underfloor heating for added comfort.

### **BEDROOM TWO**

Featuring similar character elements to the main bedroom, including two windows arranged in two tiers to the front aspect with a wooden lintel above, and exposed stonework to one wall. Further plug sockets to either side and continuation of the carpet with underfloor heating and thermostat controls.

### **BATHROOM**

The suite comprises a corner shower cubicle with sliding bifold doors, mains-fed shower over, rainfall showerhead and panelling surround, along with a WC with push-button flush and a wall-mounted wash basin set within a vanity unit with a mixer tap. Further features include a wall mounted mirror with lighting and shaver point, ceiling spotlights and an extractor fan. Heated towel radiator and continuation of the oak effect LVT flooring.





### 3 THE MALTHOUSE (FIRST FLOOR APARTMENT TOTTALLING OVER 870 SQ FT OR 81 SQM) With Private Garden & Parking

The first-floor apartment of this stunning period property offers spacious accommodation comprising two double bedrooms, bespoke kitchen & bathroom with sky lights, separate WC and a spacious open plan living/dining area. The piece de resistance is the impressive living area incorporating the kitchen and finished to an impressive standard. Stylish with characterful features with every detail carefully considered, you'll find white wooden doors, oak effect LVT flooring, quartz worktop surfaces and AEG integrated appliances.

#### ENTRANCE HALL

A hardwood triple lock front door leading into the apartment with spy hole and white washed white wooden door providing access through to the large open plan living area, two bedrooms, main bathroom and a cloakroom/WC. Oak effect LVT flooring with thermostat controls and a modern RCD fuse box.

#### OPEN PLAN LIVING AREA

An impressively proportioned and inviting space, ideal for both relaxation and entertaining with family and friends. Beautifully exposed granite and stonework add character and charm, complemented by a window to the front aspect with a wooden lintel above, showcasing the quality craftsmanship throughout. The room flows seamlessly into the kitchen via a connecting worktop area and a few steps down, enhancing the sense of space and layout. Two Velux skylights flood the area with natural light into the living area, creating a bright and welcoming environment.

#### KITCHEN

A beautifully appointed kitchen featuring quartz rolled-edge worktop surfaces by Dukestone, complemented by a range of RGB base units with soft-close drawers, delivering both style and functionality. Integrated AEG appliances include a fridge freezer and an oven set at an ideal height, alongside an induction hob with an inset extractor fan, creating a sleek and contemporary finish. Further benefits include an inset sink and drainer with a mixer tap, plinth lighting, plug sockets with USB points, space and plumbing for a washer/dryer, and a tall radiator. The space is finished with a continuation of the oak-effect LVT flooring, resulting in a cohesive and high-quality design within this unique setting.



### **SITTING/DINING AREA**

A cosy yet versatile living space, featuring a window to the front aspect and ample room to accommodate a 6–8 seater dining table alongside a large corner sofa. The room benefits from an abundance of plug sockets, including a mix of USB points and a TV aerial, ensuring modern convenience. Offering excellent flexibility, this is a superb space with plenty of scope for a variety of furniture layouts to suit individual needs such as a work from home desk set up.

### **BEDROOM ONE**

A window to the front aspect with windowsill, enjoying an attractive outlook over tree-lined views and open fields, complemented by a wooden lintel and beautiful exposed stonework that reflects the building's heritage. This well-proportioned double bedroom offers ample space for furnishings and benefits from numerous double plug sockets. A large radiator with decorative white panelling sits beneath the exposed stonework, completing the room.

### **BEDROOM TWO**

Featuring similar character elements to the main bedroom, including a window to the front aspect with a wooden lintel above, and exposed stonework to one wall complemented by white panelling below. The room also benefits from a large radiator and an ample number of double plug sockets, offering both comfort and practicality.

### **BATHROOM**

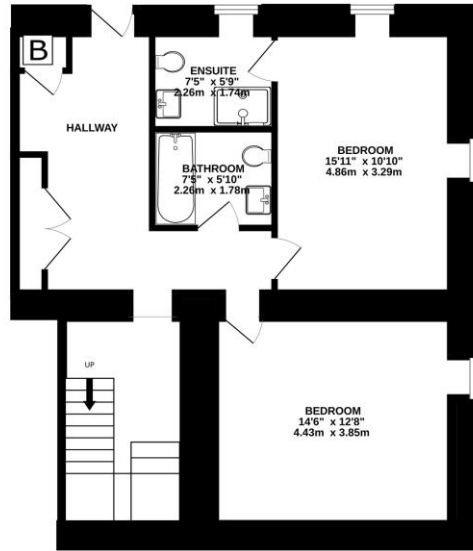
A uniquely designed bathroom featuring a split-level layout, with a few steps leading down into the space. The suite comprises a panelled bath with a mains-fed shower over, rainfall showerhead, glass screen, and panelled surround, along with a WC with push-button flush and a wall-mounted wash basin set within a vanity unit with a mixer tap. A full-width shelving area incorporates matching quartz worktop surfaces, mirroring those used in the kitchen to create a cohesive and high-quality finish. Additional features include a Velux window providing an abundance of natural light, a tall heated towel radiator, extractor fan, shaver points, and ceiling spotlights. The room is finished with a continuation of the oak-effect LVT flooring.

### **WC/CLOAKROOM**

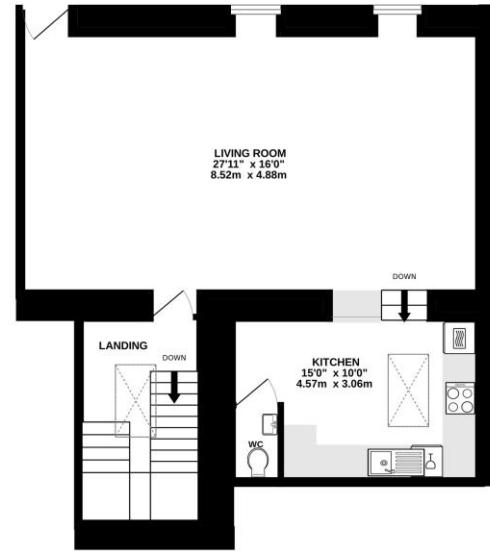
Comprising a WC with push-button flush, a wall-mounted wash basin with mixer tap set within a vanity unit, and a wall-mounted gas combination boiler. The continuation of the oak-effect LVT flooring and a radiator.



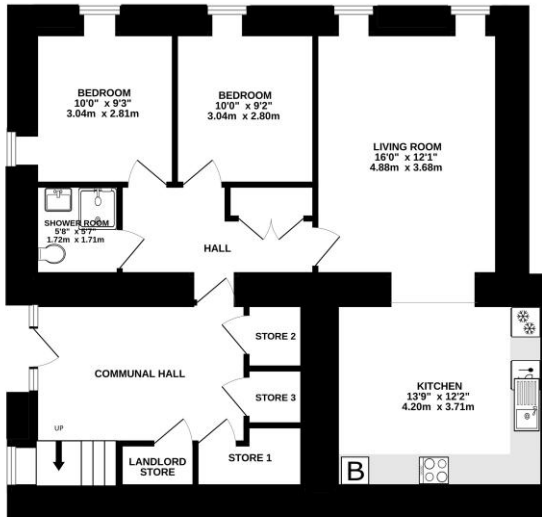
**GROUND FLOOR HOUSE**  
717 sq.ft. (66.6 sq.m.) approx.



**FIRST FLOOR HOUSE**  
711 sq.ft. (66.1 sq.m.) approx.



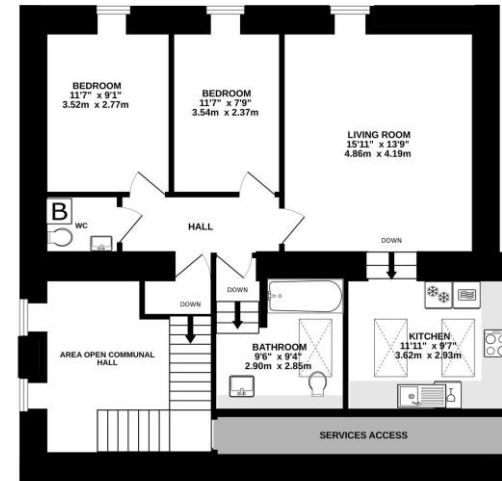
**GROUND FLOOR FLAT**  
905 sq.ft. (84.1 sq.m.) approx.



**TOTAL FLOOR AREA: 1429 sq.ft. (132.7 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.  
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**FIRST FLOOR FLAT**  
873 sq.ft. (81.1 sq.m.) approx.



**TOTAL FLOOR AREA: 873 sq.ft. (81.1 sq.m.) approx.**

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**TOTAL FLOOR AREA: 905 sq.ft. (84.1 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.  
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# The Old Brewery Yard Development

## 1 The Malthouse

### 2 bedroom reverse level townhouse with private entrance

#### Construction

- Repointed stone walls
- Natural Slate Roof with conservation Velux and original clay ridge tiles
- Well insulated floor and roof
- Double glazed painted hardwood windows from David Gilbert Joinery
- Double height downstairs ceilings
- 10 year structural warranty with Build-Zone

#### Kitchen

- RGB units (Pure Fossil)
- Integrated AEG oven and dishwasher
- Quartz worksurfaces from Duke Stone
- AEG Induction hob with integrated extractor
- Plinth lights
- Space and plumbing for washer/drier

#### Bathroom

- 500mm wall hung sink and vanity unit (matt grey)
- LED no touch lit mirror and shaver point
- Heated towel rail
- Chrome Brassware
- Quartz worksurfaces from Duke Stone
- Bath with shower over and combination filler/overflow

#### Ensuite

- 500mm wall hung sink and vanity unit (matt grey)
- LED no touch lit mirror and shaver point
- Heated towel rail
- Chrome Brassware
- Quartz worksurfaces from Duke Stone
- Glass shower enclosure with mains shower attachment

#### Heating & electrical

- Glow Worm Energy combination boiler
- Underfloor heating on the ground floor, radiators on the 1st floor
- Led downlights in the kitchens and bathroom with pendants in the bedrooms and living areas
- BT full fibre broadband connection

#### Internal

- Fitted carpets in all bedrooms and stairwells
- LVT oak flooring
- Custom staircases with white wooden spindles and oak handrail and bullnose bottom step

#### External

- Private parking space and visitors space
- Private walled garden area
- Secure storage cupboard with space for recycling or bike storage
- Outside entrance lighting
- Situated in a private residential courtyard

## 2 The Malthouse

### 2 bedroom downstairs flat

#### Construction

- Repointed stone walls
- Slate Roof with conservation Velux and original clay ridge tiles
- Well insulated floor and roof
- Double glazed wooden windows from David Gilbert Joinery
- 10 year structural warranty with Build-Zone
- Double height rooms

#### Kitchen

- RGB units (Pure Fossil)
- Integrated AEG oven, dishwasher and fridge freezer
- Quartz worksurfaces from Duke Stone
- AEG induction hob
- Plinth lights
- Under cabinet lighting
- Space and plumbing for washer/drier

#### Bathroom

- 500mm wall hung sink and vanity unit (matt grey)
- LED no touch lit mirror and shaver point
- Heated towel rail
- Chrome Brassware
- Glass shower enclosure with mains shower attachment

#### Heating & electrical

- Glow Worm Energy combination boiler
- Underfloor heating
- Led downlights in the kitchens and bathroom with pendants in the bedrooms and living areas
- BT full fibre broadband connection

#### Internal

- Fitted carpets in all bedrooms and communal stairwell
- LVT oak flooring
- Custom communal staircase with white wooden spindles and oak handrail and bullnose bottom step
- Communal entrance hall

#### External

- Private parking space and visitors space
- Private walled garden area
- Secure storage cupboard with space for recycling or bike storage
- Outside entrance lighting
- Situated in a private residential courtyard

## 3 The Malthouse

### 2 bedroom upstairs flat

#### Construction

- Repointed stone walls
- Slate Roof with conservation Velux and original clay ridge tiles
- Well insulated floor and roof
- Double glazed wooden windows from David Gilbert Joinery
- 10 year structural warranty with Build-Zone

#### Kitchen

- RGB units (Pure Fossil)
- Integrated AEG oven, dishwasher and fridge freezer
- Quartz worksurfaces from Duke Stone
- AEG induction hob with integrated extractor
- Plinth lights
- Space and plumbing for washer/drier

#### Bathroom

- 500mm wall hung sink and vanity unit (matt grey)
- Heated towel rail
- Chrome Brassware
- Quartz worksurface from Duke Stone
- Bath with shower over and combined filler and overflow

#### Heating & electrical

- Glow Worm Energy combination boiler
- Radiators
- Led downlights in the kitchens and bathroom with pendants in the bedrooms and living areas
- BT full fibre broadband connection

#### Internal

- Fitted carpets in all bedrooms and communal stairwell
- LVT oak flooring
- Custom communal staircase with white wooden spindles and oak handrail and bullnose bottom step
- Communal entrance hall

#### External

- Private parking space and visitors space
- Private walled garden area
- Secure storage cupboard with space for recycling or bike storage
- Outside entrance lighting
- Situated in a private residential courtyard

## PARKING

All properties come with an allocated private parking space, as well as visitor parking spaces available on the development.

## OUTSIDE GARDENS

Each property benefits from a private, walled garden set within an exclusive residential courtyard, providing an ideal space for outdoor seating, entertaining, and additional storage.

## FREEHOLD AND MANAGEMENT

Both apartments and the semi-detached house within The Malthouse building will benefit from a share of the freehold, collectively owned by the leaseholders. Residents will also have the opportunity to become Directors of the management company responsible for the building, giving owners a direct role in how the development is managed and maintained. This structure provides greater transparency and control, with an annual AGM held for residents with the management company to review budgets, discuss future plans, and contribute to key decisions regarding the running of the building. The appointed management company will oversee the day-to-day running of the building, including maintenance, buildings insurance, repairs, service charges, and the management of communal areas.

## 10 YEAR GUARANTEE AND PEACE OF MIND WARRANTY

Your new home is protected by a 10-year structural warranty, provided by the recognised and reputable national provider, Build-Zone.

## THE COMMUNAL AREAS

The communal areas have been thoughtfully designed and landscaped to complement the surrounding environment, incorporating hedging, planting, and traditional stone walls. Provision has been made for a communal recycling and refuse store, along with additional external storage. The development also benefits from external entrance lighting, while each property enjoys its own secure storage cupboard, ideal for recycling or bicycle storage located in the communal entrance.

## ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

## PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

***We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £52 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.***

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.

## AGENTS NOTE

Further homes are being developed at The Old Brewery Yard, including a two-bedroom detached house. Planning is currently underway for an additional five to six properties on the site of the original brewery yard building. For further information, please enquire directly and viewings are strictly by appointment only through Heather & Lay, 3 Church Street, Falmouth, TR11 3DN.

**WHAT3WORDS** backtrack.blame.vineyard

## BY ROAD

Penryn has excellent road links to the rest of Cornwall and beyond. It takes approx. 20 minutes on the A39 to reach Truro, while St Ives, Penzance and Newquay are all within approximately an hour's drive.

## BY RAIL

Trains run from Penryn to Truro every half-hour, taking approx. 25 minutes. From there, mainline trains connect you with the rest of Britain and directly with London Paddington.

## BY WATER

Take advantage of a combination of regular water taxis and park-and-float services to reach Truro, Flushing, and St Mawes across the River Fal.

## BY AIR

Exeter Airport, serving a wide range of national and international destinations, is under two hours away by car. Cornwall's Newquay Airport is only 45 minutes away.

## LOCAL AUTHORITY

Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

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**EPC:** TBC

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