



6 The Park Kernick Road, Penryn

Guide Price £595,000



Heather & Lay
The local property experts



- Elegant, detached Edwardian villa
- Just four owners in 115 years
- Four bedrooms plus attic room
- Fine twin bay window, double reception room
- Spectacular elevated views to Falmouth, coast & countryside
- 27' kitchen/dining room on to South facing terrace
- Family bathroom, en suite shower room & cloakroom downstairs
- Large & lovely established garden, 0.48 acres in size
- Double garage & much parking space
- Tucked away yet convenient & accessible; close to schools & university

THE LOCATION

6 The Park Lies in a great spot chosen in 1910 as the perfect position for a home and market garden. It sits prominently along a drive, tucked off Kernick Road, enjoying a commanding position with fantastic views and where so many amenities are close at hand. It is a leisurely 10-15 minute walk from the university, college and schools as well as the town and Penryn railway station, linking to Falmouth and Truro mainline to Paddington, London. The local ASDA superstore is also nearby together with College woods and its wonderful 6 mile circular walk passing 3 reservoirs and uplifting countryside scenery. Penryn is an ancient, historic and very interesting riverside and market town with a strong sense of community and good everyday shopping and schooling facilities. The siting here of the Universities of Falmouth and Exeter has created something of a renaissance to the area and reinforced the town's standing and popularity as a lovely place to live.

THE PROPERTY

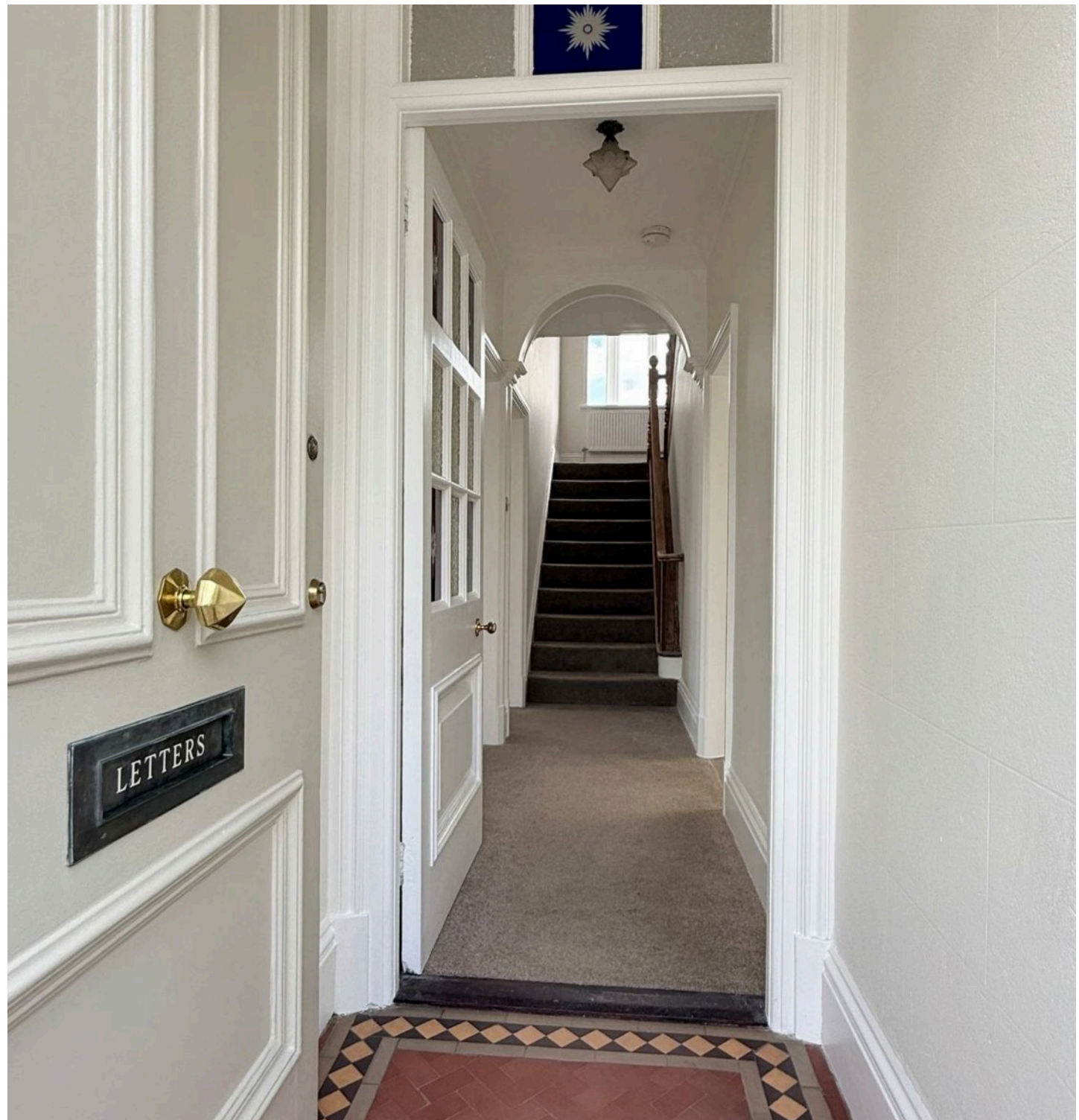
This fine granite house, built in 1910, was home to the market garden here and would have extended into much of the surrounding neighbourhood as we know it today. The house was built of cavity brick and faced in remarkable quality cut granite from Penryn Quarry. With just four owners in its lifetime, this is a wonderful chance to secure such a special and distinctive home with so much to offer. The house faces East and is filled with light, in an elevated position with glorious views from each floor overlooking its garden and beyond, through the valley, to Penryn River, Falmouth, Flushing, and to harbour and estuary. The property has been restored this year and is elegant and spacious within, presenting an exceptional, view facing double bay window reception room, with 9' ceiling height, original floorboards and a fireplace with recently installed wood burner. This room, together with the sociable 27' kitchen/dining room, accesses the large South facing terrace. French doors from the kitchen also lead into the sheltered rear courtyard where the utility/boiler room is found. Upstairs are four bedrooms, one with en suite shower room, and two with bay windows and super views. The spacious carpeted attic has velux windows and radiators; great to keep it dry and warm for storage. The garden is a delight, where much quality granite is in evidence as are many palms and established sub tropical plants. There once was a Victorian greenhouse where the South facing terrace stands. The original grapevine is still growing alongside, together with a more recently planted kiwi and fig tree. Beneath the terrace is an undercroft and access to the cellar. The owners have always had bats here, identified as Lesser Horseshoe, with whom they have been happy and excited to live alongside. 6 The Park is a home of remarkable style and individuality, available with no onward chain, and representing a wonderful chance that will be very hard to repeat.

ACCOMMODATION IN DETAIL

ALL MEASUREMENTS ARE APPROXIMATE) Granite slab and step to fine, painted and panelled original door and letterbox into.....

ENTRANCE

Original brick tile floor. White panel and colour glazed door and overpane into.....



HALLWAY - Carpeted with hardwood thresholds and with 9' (2.74m) high ceilings throughout the ground floor accommodation. Corbel arch, corniced ceiling and staircase rising and turning to the first floor, with light flooding in from the half landing colour glazed bay window. White panelled door to the kitchen/dining room and the.....

SITTING & DINING ROOM - A superb double reception room, open plan but defined and separated by a wide archway. This impressive light room has a wide bay window with central sash in both the sitting and dining areas, and glorious elevated views, overlooking the garden and through the valley towards Penryn town and River, Flushing and Falmouth, surroundings shoreline and countryside. The floor throughout is original sanded, treated and caulked boards; in the sitting area is a side door on to the terrace and a polished granite fireplace surround and hearth with inset Contura multifuel stove. Elegant, original mouldings, such as the high skirting boards, ornate cornicing and picture rail. Window to side in the dining area. Three radiators. Period polished brass door furniture throughout the ground floor.

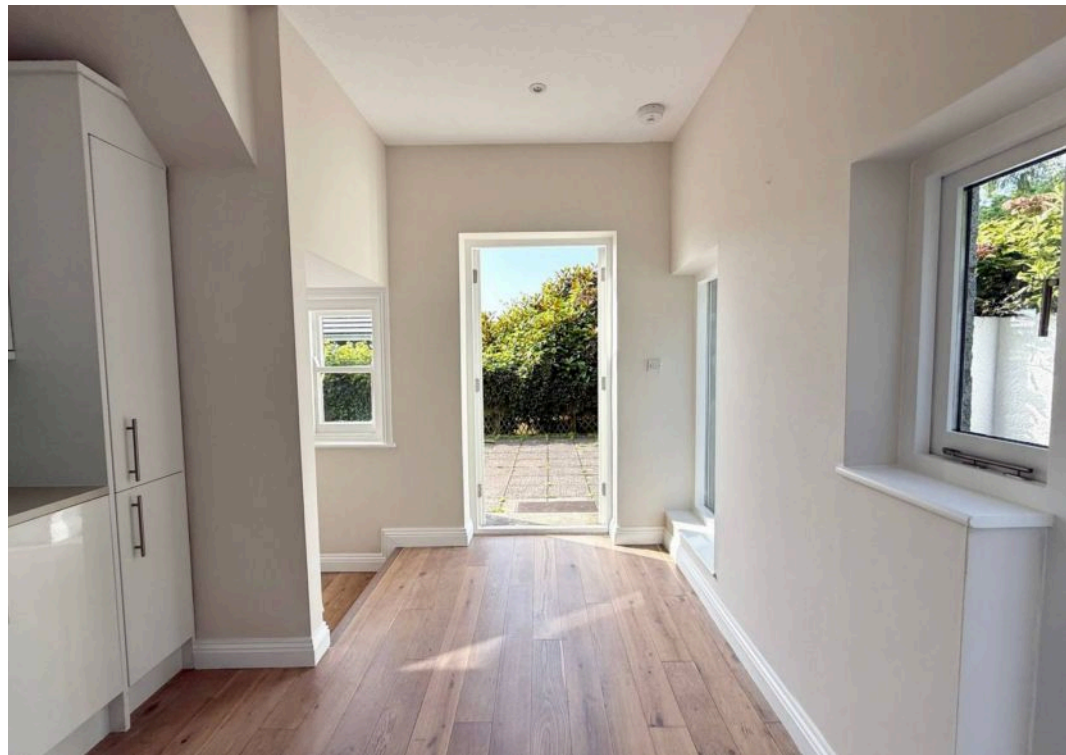
KITCHEN/DINING ROOM - Bright and spacious with windows to three aspects. French doors out onto the South and West facing terrace and to the enclosed rear courtyard. Kitchen and dining areas defined by a peninsula breakfast bar. Oak engineered floorboards and a stylish and extensive gloss white range of flush fronted, soft closure units at base and eye level with stainless steel handles. Extensive composite worktops with inset porcelain Villeroy & Boch, one and a half bowl sink and drainer with mixer tap. Bosch, chest height stainless steel double oven and grill. Former range recess, now with inset Bosch touch control induction hob and Bosch extraction hood. Integrated Bosch fridge, freezer and dishwasher. Coloured glass splashbacks. Ceiling spotlights. Boiler controls. Two radiators. Step down through an old, painted panel door to.....

WC - Modern dual flush WC. Radiator. Oak shelves.









FIRST FLOOR - Substantial, relatively wide, carpeted stairs with oak rail, newell posts and spindles, rising and turning through a half landing with light flooding through the superb, original projecting bay window with coloured overpanes, and river and countryside views. Radiator. Up to.....

FULL LANDING - Shelves airing cupboard. Painted panelled doors to four bedrooms and.....

BATH/SHOWER ROOM - Quality, refitted suite in white comprising a deep, large tile panelled bath with rain spray, boiler fed shower, glass screen and fully tiled surround. Dual flush WC and porcelain hand basin. Obscure window to side. Chrome heated towel radiator. Mirrored medicine cabinet.

BEDROOM ONE - High corniced ceiling. Wide bay window with central sash and glorious views overlooking the garden to Penryn River, Flushing and Falmouth and beyond to the Carrick Roads, surrounding shoreline and countryside. Picture rail. Side sash window. Radiator. Panelled door to.....

EN SUITE SHOWER ROOM - Wipe clean walls and a three piece suite comprising dual flush WC, hand basin and corner, boiler fed shower with rain and flexible spray. Chrome heated towel radiator.

BEDROOM TWO - High corniced ceiling. Wide bay window with central sash and glorious views, overlooking the garden to Penryn River, Flushing and Falmouth and beyond to the Carrick Roads, surrounding shoreline and countryside. Picture rail. Side sash window. Radiator.

BEDROOM THREE - Louvre door wardrobe and cupboard space. Window to rear. Radiator.

BEDROOM FOUR - Sash window to rear. Radiator.

ATTIC SPACE - Paddle steps lead up from the landing through a closable hatch to the attic space: plastered about 16' square with roof hatch and beams. Two radiators. Power and light. Two large Velux windows providing a fantastic elevated view East over the garden through the valley to Penryn River, Falmouth, Flushing and out into The Carrick Roads and to shoreline and countryside all around









OUTSIDE - 6 The Park is set off Kernick Road through discreet posts and onto a driveway that it owns and shares with two other properties. The drive leads to the double garage and plenty of private parking space.

REAR

UTILITY/BOILER ROOM located within the sheltered rear courtyard. 'Worcester' gas boiler. space and plumbing for washing machine. Gas and electric meters. Window.

The property lies with a plot and glorious established garden about half an acre in size, the house having been built to make the best of the light, set up high facing East for morning sun before it swings around onto the large south facing balcony, accessed from the living room and via French doors from the kitchen. Further French doors from here, out to the private sheltered rear courtyard with rear gate and access to the outhouse/utility. Below the terrace is an undercroft and access to the cellar.

The gardens are well established and have many sub-tropical plants including rhododendrons which light up the garden and flower in the springtime. The palms range from Chusan, Cordyline, European Fan Palm, Date Palm and the rarer Butia Palm. Towards the east end of the garden there is a Myrtle, Schefflera and banana plants which have in the past had bananas on them! There are also Yuccas growing on the terraces. The lower garden has been terraced with local granite and is being re-wilded with a meadow of Birds Foot Trefoil flowering in summer which encourages a huge range of bees and butterflies. Further down at the bottom east end of the garden, 50ft of wildlife hedging has been planted. Along the new borders to the north and south, 50ft of beech hedging on each side has been planted in the last three years. Although in the middle of Penryn the garden is quiet and tranquil throughout the year.







DOUBLE GARAGE

24' x 18' 5" (7.32m x 5.61m) pitch roof, with storage space. Up and over metal door. Power and light, separately fused.

PARKING SPACE

Plenty of room for private parking several vehicles, boats, trailers etc

THE DRIVEWAY

Twin posts lead from Kernick Road onto the discreet driveway which is owned by 6 The Park. Any maintenance costs are shared with the two other properties that use it.

BATS - There is a colony of bats that have lived in the cellar for many years and with whom the owners live happily alongside. They have been identified as Lesser Horseshoe bats. Usually in the winter there are approximately six hibernating. In the summer this may become a maternity roost with up to 15 bats (mothers and young). The owners rarely see the bats but understand in order to protect the species an opening must be left for them to fly through in the top of the cellar door.

Council Tax band: D

Tenure: Freehold

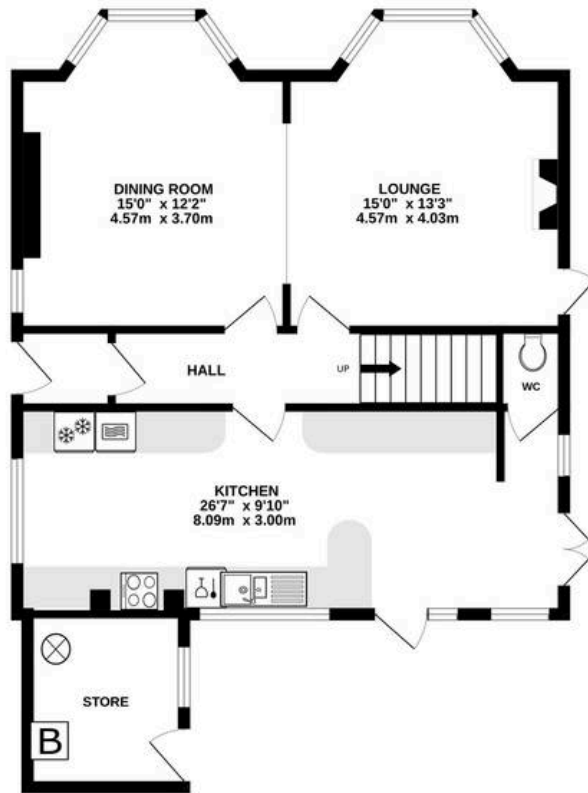
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

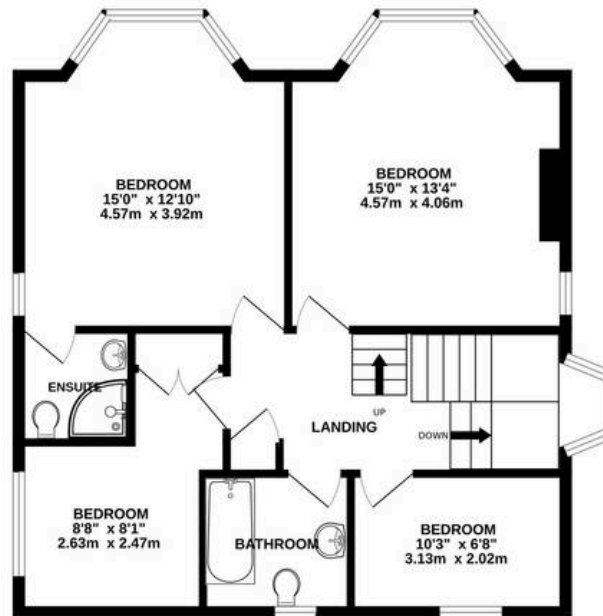
Services Mains electricity, gas, water & drainage



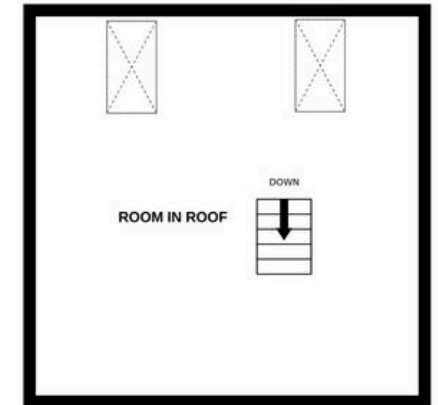
GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
709 sq.ft. (65.9 sq.m.) approx.



2ND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1820 sq.ft. (169.1 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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