



10a St. Gluvias Street, Penryn

In Excess of £335,000



Heather & Lay  
*The local property experts*

- Three Bedroom Character Cottage
- Close Proximity to Penryn Centre
- Beautifully Detailed And Presented
- Vaulted Ceiling With Character Features
- Courtyard Garden With Shed
- Gas Fired Underfloor Heating
- Grade II Listed
- No Onward Chain

## THE PROPERTY

Currently let as a successful and well regarded Airbnb, this delightful, grade II listed character cottage is set in an ideal location within Penryn and offers versatile reversed level accommodation with a living/kitchen/dining space full of character featuring details such as a vaulted ceiling with wooden beams, polished concrete worktops, solid wooden windowsills and steel handrails. The space is also flooded with light from Velux windows above and wooden double glazed sash windows. Upstairs there is also a well proportioned double bedroom, which could also be used as a separate living room and a stylish bathroom. Downstairs, there are two further double bedrooms, both with polished concrete floors and underfloor heating along with another stylish bathroom with polished concrete feature bath. Bedroom three also ajoins the outside storage room offering potential to be incorporated. Outside, there is a spacious courtyard offering plenty of outdoor seating space, along with a handy shed for storage. All of this within a stones throw of lower market street and all the amenities of Penryn. Perfect as a holiday home/rental or as a home for someone looking to live in the vibrant town of Penryn. Also sold with the benefit of no onward chain.





## THE LOCATION

St Gluvias Street is both central and convenient, whilst being tucked away with a mix of stone cottages, some of which are Grade II listed. Penryn is one of the oldest towns in Cornwall, having received its first charter in 1265; a full town of surprises and surrounded by lovely countryside. The building of Glasney College in 1265 placed the town on the map then the arrival of Falmouth and Exeter University turned Penryn into a buzzing and vibrant area. Many local sports clubs are active in the community including Penryn Football Club, St Gluvias Cricket Club and Penryn Rugby Club. Penryn is served by Penryn Primary Academy and Penryn College, whilst a 6th form can be found available at Falmouth School. Penryn also benefits from the scenic Harbour Village which is home to Baileys Farm Shop, Sunshine Yoga, the famous Barrel Pub and the excellent Pizzeria 42. There are also plenty of walking opportunities including the nearby river walk to Flushing and the Bohill wooded walk. The town enjoys good communication with Falmouth via its regular bus service and its train station, which links to the city of Truro and mainline Paddington service. Falmouth town (approximately 2 miles) provides an eclectic and more comprehensive range of shopping, schooling, business and leisure facilities. and was recently voted 'the best place to live in the South West' in UK.







## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Entering through a solid wood front door, with internal thumb turn lock, into the....

### HALLWAY

Two double glazed wooden sash windows with solid wooden sills to courtyard. Polished concrete floor with gas fired underfloor heating and thermostat. Wood fronted cupboard containing space for washer and dryer. Wood fronted cupboard containing fusebox and electricity meter. Space for fridge/freezer. Solid wooden staircase with metal wire mesh side, solid wood hand rails with steel supports and red brick wall rising to....

### LIVING/KITCHEN/DINING ROOM

Four, four pane double glazed wooden sash windows with solid wooden sills to courtyard and side with far reaching views across Penryn. Vaulted ceiling with wooden character beams above and with three Velux windows. Log burner with slate hearth and red brick wall behind. Wooden floor boards throughout.

### KITCHEN

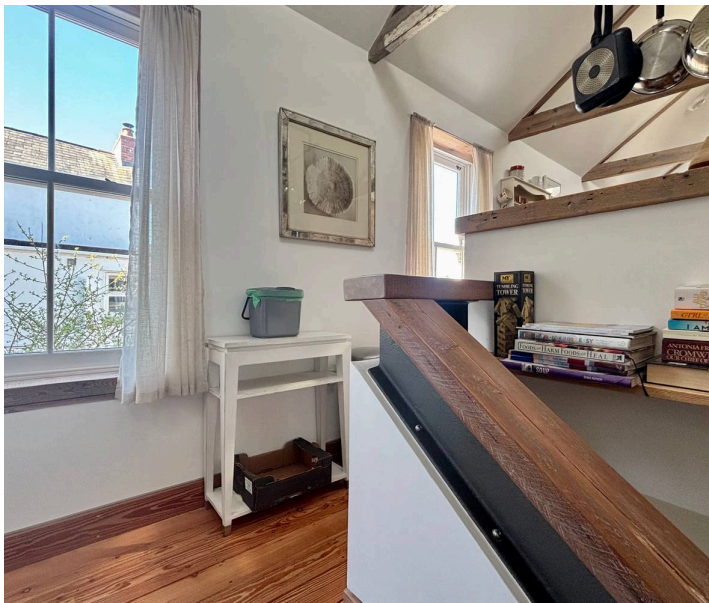
Custom wooden base and eye level units with polished concrete worktop and one and a half bowl hand wash basin with chrome swan neck detachable mixer tap and slate splashback. Electric oven with inset gas hob with extractor over. Built in dishwasher. Space for low level fridge.

### BEDROOM ONE

Entering through a wooden sliding door. Two four pane double glazed wooden sash windows with solid wooden sill to courtyard. Vaulted ceiling with characterful wooden beams and two Velux windows with powered blinds. Wooden floor boards.

### BATHROOM

Entering through a wooden sliding door. Vaulted ceiling with Velux window. Three piece suite comprising walk in plumbed shower with mosaic tile base, hand wash basin with chrome mixer tap and W/C. Slate tiled floor and wet areas. Inset wooden cupboard and shelf. Heated towel radiator. Extractor.







### **BEDROOM TWO**

Entering through a wooden sliding door. Two four pane double glazed wooden sash windows with solid wood sills to courtyard. Polished concrete floor with underfloor heating. Thermostat.

### **BEDROOM THREE**

Entering through a wooden sliding door. Four pane double glazed wooden sash window with solid wood sill to courtyard. Polished concrete flooring with underfloor heating. Thermostat.

### **BATHROOM**

Entering through a wooden sliding door. Three piece suite comprising feature polished concrete bath with chrome chrome mixer tap, hand wash basin with swan neck chrome mixer tap and W/C. Slate tiled wet areas. Heated towel radiator. Inset wooden shelving. Wood fronted storage cupboard containing underfloor heating equipment

### **COURTYARD**

Coded wooden gate leading into a walled surrounded patio with plenty of space for seating. Wooden shed ideal for storage of bikes or outdoor equipment. PIR motion sensor outdoor light. Outdoor tap. Electrical socket. Key safe. Fire exit door for neighbouring property (Only to be used in an emergency situation).

### **STORE ROOM**

Polished concrete floor and electricity. Potential to be incorporated into bedroom three.

### **PARKING**

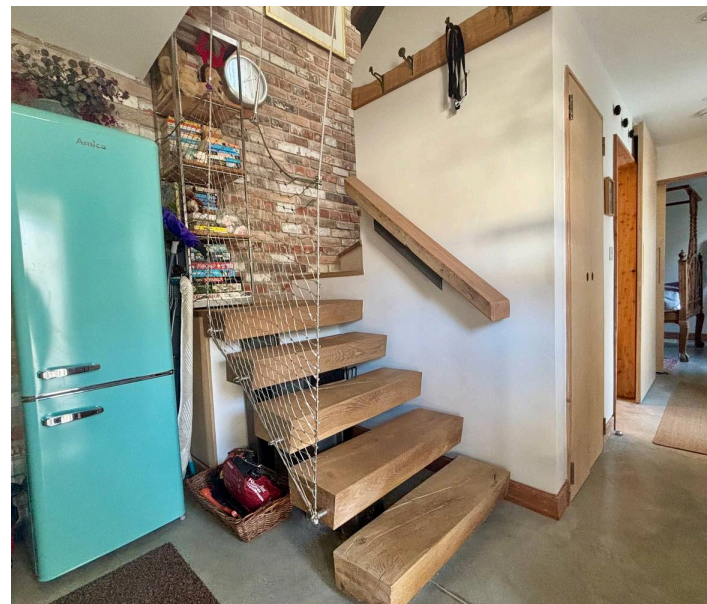
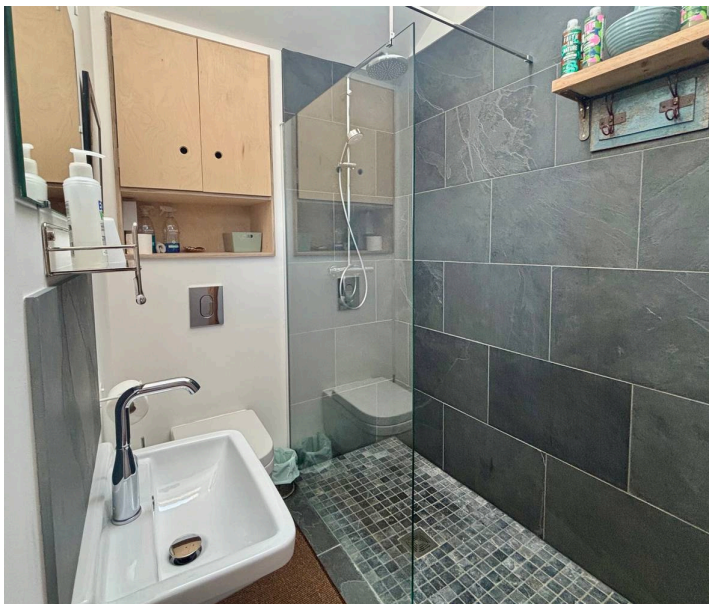
Residents can apply for affordable, annual parking permit in the nearby car park.

### **AGENTS NOTE**

Tenure - Freehold EPC - C

Council tax - B

Services - Mains gas, water, electricity









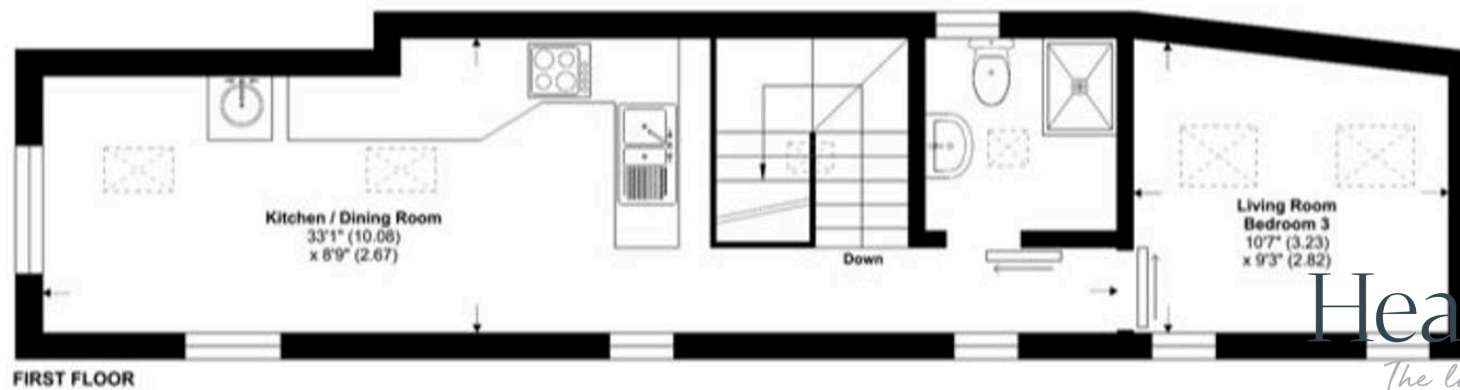
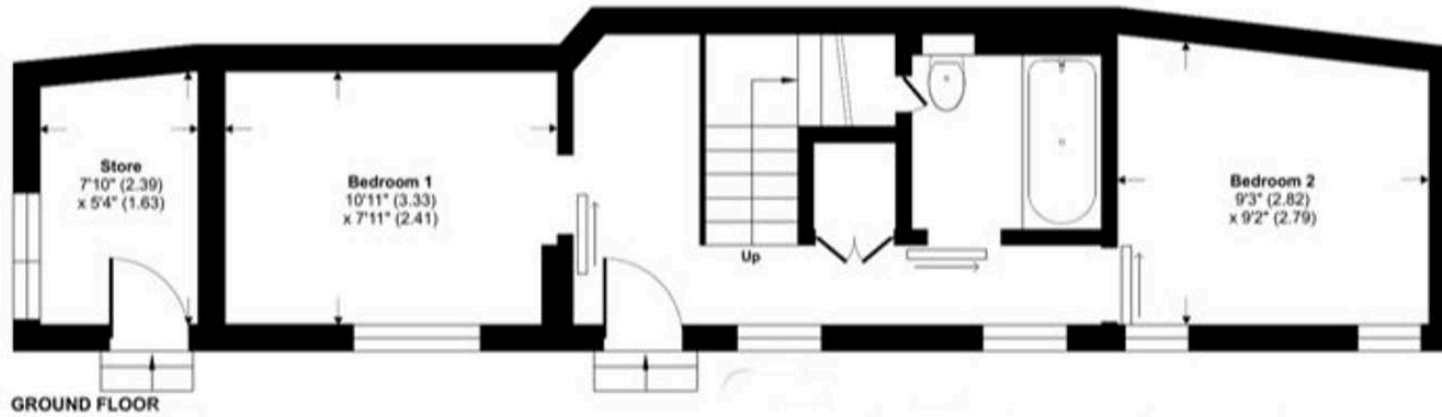
# St. Gluvias Street, Penryn, Cornwall, TR10

Approximate Area = 712 sq ft / 66.1 sq m

Store = 39 sq ft / 3.6 sq m

Total = 751 sq ft / 69.7 sq m

For identification only - Not to scale



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