



Flat 2, Eastwood Farm Barns Eastwood Road, Penryn

Guide Price £175,000



Heather & Lay  
*The local property experts*

- Stylish ground floor apartment within a period conversion completed in 2022/2023
- Pleasant outlooks towards the harbour village and Penryn River
- Contemporary open-plan living with defined sitting and dining areas
- Fitted kitchen with integrated appliances and breakfast bar seating
- Bright double bedroom with modern walk-in shower room
- Ideal first-time purchase, investment or low-maintenance waterside home
- Excellent location close to cafes, amenities and transport links to Falmouth & Truro
- Previously a successful rental investment, now offered as a residential purchase

## THE LOCATION

The apartment enjoys a convenient position within easy reach of Penryn town centre and its growing selection of independent amenities, including a farm shop, yoga café, wine tasting evenings at The Neighbourhood, The Famous Barrel pub, fishmonger and Jubilee Wharf, home to a variety of creative and independent businesses. Opposite, the attractive Harbour Village redevelopment has played a key role in the regeneration of Penryn's historic waterfront, blending character homes with restored listed buildings and a vibrant harbourside atmosphere. Surrounded by beautiful countryside and nearby woodland walks, the location also offers easy access to the Penryn River and Cornwall's stunning south coast beaches. One of Cornwall's oldest and most historic towns, Penryn combines rich heritage with an increasingly vibrant and creative community, enhanced by the presence of Falmouth and Exeter University. The town benefits from a range of sports clubs, schools and excellent transport connections, including a regular bus service and railway station linking Falmouth, Truro and the mainline service to London Paddington. Falmouth, approximately two miles away, offers a wider selection of shopping, restaurants, beaches, leisure facilities and university campuses.







**THE ACCOMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)**

### **COMMUNAL ENTRANCE**

A pedestrian communal pathway with railings leads to a private composite entrance door opening into...

### **ENTRANCE HALLWAY**

A welcoming entrance hall with space for coats and shoes, featuring white panelled doors providing access to the open-plan living area, bedroom and shower room. Wood-effect flooring and a modern electric consumer unit.

### **KITCHEN/DINING/LIVING ROOM**

13' 7" x 8' 6" (4.14m x 2.59m) plus 11' 9" x 9' 9" (3.58m x 2.97m) A beautifully presented L-shaped open-plan room filled with natural light, with the living area enjoying pleasant views towards the inner Harbour and Penryn River via a window to the front aspect. Positioned to the rear, the fitted kitchen incorporates integrated appliances including a fridge/freezer, electric oven with induction hob over, and a large stainless steel sink with mixer tap. A good range of base units, drawers and wall-mounted cupboards provide ample storage, alongside space for a washing machine and generous worktop surfaces. Adjoined to the kitchen worktops is a recently added breakfast bar, accommodating 4-6 people and has been used as a work from home office desk. Continuation of wood-effect flooring, electric radiator and wall lighting.

### **BEDROOM**

10' 2" x 9' 0" (3.10m x 2.74m)

A bright double bedroom with a window to the front aspect overlooking the inner Harbour Village and the Penryn River. Double cupboard housing the electric heating system and modern hot water tank. Electric radiator.

### **SHOWER ROOM**

A stylish contemporary shower room fitted with a large walk-in double shower featuring a mains rainfall shower and separate wall-mounted attachment, complemented by a tiled surround and glazed screen. Concealed cistern WC, wall-hung wash basin with shelving above, wood-effect flooring, heated towel radiator and extractor fan.



## TENURE

The leasehold of 999 years from January 1st 2022. No ground rent charge as the apartment benefits from a 25% share of the freehold between the four apartments. Maintenance charges for communal and exterior areas charged on an ad hoc basis when required between the leaseholders of Eastwood Farm Barns. Buildings insurance contribution per annum required. We understand from the current owner that pets are permitted and either holiday letting or long term AST letting is permitted.

## PARKING

Residents parking available nearby or Cornwall Council car park Exchequer Quay, please check Cornwall Council website for charges, currently availability to park for free after 4pm until 9am next day - <https://www.cornwall.gov.uk/transport-parking-and-streets/parking/cornwall-council-car-parks/exchequer-quay-commercial-road-penryn-tr10-8ls/>

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

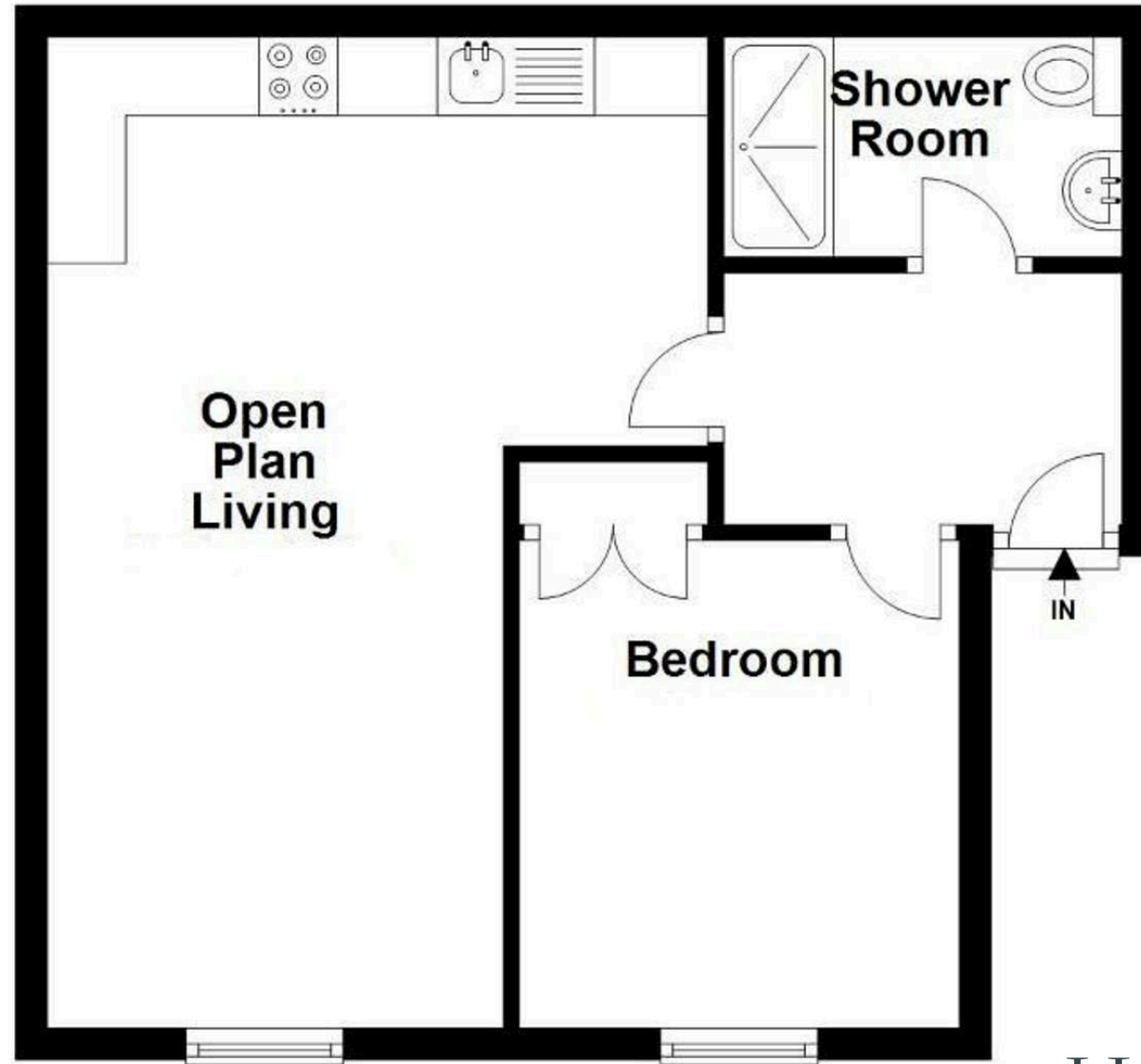
**SERVICES** - Mains water, electricity and drainage.

**HEATING & GLAZING** - Electric heating & modern double glazed UPVC windows.



# Ground Floor

Approx. 34.6 sq. metres



Total area: approx. 34.6 sq. metres

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

Plan produced using PlanUp.





## Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • [sales@heather-lay.co.uk](mailto:sales@heather-lay.co.uk) • [www.heather-lay.co.uk/](http://www.heather-lay.co.uk/)

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