



67 Helston Road, Penryn

Guide Price £285,000



Heather & Lay  
*The local property experts*

- Charming Grade II Listed Cornish cottage full of character & period charm
- Beautifully presented throughout with tasteful contemporary styling
- 3 double bedrooms arranged over three floors, including converted loft room
- Cosy sitting room with feature fireplace
- Open-plan connection between living & dining rooms creating a bright sociable feel
- Stylish modern kitchen with integrated appliances
- Attractive Southerly facing rear garden with courtyard & seating area
- Prime central Penryn location close to cafes, shops, harbour, train station and amenities
- Character features including sash-style windows, wooden floorboards and panelled doors

**THE LOCATION** - Penryn is one of Cornwall's oldest and most historic market towns, having received its first charter in 1265, and today offers a unique blend of rich heritage, creative energy and strong community spirit. Surrounded by beautiful countryside and positioned alongside the picturesque Penryn River, the town has evolved into an increasingly vibrant and sought-after location, influenced in part by the presence of Falmouth and Exeter University. This property is ideally situated within walking distance of a wide range of amenities including local shops, cafés, schools, the university campus, supermarkets, Penryn Business Park, bus routes and Penryn train station, which provides regular links to Falmouth, Truro and the mainline service to London Paddington. The town itself benefits from a variety of active sports clubs and community groups, alongside well-regarded schooling including Penryn Primary Academy and Penryn College. Just 2 miles away, Falmouth offers an eclectic mix of independent shops, restaurants, beaches, sailing waters, coastal walks and leisure facilities, making it one of Cornwall's most desirable coastal destinations. Truro, Cornwall's commercial and administrative centre, is also within easy reach and provides additional shopping, private schooling and direct rail connections to London Paddington. Penryn continues to attract a wide range of buyers seeking character, community and easy access to both coast and countryside.





## THE PROPERTY

A charming and beautifully presented Grade II Listed Cornish cottage situated in a prime position within the heart of Penryn, just moments from an excellent range of local shops, cafes, amenities, bus routes and the town's train station. Rich in character and kerb appeal, the property features an attractive frontage with ornate architectural detailing, while internally striking a careful balance between preserving its historic charm and introducing tasteful contemporary styling.

The accommodation offers a warm and welcoming feel throughout, centered around a cosy living room with a feature fireplace (not currently in use) with a mantelpiece surround and a granite hearth, creating the perfect focal point. Recently, the current owner has thoughtfully opened the wall through to the dining room, significantly enhancing the natural light and creating a more sociable and flowing living environment ideal for modern day living. The kitchen is fitted with a good range of cupboards and worktop surfaces alongside integrated appliances, while the upper floors continue the cottage's character with wooden floorboards, panelled doors and sliding sash-style windows.

Arranged over three floors, the property offers three double bedrooms and a stylish modern shower room, with the converted top floor providing a particularly versatile third double bedroom space. To the rear, a delightful Southerly facing garden enjoys a sunny aspect and incorporates a courtyard, raised gravelled seating area ideal for outdoor dining, mature planting and a useful gated rear access onto the lane beside the property.

Benefitting from no onward chain.







**ACCOMMODATION IN DETAIL** (ALL MEASUREMENTS ARE APPROXIMATE) External hardwood door leading to...

#### **ENTRANCE HALLWAY**

An internal hallway with an opening into the open plan living area with space for coats and shoes.

#### **OPEN PLAN LIVING AREA**

##### **SITTING AREA**

An inviting and beautifully bright living space, recently enhanced by the current owners who thoughtfully opened the internal wall between the sitting and dining rooms to create a more sociable and free-flowing layout. Enjoying a dual aspect with wooden sash windows to either side, the room is flooded with natural light, while the front-facing sitting area benefits from attractive wooden shutters. Character features include exposed wooden floorboards and a feature fireplace with mantelpiece and granite hearth (currently not in use), all combining to create a warm and welcoming atmosphere. Radiator.

##### **DINING AREA**

A generously sized dining area with ample room for a large dining table, ideal for entertaining and family gatherings. A wooden sash window to the rear aspect overlooks the Southerly facing garden, creating a pleasant outlook and allowing natural light to flow through the living area. Further character is added by a feature fireplace with mantelpiece surround and granite hearth (currently not in use). The room opens into the modern kitchen, while a staircase rises to the first and second floors. Additional practical storage includes a cupboard housing the modern gas combination boiler supplying the hot water and radiators, and an understairs cupboard with space and plumbing for a washing machine. Continuation of the wooden floorboards. Tall radiator.

##### **KITCHEN AREA**

A modern and contemporary finish with wooden worktop surfaces and gloss white finished wall and base units. Featuring an integrated oven with an induction hob and extractor fan, undercounter fridge and an inset ceramic sink with a mixer tap. Double glazed window to the rear aspect facing Southerly with a similar outlook to the garden as the dining area. Space and plumbing for a dishwasher. Tiling splashback and a uPVC glazed door leading out to the rear garden.







## FIRST FLOOR

### LANDING

White panel doors providing access to two double bedrooms and steps down to the shower room. A further staircase leads up to the second floor landing and third bedroom. Continuation of the wooden floor boards.

### BEDROOM ONE

A large double bedroom with further space for wardrobes or other furniture. Sash window facing the front aspect. Continuation of the wooden floor boards. Radiator.

### BEDROOM TWO

Bright & generously proportioned double bedroom with a sash window to the rear aspect overlooking the garden. Currently utilised as an office and dressing room, the space remains highly versatile to suit a variety of needs. Continuation of wooden floorboards and radiator.

### SHOWER ROOM

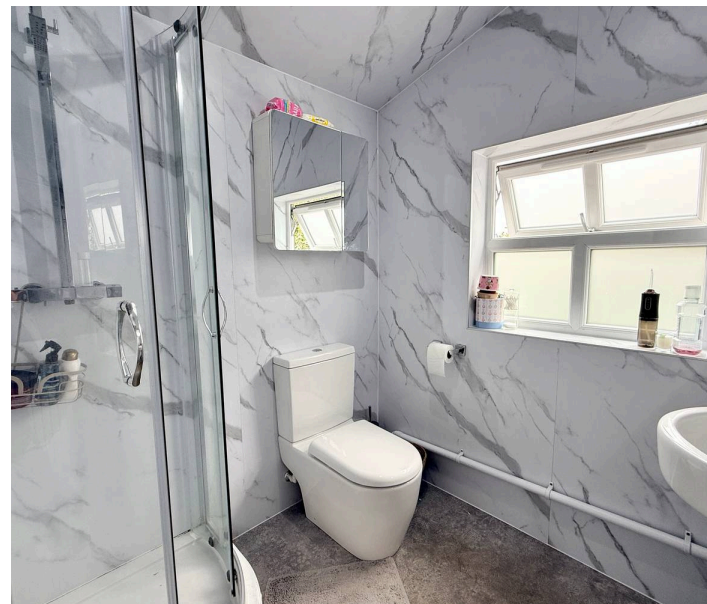
A modern and bright three piece suite shower room including a corner shower with waterfall mains shower fixing over and clear screen sliding doors, wash basin and WC. Fully wall panel surround, mirror cabinet fixings, obscure double glazed window to the rear and vinyl flooring. Radiator.

## SECOND FLOOR

Staircase from first floor landing leading up to...

### BEDROOM THREE

A loft conversion offering space for a double bed, well appointed sky light which faces Southerly and provides a good level of natural light. Eaves storage to either side of the bedroom. Radiator.





## OUTSIDE

### REAR GARDEN

A delightful Southerly facing garden designed for ease of maintenance and year-round enjoyment, accessible via both the rear kitchen door and a side gate leading onto Slades Lane. The courtyard area includes a useful lower-level tier area ideal for storage, with granite steps rising to a level gravelled garden with current use for outside dining and BBQ's. A raised stone wall incorporates established flower beds, adding colour and character, while the boundaries are enclosed by traditional stone walling and blockwork. This sun-filled outdoor space provides an ideal setting for summer evenings, relaxing outdoors and entertaining with family and friends.

Council Tax band: A

Tenure: Freehold

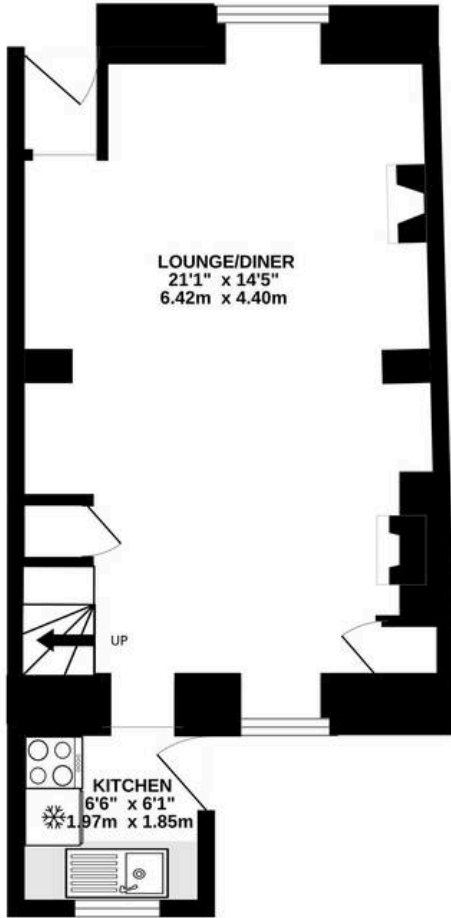
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

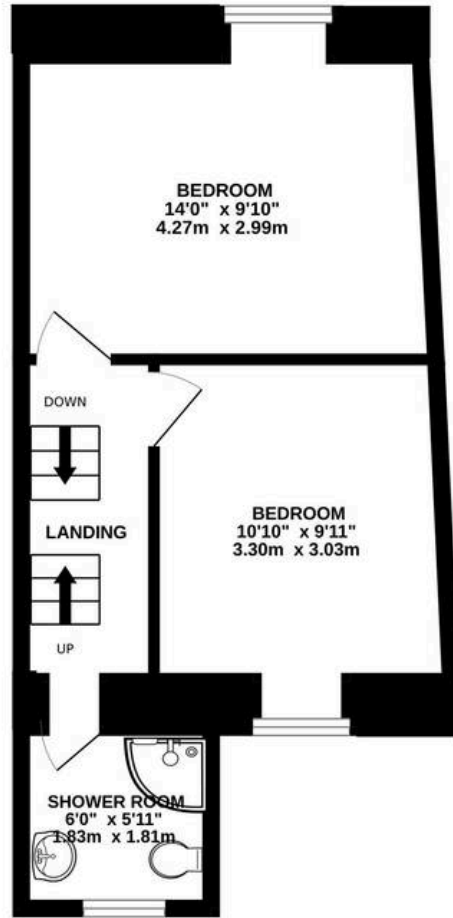
**SERVICES** - Mains water, electricity, gas and drainage. Gas combination boiler fuelling the hot water and radiators. Partially single glazed sash windows and a couple of double glazed windows to the rear of the property.

**HEATING & GLAZING** - Gas fired central heating via combination boiler. Combination of Sash Windows and double glazed windows.

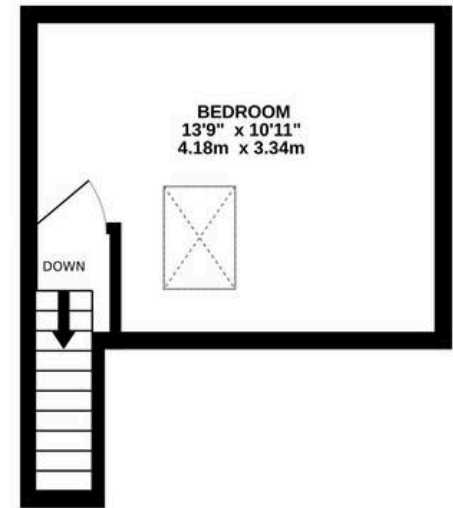
GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



2ND FLOOR  
164 sq.ft. (15.3 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 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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