



2 Morcoms Row, Penryn

Guide Price £185,000



Heather & Lay
The local property experts

- Charming Cornish cottage full of character & period charm
- Beautifully presented throughout, credit to the owners
- Double bedroom With Storage
- Cosy sitting room with feature wood burning stove
- Open-plan connection between living area & kitchen creating a bright sociable feel
- Attractive North facing front garden with courtyard to the rear
- Prime central Penryn location close to cafes, shops, harbour, train station & amenities
- Character features including sash windows, ash floorboards & panelled doors
- No onward chain – please watch the property video tour

THE PROPERTY - A charming and characterful one-bedroom cottage, beautifully positioned along Morcoms Row, adjoining the ever-popular Mutton Row and enjoying delightful outlooks across the garden and towards Penryn. Offering a wonderful blend of period charm and modern comfort, this inviting home has been recently refreshed cosmetically and is offered to the market with vacant possession and no onward chain. The accommodation centres around a bright and welcoming sitting/dining room featuring ash flooring, a wood-burning stove with granite hearth and lintel, exposed painted beams, fitted cupboards and lovely views over the front garden. The room flows openly into the fitted kitchen, which is thoughtfully designed in keeping with the cottage style and enjoys views over the rear courtyard. To the first floor is a spacious double bedroom with ash floorboards, beamed ceilings and pleasant outlooks across Penryn, together with a modern bathroom fitted with a contemporary three-piece suite and naturally lit by large rear windows. Externally, the property benefits from a delightful sunny front garden designed for ease of maintenance, with lawned and gravelled areas ideal for outside seating and entertaining. To the rear is a courtyard area with outbuilding storage and access onto Mutton Row via granite steps. The cottage has been a successful rental property for many years and would make an ideal first-time purchase, investment opportunity, holiday let or charming Cornish bolt-hole.





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 two 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, The Hall for Cornwall theatre, Royal Cornwall Hospital Treリスケ and direct rail connections to London Paddington. Combining convenience, connectivity and lifestyle appeal, Penryn continues to attract a wide range of buyers seeking character, community and easy access to both coast and countryside.

ACCOMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) A delightful setting with an ope-way leading to three cottages, a few granite steps lead up to a gate opening into the garden of this beautiful cottage. External glazed stable door through to....





OPEN PLAN LIVING AREA

SITTING/DINING AREA

An inviting and beautifully bright living space, full of characterful features including ash flooring, a wood-burning stove with granite hearth and lintel, wooden sash window with timber lintel above, white-painted beams, and several fitted cupboards with shelving. The room offers a pleasing and well-maintained cottage feel throughout, with an open connection to the kitchen and a pine staircase rising to the first floor. Additional storage is provided by a cupboard housing the electric RCD fuse box and a further cupboard beneath the stairs. Enjoying lovely views through the stable door and front window overlooking the garden.

KITCHEN AREA

A well-suited fitted kitchen in keeping with the character of the cottage, comprising handmade wooden base-level cabinets with a good range of ash and oak worktop surfaces, including a breakfast bar with additional storage beneath. Space and plumbing for a washing machine, undercounter fridge, and gas oven. Inset ceramic sink with drainer and mixer tap, complemented by tiled splashbacks. Large rear window overlooking the courtyard, together with a glazed wooden door providing access to the rear.

FIRST FLOOR

BEDROOM ONE

A large double bedroom with further space for furniture and handmade wooden cabinets above the stairs for useful storage. Sash window facing the front aspect overlooking the garden and a pleasant outlook over Penryn. Continuation of the wooden ash floor boards, wooden lintel and beamed ceilings. Radiator. Wall lights and thermostat control. Glazed wooden door leading into...

BATHROOM

A modern and bright three piece suite comprising a large bath with glazed screen and mains shower fixing over, WC and a wash basin. Large obscure windows to the rear aspect providing ample natural light. Tiling surround the bath and an airing cupboard housing the gas combination boiler. Extractor fan.





OUTSIDE

FRONT

A delightful sunny garden designed for ease of maintenance and year-round enjoyment, accessible via both the front stable door and a gate leading onto an open-way to Mutton Row. The garden area includes a lawned area, a gravel pathway leading up to a few granite steps and granite section ideal for outside seating and mature hedging to one side of the boundary with wooden fencing to the other neighbouring property offering a good degree of privacy.

REAR

Rear courtyard accessed via the rear kitchen door or by granite steps leading from Mutton Row. Timber outbuilding, together with what we understand to be access rights to a further outbuilding adjoining the neighbouring outbuilding. We also understand there is a right of way across the neighbouring rear courtyard, providing granted access up the granite steps onto Mutton Row. Outside Tap.

AGENTS NOTE

We understand the cottage is constructed with granite and stone elevations to the ground floor, with cob construction to the exterior first-floor walls, as is common with several cottages along Mutton Row. We have spoken with a local mortgage advisor who has confirmed that suitable lenders are available for cob-constructed properties, subject to the surveyor's comments within the mortgage valuation.

TENURE - Freehold

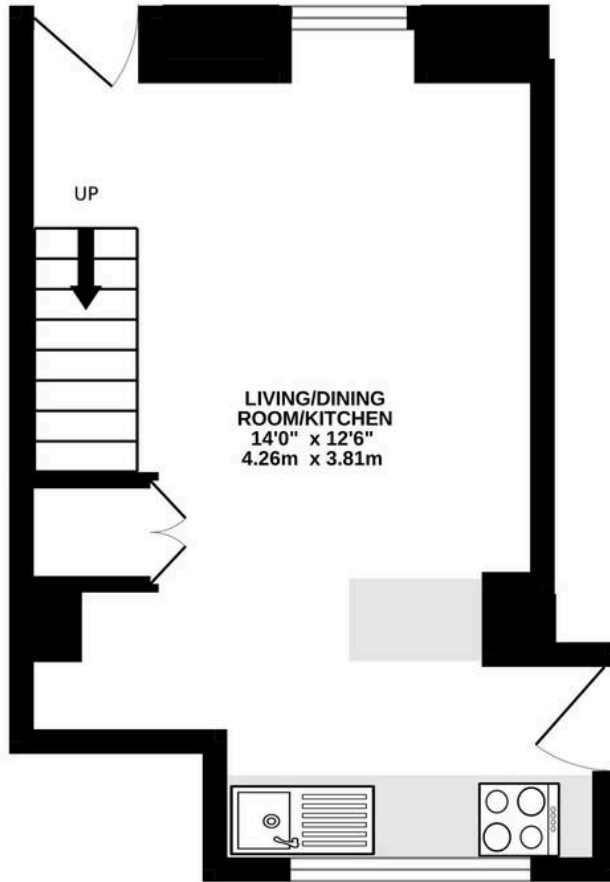
COUNCIL TAX - B

EPC (ENERGY PERFORMANCE CERTIFICATE) - D

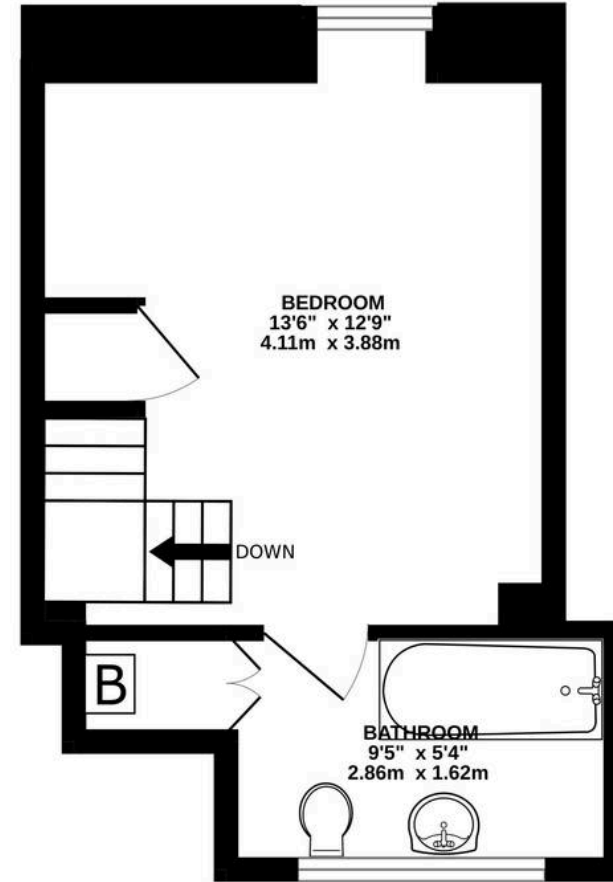
SERVICES: Mains water, electricity, gas and drainage. Gas combination boiler fuelling the hot water and radiators.

HEATING & GLAZING: Gas fired central heating via combination boiler. Combination of single glazed sliding sash and casement windows.

GROUND FLOOR
236 sq.ft. (21.9 sq.m.) approx.



1ST FLOOR
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 469 sq.ft. (43.6 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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