



9 New Street, Penryn

Guide Price £520,000



Heather & Lay
The local property experts

- Prominent double fronted townhouse
- Georgian, Grade II listed
- Close Proximity To Penryn Town
- Generous three storey accommodation
- Beautifully Presented
- Two reception rooms, study and orangery
- 3/4 bedrooms, master en-suite
- Lower ground level with store rooms and utility
- Exceptional walled rear garden
- Favoured, Convenient Yet Quiet Road

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

SERVICES Mains electricity, gas, water & drainage.

THE LOCATION

New Street is one of Penryn town's most sought after places to live with number 19 being an exceptional example of a Grade II listed town house/cottage.

The property is conveniently positioned roughly between the riverside and the town and shops, each about 150 yards away. Penryn is an historic and ancient market town with an active community and good everyday facilities including nursery, primary and secondary schools.

The town enjoys good communication with Falmouth via its bus service and train station, which links to Truro City and mainline Paddington. Penryn is enjoying something of a renaissance with the sighting of the University of Cornwall at Tremough and also of the regeneration and development of Penryn's inner Harbour and Harbour Village.

Falmouth town (approximately 2 miles) provides comprehensive shopping, schooling, business and leisure facilities.



THE PROPERTY

This double fronted prominent townhouse is a rather special proposition that we are delighted to show you. A home with real curb appeal and handsome exterior which does not disappoint once inside either. The accommodation is set across three storeys with the detailed architrave front door providing access into a grand entrance hallway which in turn leads to the wonderful open staircase rising and lowering to the two further levels of the house.

On the ground floor is a cosy lounge with open fireplace with folding doors providing a separate area for a study/home office. To the other side of the house is a generous dining and family room open to the fully fitted modern kitchen. The first floor comprises three bedrooms, two large doubles and a small double or good sized single, the master bedroom enjoying the use of a modern en-suite and with a separate bathroom.

The lower level is a delight, the stairs opening out on to a hard wood and high-quality orangery which is a perfect place to enjoy the outside from within. Further down two shallow steps from this room there are four doorways separating what will have once been a large cellar - now a utility, downstairs WC, large store room/workshop with incredibly useful direct access back to the road, smaller store room with street access and large room currently utilised as a games room or providing a fourth bedroom if desired. All is beautifully presented, maintaining the wealth of character that you would expect from a grand house such as this, including wooden floorboards, high skirting, picture rails, sash multi-pane windows, arched recesses, fireplaces and high ceilings all to name a few whilst enjoying the modern specification of central heating powered by a Worcester gas combination boiler.

The outside area to the rear is a magnificent space - a walled garden offering a huge amount of privacy and tranquility even despite this town centre location. Double opening doors open from the orangery to a lawn with established planted fern beds, pebbled seating area and a greenhouse to the corner whilst a decked seating area immediately adjacent to the rear provides a perfect place to enjoying al-fresco dining in the evening sun.

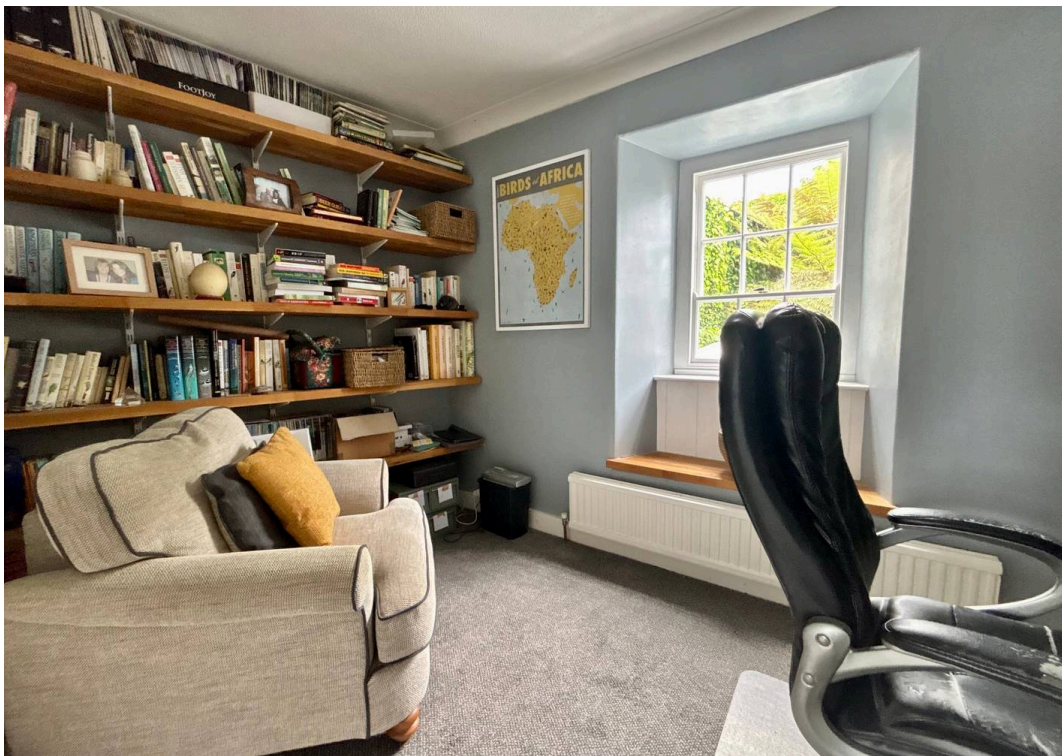






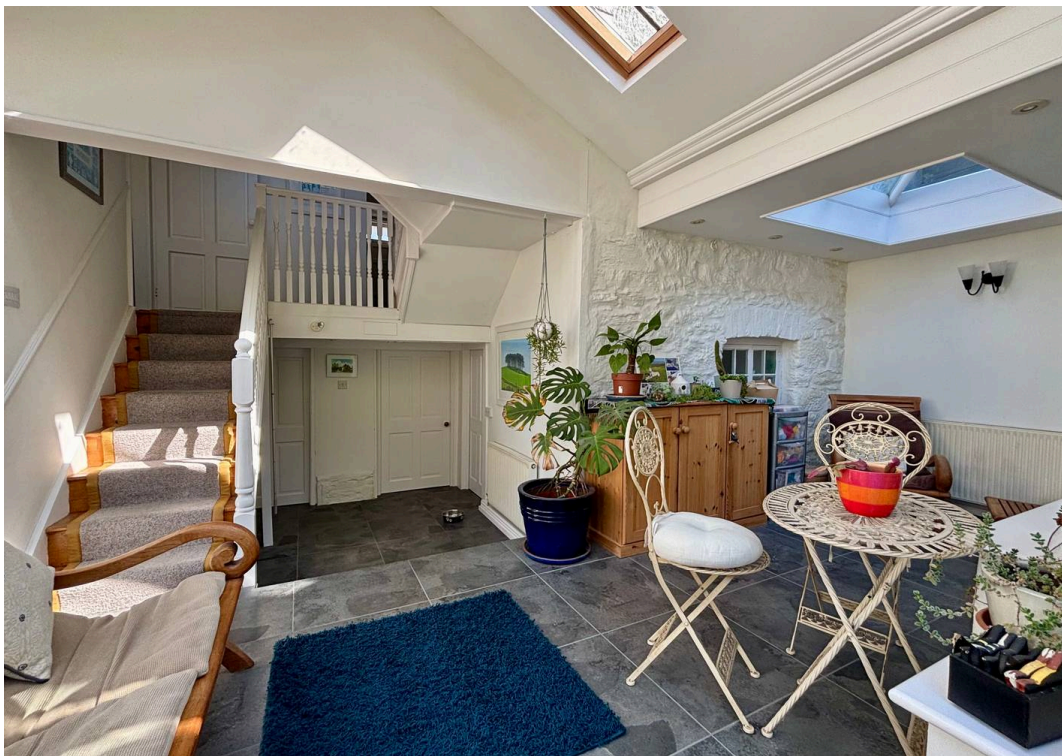










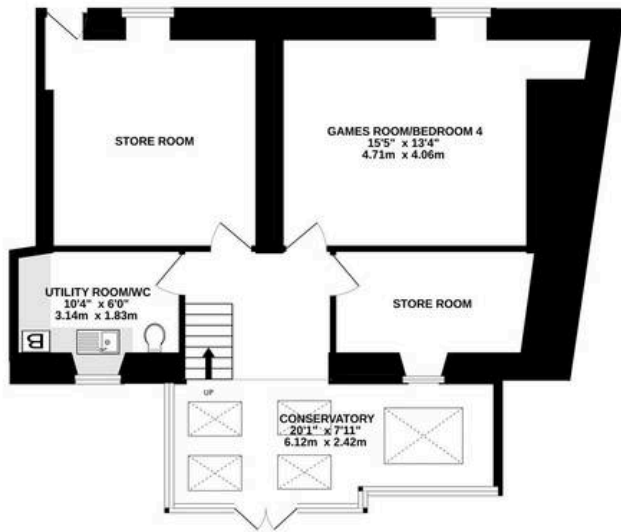








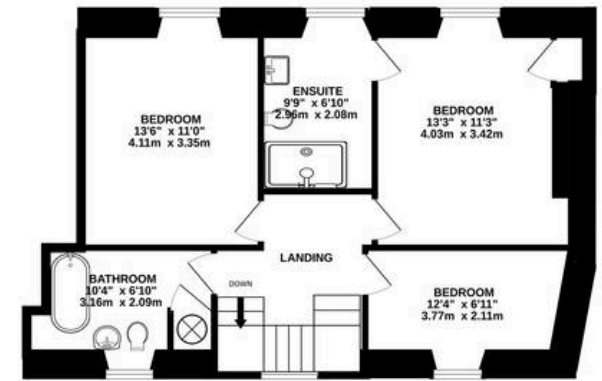
LOWER GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOP FLOOR
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 2060 sq.ft. (191.4 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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