



The Firs, Lane End, St. Gluvias

Guide Price £590,000



Heather & Lay  
*The local property experts*



- Beautiful stone cottage
- Three generous double bedrooms
- Immaculately presented throughout
- Far-reaching countryside views
- Two spacious reception rooms
- High-quality fitted kitchen with premium appliances
- Landscaped garden with large bi-fold doors opening onto the patio
- Detached double garage with power and water
- Off-road parking
- Planning permission approved for further alterations (Ref: PA26/01318)
- Walk-through video tour available

#### THE LOCATION

The Firs enjoys an enviable rural setting in **St Gluvias**, close to the beautiful **Enys Gardens**, while offering exceptional convenience for access to **Truro**, **Falmouth**, and **Penryn**. Combining peaceful countryside surroundings with excellent connectivity, the property offers the best of both worlds.

Just a short drive away is the sought-after village of **Mylor Bridge**, which offers an excellent range of everyday amenities, including the popular **Lemon Arms** pub, general stores, a butcher, fishmonger, post office, doctor's surgery, dentist, hairdressers, newsagent, chapel, community centre and primary school. The village is also well known for its outstanding sailing facilities and strong maritime community.

The historic town of **Penryn** is only a few minutes away and offers a vibrant mix of independent shops, cafés and waterside businesses, alongside supermarkets, pharmacies and other essential services. Penryn benefits from a branch railway line providing regular connections to **Falmouth** and **Truro**.

Approximately three miles away, the thriving harbour town of **Falmouth** offers an excellent selection of restaurants, cafés, harbourside bars and boutique shops, together with sandy beaches, sailing and water sports facilities, and attractions including the **National Maritime Museum Cornwall**.



## THE PROPERTY

This charming stone cottage occupies an enviable position, enjoying panoramic countryside views from almost every window. Despite its peaceful rural setting, it is conveniently located just five minutes from Mylor and the waterfront, five minutes from Penryn's shops and schools, ten minutes from Falmouth, and ten minutes from Perranwell railway station.

The current owners have tastefully redecorated the property throughout and fitted new carpets, creating a stylish and welcoming home ready to move into.

A particular highlight is the beautifully maintained garden, which becomes a natural extension of the living space thanks to impressive full-width bi-fold doors connecting the house with the outdoors.

The bespoke kitchen is finished to an excellent standard, featuring quality worktops, premium integrated appliances, and the added luxury of a Quooker boiling water tap.

Upstairs, all three bedrooms are comfortable doubles, each enjoying attractive views across the surrounding countryside. The contemporary family bathroom is equally impressive, complete with a double-ended bath, separate walk-in shower, and high-quality fittings.

Outside, a detached double garage benefits from both electricity and water supply, with additional off-road parking to the front.

Planning permission has already been granted for further improvements, with details available on the Cornwall Planning Portal (Reference: [PA26/01318](#)).

Additionally, the owners have advised that the neighbouring farmer has expressed a willingness to sell adjoining land, presenting an exciting opportunity for buyers wishing to extend the property's grounds, subject to separate negotiation.

This is a truly delightful home that combines rural tranquility with excellent accessibility. We highly recommend viewing the walk-through video before arranging an in-person viewing to fully appreciate everything this exceptional property has to offer.





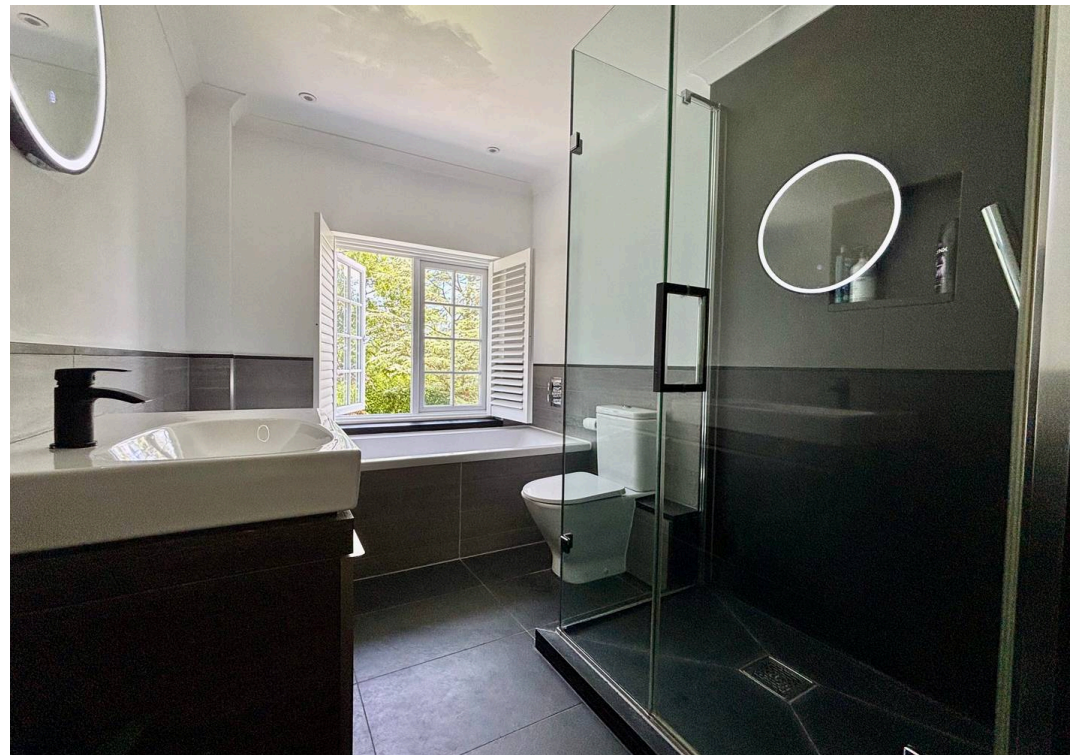


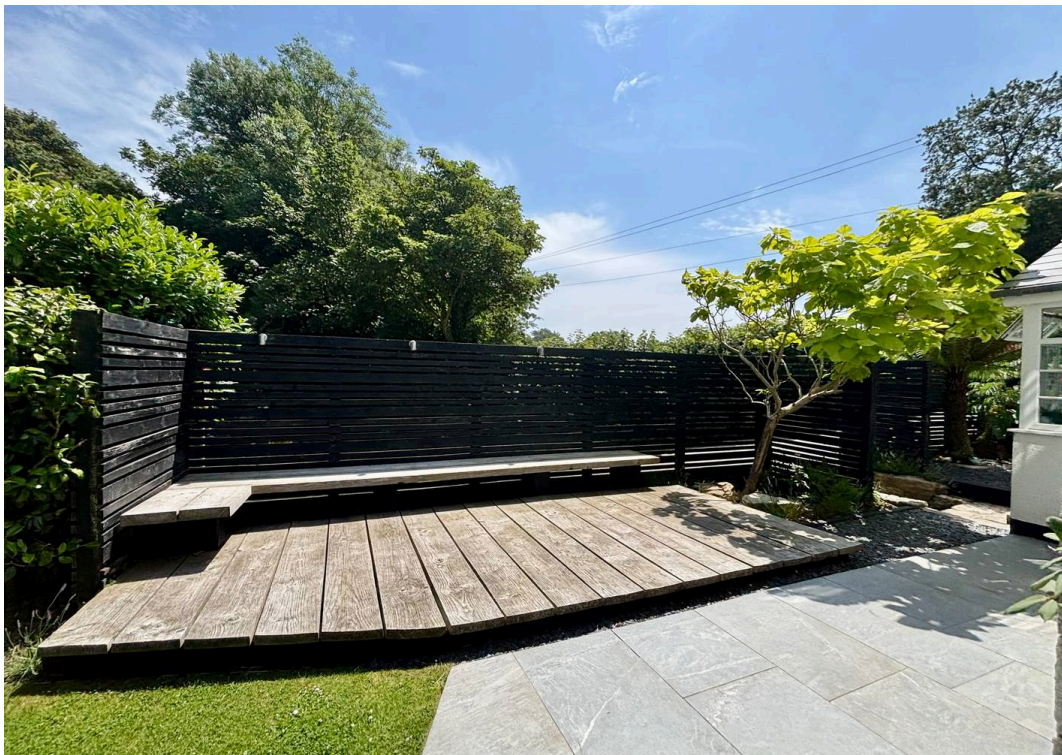
















Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

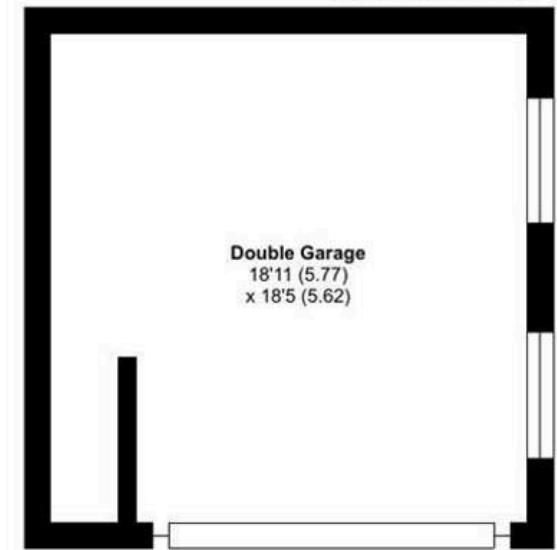
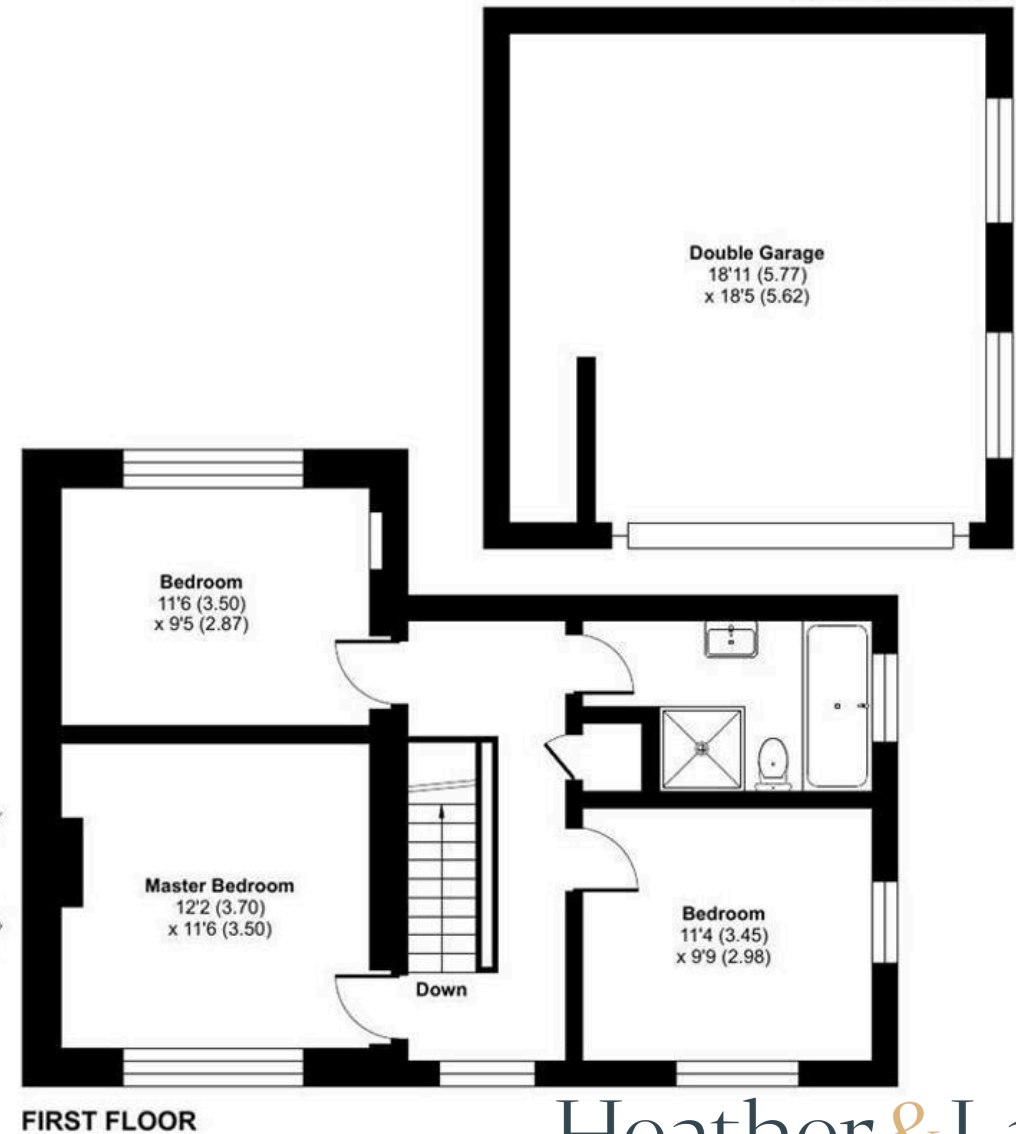
EPC Environmental Impact Rating: E



# The Firs, Lane End, St. Gluvias, Penryn, TR10 9AX

Main House = 1428 sq ft / 132.6 sq m  
Total = 1777 sq ft / 165 sq m (includes garage)

For identification only - Not to scale



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## 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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