



5 Poltair Meadow, Penryn

Guide Price £335,000



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The local property experts

THE PROPERTY

Occupying an elevated position within the highly sought-after Poltair Meadow development, this beautifully presented semi-detached home has been thoughtfully remodelled and significantly improved by the current owners to create a stylish, contemporary home with versatile family accommodation. Originally built by Wain Homes in 2007, the property has evolved far beyond its original specification, most notably with the replacement of the conservatory by a superb single-storey extension completed in 2017. Featuring a striking roof lantern and wide glazed doors opening onto the garden, this impressive addition creates a wonderfully light and sociable living space at the heart of the home.

Further enhancements include an additional fourth bedroom, utility room and shower room to the ground floor level and a contemporary family bathroom, offering excellent flexibility for growing families, guests, home working or multi-generational living.

Outside, the enclosed rear garden has been professionally landscaped for ease of maintenance and enjoyment, incorporating a generous entertaining patio and an elevated terrace finished with artificial lawn. To the front, the property enjoys attractive elevated views across Penryn towards the River Penryn and Falmouth Harbour, while two allocated parking spaces are conveniently positioned just a few steps from the property.

Offering modern, turnkey accommodation within walking distance of Penryn town centre, local schools, transport links and the university campus, this is an exceptional example of a Poltair Meadow home.





- Beautifully remodelled semi-detached family home
- Elevated position with attractive views towards Penryn River and Falmouth Harbour
- High-quality 2017 single-storey extension replacing the original conservatory, featuring a roof lantern and garden access
- Flexible four-bedroom layout, including a ground floor bedroom
- Stylish contemporary kitchen with utility room and shower room
- Modern family bathroom
- Professionally landscaped, low-maintenance rear garden with entertaining patio and raised artificial lawn
- Gas-fired central heating, uPVC double glazing and two allocated parking spaces
- Conveniently located within walking distance of Penryn town, schools, uni campus, bus routes and railway station

THE LOCATION

Poltair Meadow is a highly regarded modern development built by Wain Homes between 2005 and 2008, occupying an elevated position on the edge of Penryn. Popular with families and professionals alike, it is particularly favoured by those who appreciate homes built less intensively than is often the case on more recent developments. Its generous layout, attractive streetscape and mature surroundings create a greater sense of space, openness and privacy, while open green spaces, mature trees and a communal play area contribute to a welcoming and well-established environment that continues to appeal to a wide range of buyers.

The development enjoys a convenient location within walking distance of Penryn town centre, local primary and secondary schools, the university campus, shops, bus routes and Penryn railway station, with its branch line providing regular services between Falmouth Docks and Truro, where onward mainline connections are available.

Nearby amenities include ASDA superstore, Penryn Business Park and the beautiful College Woods, offering approximately six miles of scenic woodland walks around three reservoirs. Penryn itself is one of Cornwall's oldest market towns, combining a rich maritime heritage with a vibrant and growing community, further enhanced by the presence of the shared Falmouth and Exeter University campus.

Approximately two miles away, Falmouth is renowned for its picturesque harbour, sandy beaches, sailing and water sports, sub-tropical gardens, excellent restaurants and coastal walks.













FRONT GARDEN

The property is approached via steps rising to the front entrance, bordered by attractive planted shrubbery and decorative railings, creating an appealing first impression. A shared pedestrian pathway to the side provides access to a secure timber gate leading into the rear garden.

REAR GARDEN

A particular feature of the property, the enclosed rear garden has been thoughtfully landscaped to provide an attractive, low-maintenance space, perfectly suited to outdoor dining, entertaining and relaxing. Immediately adjoining the extension with French patio doors out to a generous paved patio, ideal for enjoying the afternoon and evening sunshine, complemented by outside lighting and an external water tap. Steps rise to a second tier where there are a useful garden store/outbuilding and a paved pathway leading to an area of artificial lawn, interspersed with well-stocked planted borders and ornamental shrubs, providing year-round colour and interest. Enclosed by timber fencing, the garden offers an excellent degree of privacy, with gated side access returning to the front of the property.

PARKING

The property includes two adjacent designated parking spaces, conveniently located just a few paces away from the property entrance.

AGENTS NOTE

There is a development charge of approximately £150 per annum for maintaining the communal green areas and un-adopted roads and pathways.

Council Tax band: C

Tenure: Freehold

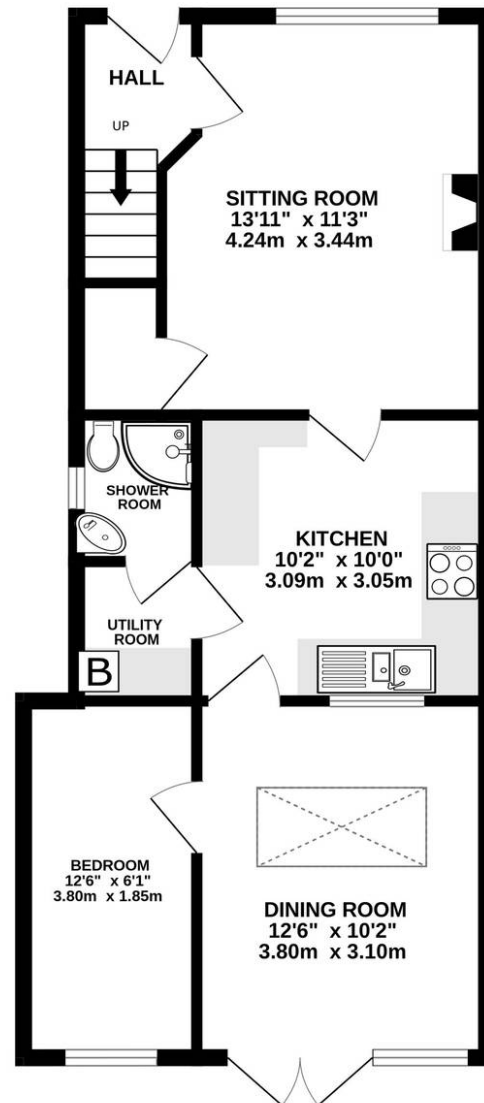
EPC Energy Efficiency Rating: C

SERVICES & GLAZING

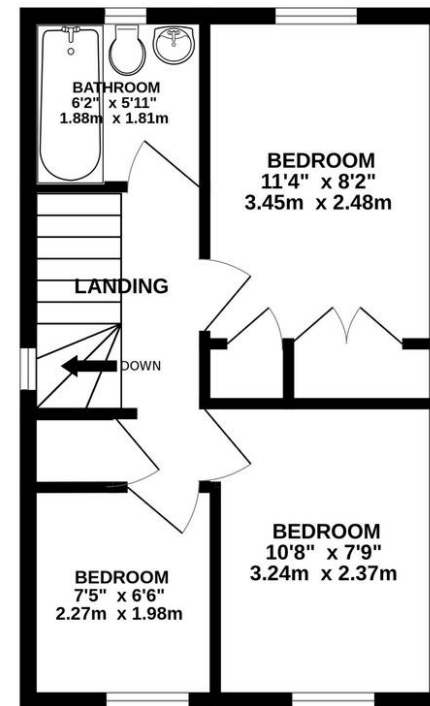
Mains gas, electricity, water and drainage. Gas fired central heating via combination boiler. Fully double glazed windows and external doors.



GROUND FLOOR
538 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



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TOTAL FLOOR AREA : 878 sq.ft. (81.5 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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