



Penryn



A stunning semi-detached character cottage
Completely refurbished in recent years
Attractive Scandanavian pine and rendered elevations
UPVC double glazed windows and doors, gas central heating
Wholly owned solar panels generating a tariff
Packed with features including beams, light oak internal doors, LED spotlights
Superb bespoke CK fitted kitchen/dining room
Sitting room with period open fireplace
Two double bedrooms, luxurious bath/shower room
Secluded rear courtyard, outside utility room

Guide £260,000

ENERGY EFFICIENCY RATING – BAND D

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REF: SK6937



If you are still trying to find your dream home in a market where new instructions are hard to find, then let us impress you with this stunning double fronted, two bedroom, semi-detached town cottage which is set in a traffic free location just a few steps away the centre of Penryn.

The cottage has been a fine home to our client since 2014 and in the ensuing years, the property has been lovingly restored with imagination and style creating a home that anyone would be proud to own.

Packed with features to delight any new prospective owners including gas fired central heating by radiators, contrasting UPVC double glazed windows and doors, wholly owned solar panels (generating a feed-in tariff), open beamed ceilings with inset LED spotlights to the ground floor, a superb bespoke fitted kitchen designed and fitted by CK Kitchens (Falmouth) and under floor heating, a focal point period open fireplace in the sitting room, light oak internal doors and custom fitted wooden Venetian blinds in some rooms.

The well proportioned accommodation includes; an entrance vestibule with central staircase and to the left, the aforementioned fitted kitchen/dining room and to the right, a sitting room with a dual aspect. The first floor landing provides access to a pair of double bedrooms with canopied ceilings and a luxurious bathroom with separate shower in white. At the rear of the property there is a long secluded rear courtyard which enjoys a very sunny aspect during the spring and summer months in the middle of the day, a separate utility room housing combination boiler and with space for washing machine and tumble dryer. Finally, there is a locking wooden gate that leads to a side pathway.

This historic town of Penryn is well served for everyday needs with facilities including a convenience store, post office, chemist, opticians, take-aways, cafes, public houses and regular public transport to and from Falmouth. At the top of the town sits a branch line station with regular trains down into Falmouth Docks and in the opposite direction, to the cathedral city of Truro.

Many educational facilities are at hand including Penryn Primary and Junior School, the sports college, Falmouth University (Tremough Campus) and a selection of sports clubs too.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure this fine cottage.

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:

Painted and sealed unit double glazed front door (with frosted privacy panels) taking you into the entrance vestibule.

ENTRANCE VESTIBULE

With mat well, overhead spotlights, central staircase with fitted carpet leading to the first floor and open plan to the left and right.

SITTING ROOM 3.58m (11'9") x 3.48m (11'5") Being an average measurement of a highly irregular shape.

A fabulous main open reception room which enjoys a dual aspect and with a focal point natural wood and cast iron fireplace, open grate and dark slate hearth, deep angular access either side with signature walls, double glazed and deep recessed sill overlooking the rear, deep recessed double glazed casement window and slate window seat, Venetian blinds and roller blind overlooking the front aspect, TV aerial point, fitted carpet, imaginative use of the staircase with plenty of storage below stairs, wall mounted electric consumer box and controls for the solar panels, double radiator, open plan to:



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



KITCHEN/DINING ROOM 3.61m (11'10") x 3.23m (10'7") plus and into recess, being an average measurement of an irregular shape.

A fabulous fitted kitchen custom designed and built by Messrs CK Kitchens (Falmouth) and with a full range of matching wall and base units in contrasting colours, brushed steel handles, solid oak block work surfaces, white metro tiling and over counter lighting, inset china Belfast sink unit with contemporary chrome swan neck easy-on mixer tap, space for range style gas cooker, extractor over, glass splash back and solid timber mantle, double radiator, open beamed ceiling, inset LED spotlights, deep recessed double glazed casement window with Roman blind, roller blind and dark slate window seat, inset concealed refrigerator, freezer and dishwasher, ceramic tiled flooring with under floor heating, further imaginative staircase side storage with wine rack and shelving, two slate steps leading to a double glazed casement door which has a cat flap and leads to the rear courtyard.



STAIRCASE FROM HALL TO:

FIRST FLOOR LANDING

Having a double glazed window overlooking the rear aspect, continued fitted carpet, canopied ceiling with inset LED spotlights.

MAIN BEDROOM 4.52m (14'10") x 3.20m (10'6") plus recess 1.30m (4'3") x 0.91m (3'0")

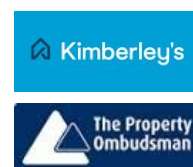
A delightful and generous main bedroom with canopied ceilings and inset LED spotlights, fitted carpet, two alcoves with signature walls, light oak internal door, double radiator, deep recessed open wardrobe with hanging space and shelving area, double glazed casement window with Roman blind overlooking the front aspect, fitted carpet, wall mounted TV bracket.



BEDROOM TWO 3.91m (12'10") x 2.54m (8'4") plus door recess 0.86m (2'10") x 0.74m (2'5")

Again, another delightful double bedroom with a slightly irregular shape and having a fitted carpet, part canopied ceilings with inset LED spotlights, double glazed casement window and Roman blind overlooking the front aspect, double radiator, built-in book and display shelving, light oak internal door, access to loft space.

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BATHROOM

Luxuriously appointed with a white suite comprising; long wood panelled bath having central contemporary chrome mixer taps, fully tiled surround, inset ceiling spotlights, china hand wash basin, contemporary chrome easy-on mixer tap over and set on a light oak vanity unit, low flush wc, separate fully tiled shower area with chrome mixer shower with rainfall and conventional head, shower bench, dual-fuel towel rail, curved screening, fully tiled walls and flooring, shaver point, fitted mirror, low flush wc, extractor fan, double glazed window overlooking the rear aspect, light oak internal door.



OUTSIDE

At the rear of the property you will find a long secluded, tiered courtyard garden area which enjoys plenty of early afternoon sunshine during the spring and summer months making this a great place to sit and relax or entertain your family and friends. Within the garden there is a separate utility shed housing combination boiler and with plumbing for washing machine and space for tumble dryer, wooden door leading to the side walkway.



SERVICES

Mains drainage, water, electricity and gas.

COUNCIL TAX Band A.

SOLAR PANELS

These are wholly owned by our client and have a generating feed in tariff.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



TOTAL COVERED AREA: 686 sq ft (63.8 sq m) approx.
 TOTAL GROUND AREA: 1000 sq ft (92.9 sq m) approx.
 TOTAL GARDEN AREA: 1000 sq ft (92.9 sq m) approx.
 TOTAL AREA: 1686 sq ft (156.7 sq m) approx.

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