

St Gluvias, Penryn

**A quintessential Cornish cottage & barn conversion
Full of character & charm with original features
Sympathetically extended and improved
Two annexes (one self-contained) and Function Room with en-suite
Kitchen/diner, lounge, sun room, 3 bedrooms & bathroom to main residence
Stunning, large gardens with small orchard and summerhouse
Off road parking for several vehicles, spacious garage
Pastureland abutting rolling countryside
Peaceful location yet conveniently positioned for Penryn & Falmouth
Viewing highly recommended to fully appreciate the accommodation on offer**

**MAIN HOUSE
ENERGY EFFICIENCY RATING – BAND G**

**SWALLOW BARN
ENERGY EFFICIENCY RATING – BAND E**

Guide £875,000 Freehold

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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www.kimberleys.co.uk

REF: SK7064



A rare opportunity to acquire this three bedroom Cornish cottage along with an attached barn conversion that has been sympathetically converted to provide a two bedroom annexe and a separate one bedroom annexe, all set within an extensive garden and located within a peaceful rural location on the outskirts of Penryn.

The property that has enjoyed the same ownership for approximately 40 years has been restored and extended over that time, retaining many character features along with the convenience of modern day living. This versatile, semi-detached property provides comfortable accommodation in the main house along with two annexes (one self-contained) that could provide an additional income if required or accommodation for dependent relatives. There is also a superb, light, multi-functional room with exposed A frame roof timbers and an en-suite that is located above the garage, which would lend itself to a variety of uses, ideal as an art/dance studio or family function room. This versatile property could be adapted to provide three rental units alongside the main house (subject to the necessary p/p and building regulations). Benefits include a oil fired Rayburn providing hot water and central heating plus factory painted hardwood double glazed traditional sliding sash windows to the front of the cottage.

MAIN HOUSE – Entrance hall, fitted kitchen and dining room, sitting room with inglenook fireplace, conservatory and cloakroom to the ground floor whilst to the first floor there are three bedrooms and a bathroom/wc. Integral garage, Function room.

ANNEXE ONE (SWALLOW BARN) – Comprises, lounge, kitchen, two bedrooms and a bathroom.

ANNEXE TWO – Comprises, small kitchen (plumbing required for washing facilities), bedroom and bathroom/wc combined.

Outside, to the front, there is off road parking facilities for several vehicles and to the rear the most wonderful landscaped gardens meandering from a gravelled seating area, through a lawned Mediterranean style garden with different varieties of palm trees, through a small orchard, vegetable garden and lawned garden at the far end where you will find a summerhouse. To the side of Swallow Barn there is an area of pasture land with a timber garden shed in situ. The whole garden abuts fields to the side and rear.

THE ACCOMMODATION COMPRISES:

Approached through granite gate posts into a gravelled parking area and access to the double garage, gate and steps leading to Swallow Barn, wooden gate to front garden and access to the cottage via a half glazed wooden door to:

HALLWAY 1.98m (6'6") x 3.30m (10'10")

Obscure glazed door to annexe, multi-paned window to front and rear, access to small loft space, ceramic tiled flooring, ceiling pendant light, half glazed door with coloured and clear glass panes, steps down to:

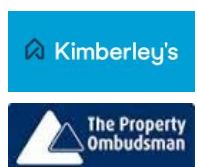
KITCHEN/DINING ROOM 9.45m (31'0") x 2.41m (7'11")

KITCHEN AREA

A galley style kitchen fitted with a range of cream shaker style units in cream, wood effect roll top work surfaces, inset double bowl stainless steel sink unit with chrome mixer tap, integrated refrigerator/freezer, integrated Neff electric oven and hob with stainless steel extractor over, space for dishwasher, display shelving, wide multi-paned picture window with Roman blind overlooking the rear aspect, stainless steel spotlights on tracking terracotta tiled flooring, oil-fired Rayburn Range providing hot water and central heating.



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.



DINING AREA

Painted brick wall, radiator, terracotta tiled flooring, wall light, stainless steel spotlights on tracking, open to conservatory and double multi-paned doors to the sitting room.



LOUNGE 9.35m (30'8") x 4.01m (13'2")

A fabulous main reception room with three four-paned windows to the front, half glazed panel door to the front, inglenook fireplace with exposed stone walling either side with inset wood burning stove and slate hearth to the front, exposed wooden beam ceilings, wall lights, one single and one double radiator, TV aerial point, dimmer switch lighting, carpeted staircase to:



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FIRST FLOOR LANDING

With recessed bookshelves, pendant light, loft hatch, access to all bedrooms and bathroom/wc. airing cupboard housing hot water cylinder.

BEDROOM ONE 4.37m (14'4") x 2.67m (8'9")

Dual aspect UPVC double glazed windows, storage cupboard, wooden flooring, fitted floor-to-ceiling mirror fronted wardrobes, wall lights, radiator, carpet, dimmer switch.



BEDROOM THREE 3.00m (9'10") x 2.44m (8'0")

Approached via a painted latch and brace panelled door and with sash window to the front elevation, radiator, wall light, build-in single bed with drawer under, wardrobe to side and cupboards above, laminate flooring.



BEDROOM TWO 3.71m (12'2") x 2.44m (8'0")

Approached via a painted latch and brace panelled door with sash style double glazed window to the front, radiator, laminate flooring, wall light.



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BATHROOM 2.77m (9'1") x 1.78m (5'10") plus 1.47m (4'10") x 1.45m (4'9")

Comprehensively fitted with a white suite comprising panelled bath with central stainless steel mixer tap, Mira shower with drench head and glass folding shower screen, white concealed unit incorporating low-level flush wc and bidet, pine wood flooring, ceiling light, step up to twin wash hand basins with chrome mixer taps set on a wooden surface with white vanity drawers beneath. UPVC double glazed window, ladder style heated towel rail, wall light and approached via a painted latch and brace panelled door.



FROM THE DINING AREA, OPEN TO:

SUN ROOM 5.74m (18'10") x 2.49m (8'2")

A wonderful light room with hard wood frontage and doors leading to the rear garden, coated aluminium roof, wood burning stove set on a black slate hearth, slate tiled flooring, uplighter, pendant light to recess, door to:



CLOAKROOM/WC 1.90m (6'3") x 0.89m (2'11")

With white low-flush wc, slimline wash hand basin with chrome hot and cold taps and cupboard under, coat hooks and shelved shoe storage, electric meter boxes, multi-paned window overlooking the rear.

GARDEN

From the conservatory, step down to a gravelled seating area surrounded by mature plants and shrubs. From here the garden meanders around to a Mediterranean style lawned garden surrounded by a variety of plants, roses and palm trees. Continuing on through a privet hedge which hides a tree house to the left, you will come upon a small orchard with Apple Trees to the left and fruit garden to the right. Further along there is a vegetable plot and greenhouse that in turn leads to a further area of garden surrounded by plants and trees and abuts farmland at the rear. Within this garden is the added benefit of a **SUMMERHOUSE 3.20m (10'6") x 2.31m (7'7")** with decked surrounds and safety balustrades. From here wide granite steps with wrought iron safety railings takes you up to Swallow Barn.

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ONE BEDROOM ANNEXE

Located under Swallow Barn and accessed via glazed doors to the side which in turn leads to:

PANTRY 3.38m (11'1") x 1.75m (5'9")

Fitted with a range of white cupboards and drawers with white work surfaces over, wall shelving, terracotta tiled flooring, ceiling light, electricity meters, glazed door to:

LOUNGE 3.35m (11'0") x 2.51m (8'3")

This room could be fitted to provide a kitchen/living space having wood multi-paned glass door to rear garden, terracotta tiled flooring, pendant light, door to:

BEDROOM 4.83m (15'10") x 2.97m (9'9")

Wood panelled door, smoke alarm, laminate flooring, inset ceiling spotlights.



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EN-SUITE SHOWER ROOM 2.92m (9'7") x 1.19m (3'11")

Walk-in Triton Marbella shower unit with glass door and fully tiled, laminate flooring, heated towel rail, extractor fan, low-level flush wc, pedestal wash hand basin with separate hot and cold taps, shelving, vanity mirror and shelf.



FROM KITCHEN, WOOD LATCH AND BRACE DOOR TO:

UTILITY ROOM 2.95m (9'8") x 2.64m (8'8")

With Belfast sink with chrome tap above, space for washer/dryer, storage area with shelving and light, strip light, terracotta tiled flooring, storage area for coats and shoes, door with step down to:

DOUBLE GARAGE 6.32m (20'9") x 4.32m (14'2")

With electric roller door, concrete flooring, strip light, exposed stone walling to one side, wooden door to small hallway with window to the front, painted steps leading to:

MULTI-PURPOSE FUNCTION ROOM 6.20m (20'4") x 4.29m (14'1")

A superb, light and airy useful multi-purpose room located above the garage which would be suitable as a art/dance studio or family function room. Having a high, vaulted ceiling with A-framed timbers, 2 Velux windows, inset ceiling spotlights, uplighters, pine wooden flooring, large spinnaker style windows to the front with roller blinds, painted stone walling, door to:



EN-SUITE

With low-level flush wc, wash hand basin and shower cubicle.

FROM THE GRAVELLED PARKING AREA, WOODEN STEPS GIVES ACCESS TO WOODEN GARDEN GATE AND STEPS TO A DECKED AREA LEADING TO:

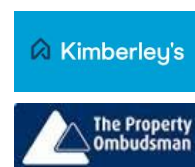
SWALLOW BARN

A currently let, two bedroom self-contained annexe with bathroom, lounge and kitchen.

Details to be confirmed.

Swallow Barn faces an enclosed area of pasture lane with a timber garden shed in situ.

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COUNCIL TAX
CHY KARENZA - BAND C
SWALLOW BARN - BAND A

SERVICES

To be confirmed.

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.

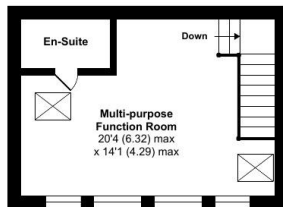
Lane End, St. Gluvias, Penryn, TR10

Approximate Area = 1747 sq ft / 162.2 sq m

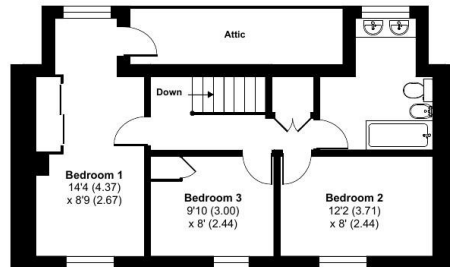
Garage = 576 sq ft / 53.5 sq m

Total = 2323 sq ft / 215.8 sq m

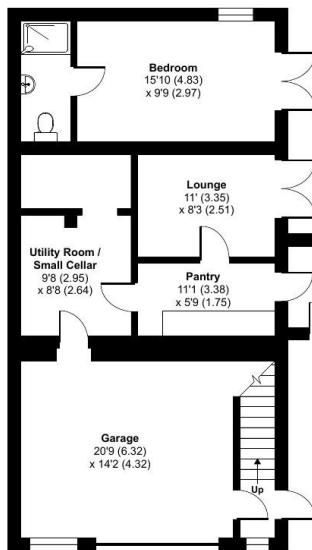
For identification only - Not to scale



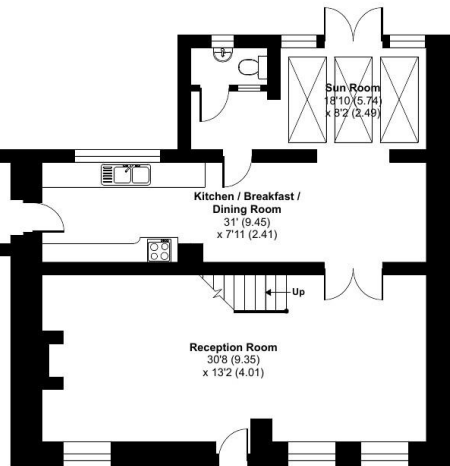
GARAGE FIRST FLOOR



FIRST FLOOR



GARAGE GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Kimberley's Estate Agency. REF: 1196268

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