



TOM WILLS



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PERSONAL PROPERTY AGENTS

51 West Street
Penryn, TR10 8ES
£275,000



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A deceptively spacious Grade II listed terraced cottage, just a short, level walk from Penryn's historic town centre. This charming home offers three double bedrooms, characterful semi-open-plan living spaces, and a sunny rear courtyard.

A characterful and surprisingly generous granite cottage, believed to date from the 1840s, ideally located just a short, level walk from the historic centre of Penryn. The property retains a wealth of original period features, including sash windows, exposed timber floorboards, traditional joinery, and feature fireplaces, all contributing to its charm and heritage appeal.

- Character cottage
- Central town position - level walk to amenities
- 3 double bedrooms
- Semi-open-plan living areas
- Authentic bathroom
- Spacious landing
- Ample storage
- Small and sunny rear courtyard





The current/last owners have enhanced the interior with a number of tasteful improvements, including a mains gas-fired central heating system and a refitted kitchen, complete with beautifully laid Delabole slate flooring.

What truly sets this cottage apart is the notably larger first floor—approximately 30% larger than the ground floor—thanks to a flying freehold over the neighbouring storeroom. This unique feature allows for three well-proportioned double bedrooms and a spacious family bathroom, rarely found in similar period homes.



The accommodation comprises an inviting living room with woodburning stove, open to a spacious dining room, and a separate kitchen on the ground floor. Upstairs, there are three generous double bedrooms and a family bathroom. Outside, a small yet sunny rear courtyard offers a peaceful space for outdoor enjoyment, enclosed by attractive stone walling for privacy and character.

Situated just a one-minute level walk from Penryn's town centre and approximately five minutes on foot from the train station, the cottage benefits from excellent connectivity. The station provides regular services along the branch line to Falmouth and the cathedral city of Truro, with onward connections to London Paddington.

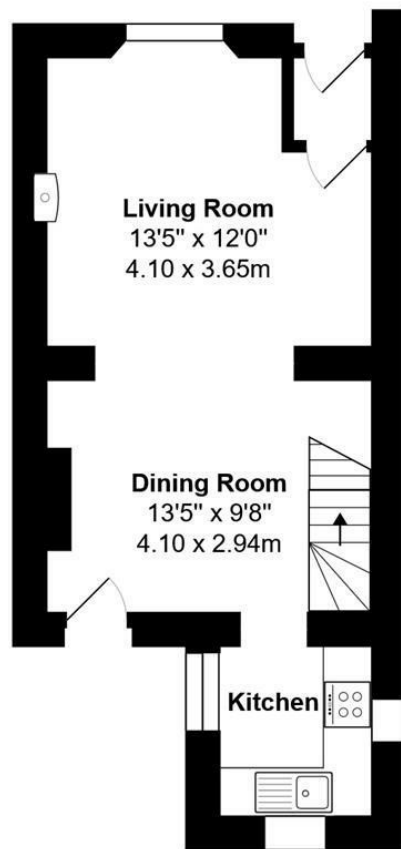


Penryn is a thriving and historic market town, home to a friendly community and a variety of amenities, including independent shops, cafes, restaurants, public houses, a pharmacy, and an award-winning fish and chip shop. The town also supports a strong sporting and educational community, with football, rugby, and cricket clubs, Penryn College, Penryn Primary Academy, and Falmouth University's Tremough Campus all nearby. The vibrant harbourside town of Falmouth lies just two miles away.

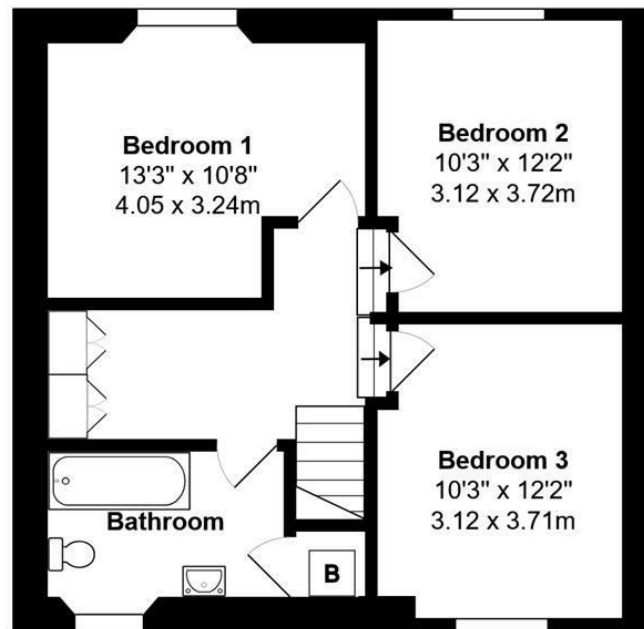
ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession with the benefit of no onward chain, assuming our clients are unable to coincide a purchase. Services - Mains gas, electricity, water and drainage. Gas central heating. Council Tax - Band B. EPC rating - 61 (D)





Ground Floor
Approx Area: 31.8 m² ... 343 ft²



First Floor
Approx Area: 51.0 m² ... 549 ft²



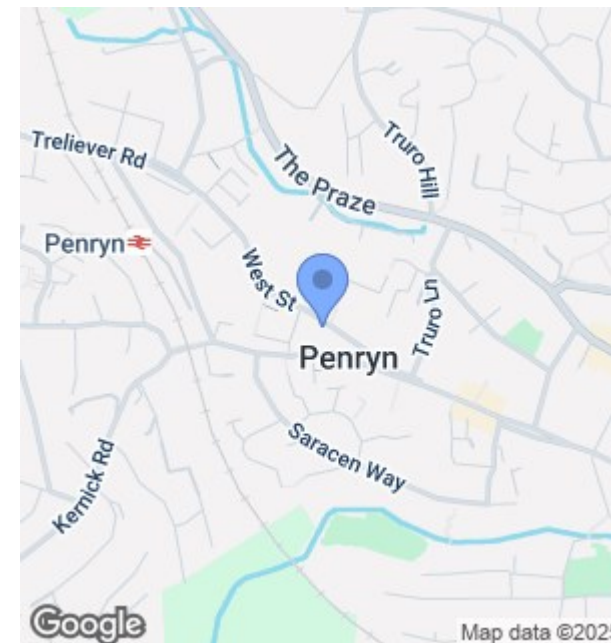
51, West Street, Penryn, TR10 8ES

Total Approx Area: 82.8 m² ... 892 ft²

All measurements are approximate and for display purposes only

Viewing Please contact us on 01326 352302
if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

