



98 The Terrace, Penryn, TR10 8EN

Guide Price £250,000

A charming 2 bedroom semi-detached cottage, believed to have originally formed part of Penryn's founding junior school, and benefiting from large windows and high ceilings. Dating back to circa 1800's, this characterful home has been finished with a number of bespoke handmade fixtures and fittings, using a number of reclaimed materials. The property is located within the heart of the town, accessed via an ope way from the main street, with many of Penryn's amenities right on the doorstep. The accommodation comprises on the ground floor: spacious kitchen/diner with hand-built kitchen and large sash window, sitting room with cast iron multi-fuel stove and reclaimed timber floor. On the first floor are 2 bedrooms and a family bathroom. Externally, the cottage provides a large raised flower bed to the front and a small walled courtyard garden to the side. The cottage benefits from newly installed air source central heating and is being sold with no onward chain.

Key Features

- Charming 2 bedroom character cottage
- Large windows and high ceilings
- Living room with multi-fuel stove
- Small courtyard and utility outbuilding
- Tucked away in the centre of town
- Spacious kitchen/diner with bespoke handmade units
- Newly installed air source heat pump central heating
- EPC rating E



THE ACCOMMODATION COMPRISES

Obscure multi-pane glazed front door to the:-

KITCHEN/DINER

A charming, light and bright kitchen/dining room with a bespoke handmade eye and waist level units with a wooden worktop. Built-in Smeg four ring gas hob and electric oven. Ceramic sink/drainage unit with mixer tap. Multi-pane sash window with window seat and handmade wooden shutters. Further sash window to rear aspect, tiled flooring, radiator. Timber staircase to first floor, with bespoke handmade built-in storage below. Door to the:-

SITTING ROOM

Large multi-pane glazed sash window to front aspect with handmade wooden shutters, window seat providing storage and made with reclaimed timber from a ship. Reclaimed wooden floor. Tiled fireplace with inset multi-fuel stove, tiled hearth and wooden mantel. Ceiling light, radiator.

FIRST FLOOR

LANDING

Stripped wood floorboards. Airing cupboard/wardrobe with hanging rail. Loft hatch. Doors to bedrooms and bathroom.

BEDROOM ONE

Double bedroom with high ceilings and large multi-pane glazed sash window to front aspect. Deep built-in wardrobe with hanging rail and cupboard above. Radiator, stripped wood floorboards.

BEDROOM TWO

A small double bedroom benefiting from high ceilings, with a large multi-pane glazed sash window to front aspect. Stripped wood floorboards, radiator, ceiling light.

BATHROOM

A white three piece suite comprising panelled bath with electric shower, pedestal wash hand basin and low flush WC. Majority tiled walls, painted wood floorboards, large obscure glazed sash window. Extractor fan, radiator.

THE EXTERIOR

FRONT

To the front of the property is a large raised flower bed and access to the front door.

GARDEN

Located to the side of the property, a small, low-maintenance courtyard-style garden. enclosed with low stone wall and fencing. Adjacent is a:-

UTILITY SHED

Timber built and clad utility shed with power and light. Space and plumbing for washing machine and tumble dryer.

GENERAL INFORMATION

AGENT'S NOTE

A door located on the terrace gives access to the opeway, leading to number 98, as well as 97 and 101.

SERVICES

Mains water, electricity and drainage are connected to the property. Newley installed Air source heat pump providing central heating and hot water.

COUNCIL TAX

Band A - Cornwall Council.

TENURE

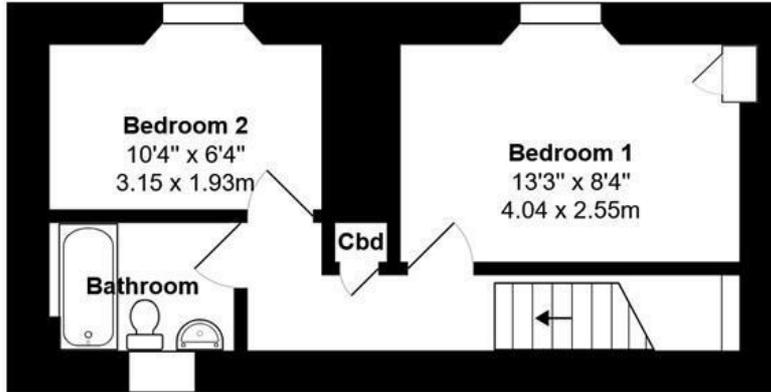
Freehold.

VIEWING

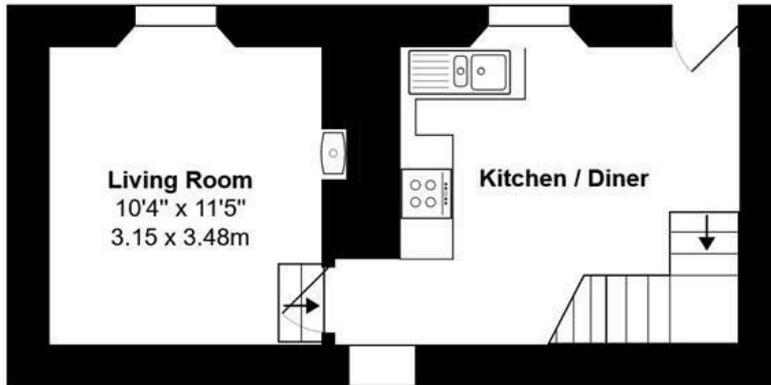
By telephone appointment with the vendor's sole agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



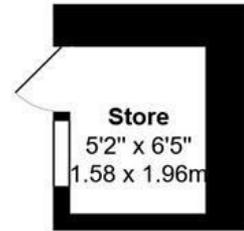
Floor Plan



First Floor
Approx Area: 28.2 m² ... 303 ft²



Ground Floor
Approx Area: 26.6 m² ... 286 ft²



Outside Store
Approx Area: 33 ft² ... 3.1 m²



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Total Approx Area: 57.9 m² ... 624 ft²

All measurements are approximate and for display purposes only