



## 6 Vinery Meadow, Penryn, TR10 8FJ

£265,000

A delightful 2 bedroom semi-detached house, occupying an elevated position within this small development on the edge of Penryn, enjoying far-reaching views over the town and countryside. The accommodation comprises: entrance hallway, ground floor cloakroom, open-plan living/dining space with patio doors leading onto the garden and open to a modern fitted kitchen. On the first floor are 2 double bedrooms and a family bathroom. The generous garden is a particular feature of the property, enjoying an open south-facing aspect which incorporates a decked terrace and central lawn bordered by well stocked flower beds. The property is fully double glazed and warmed by under-floor electric heating.

### Key Features

- Delightful 2 bedroom semi-detached home
- Beautifully planted rear garden with sunny south-facing aspect
- Within walking distance of the town and quay
- Electric-under floor heating and double glazing
- Popular modern development on the outskirts of Penryn
- Open-plan living space with access to the garden
- Allocated parking space
- EPC rating awaited



## THE LOCATION

Vinery Meadow is located on the edge of Penryn, off Truro Hill, and within a few minutes' walk of the towns many amenities. Falmouth is just over two miles away, with easy access to Truro, just nine miles distant. Penryn Quay is a half mile stroll down the road, with popular Muddy Beach Café and Bailey's Country Store Farm Shop.

## THE ACCOMMODATION COMPRISES

Obscure double glazed front door to storm porch.

### ENTRANCE HALLWAY

Recess with storage for shoes and coats, wall mounted consumer unit, porthole-style window to kitchen. Carpet tiles, engineered oak flooring. Doors to living room and:-

### GROUND FLOOR WC

Dual flush WC, wash hand basin with tiled splashback. Engineered oak flooring, central ceiling light, extractor fan. Double glazed window to front aspect.

### LIVING/DINING ROOM

A sociable living/dining room open with an archway to the kitchen and double glazed patio doors leading onto the east-facing garden and decked terrace. Engineered oak flooring, stairs rising to the first floor with under-stair storage cupboard. Central ceiling light. HRV ventilation system, TV and telephone points.

### KITCHEN

Eye and waist level units, wood-effect roll-top worksurface with inset stainless steel sink/drainage unit and mixer tap. Built-in electric oven with ceramic four-ring hob and extractor fan over, built-in fridge and freezer. Space and plumbing for washing machine. Continuation of engineered oak flooring, part tiled walls, recessed ceiling lights. HRV ventilation system, double glazed window facing east and overlooking the rear garden.

### FIRST FLOOR

#### LANDING

Doors to bedrooms and family bathroom. Airing cupboard housing hot water cylinder and shelving. Double glazed window to rear aspect, loft hatch. Central ceiling light.

#### BEDROOM ONE

A double bedroom with double glazed window to the rear aspect overlooking the delightful rear garden. Built-in over-stair storage with hanging rail, ideal as a wardrobe. Central ceiling light, HRV ventilation system.

#### BEDROOM TWO

A light and bright dual aspect second double bedroom with double glazed windows to the front aspect and overlooking the rear garden. Central ceiling light, HRV ventilation system.

#### FAMILY BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment, tiled surround and glass shower screen, pedestal wash hand basin, dual flush WC. Further tiling to walls, obscure double glazed window to the rear aspect. Heated towel rail/radiator, central ceiling light. HRV ventilation system.

## THE EXTERIOR

## REAR GARDEN

From the living room, double glazed patio doors open onto a sheltered decked terrace, providing space for a table, with built-in benches, small greenhouse with side gate providing rear pedestrian access, and steps lead up from the terrace to the main lawned garden, with built-in garden storage below. The garden has the benefit of an open south-facing aspect, enjoying sun for the majority of the day, and larger than one would expect for a property of this size. The garden is beautifully planted and maintained with a central lawn and well stocked low level flower beds containing a vast number of shrubs, including a Japanese quince, Echinacea pininana and Eucalyptus gunnii tree. There are two raised vegetable beds and a substantial garden studio, fully insulated with double glazed windows and double glazed door - an ideal space for those who work from home or require an art of hobby space. The garden is fully enclosed by attractive stone wall and fencing, and provides a good degree of privacy.

## FRONT

Token front garden, planted with a number of shrubs. A paved terrace leads to steps rising to the front door.

## GENERAL INFORMATION

### SERVICES

Mains water, electricity and drainage are connected to the property. Telephone point (subject to supplier's regulations). HRV ventilation system and under-floor electric heating.

### COUNCIL TAX

Band B - Cornwall Council.

### AGENT'S NOTE

We understand an annual service charge of £360 is payable for the maintenance of all communal areas, including parking spaces, gardens, hedges, etc. The estate is managed by Silverkey in Truro.

### TENURE

Freehold.

### VIEWING

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



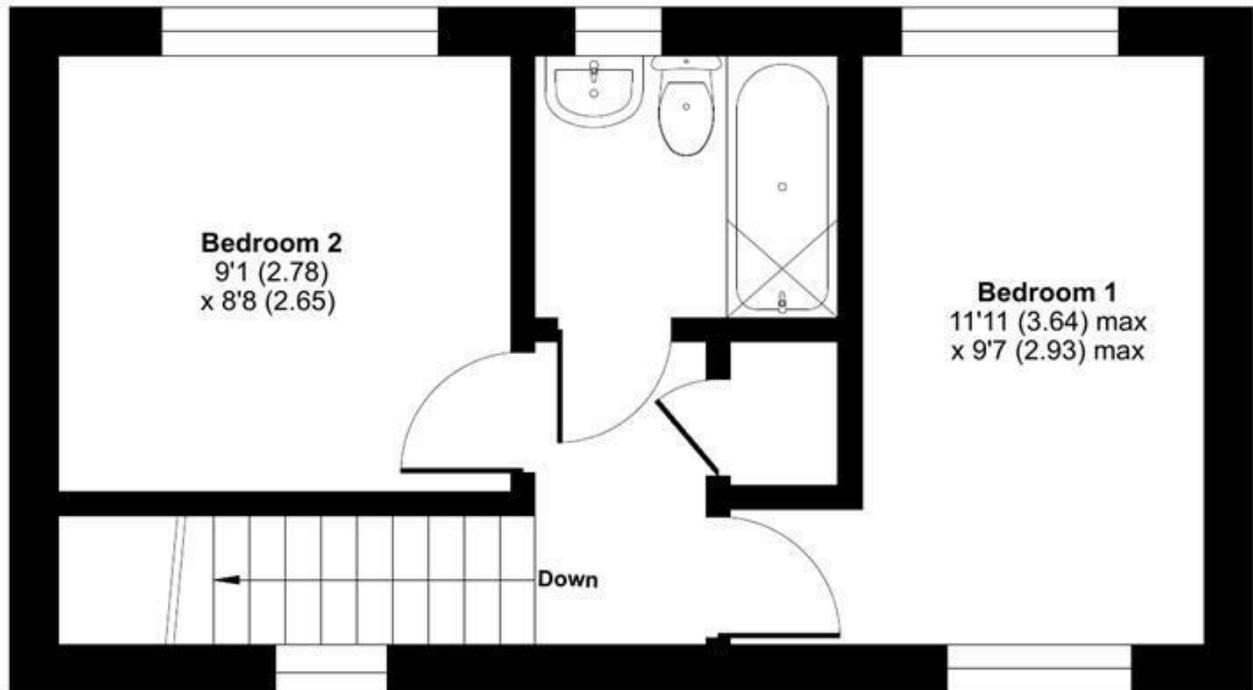


# Floor Plan

## Vinery Meadow, Penryn, TR10

Approximate Area = 556 sq ft / 51.6 sq m

For identification only - Not to scale



**FIRST FLOOR**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2026. Produced for Laskowski & Company. REF: 1431028