



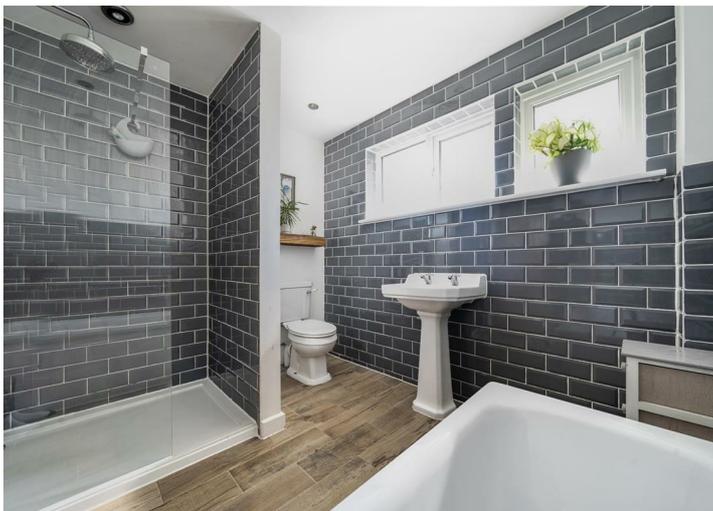
## 10 Bohelland Rise, Penryn, TR10 8DS

Guide Price £550,000

An extensive and hugely versatile detached house providing over 2000 sq ft of accommodation, currently offering up to 6 bedrooms. This large family home occupies an elevated position on the outskirts of Penryn, with far-reaching views over the town and towards the quay. The hugely adaptable accommodation is ideal for large families or multi-generational living, as well as offering a great investment/letting opportunity. The ground floor could lend itself to provide self-contained living and (subject to any necessary permissions) would offer a good sized annexe with at least 2 bedrooms. This reverse-level property is well presented throughout, occupying on the first floor: 25 ft reception room, kitchen, 3 double bedrooms and a family bathroom; on the ground floor are a further 3 double bedrooms, play room/study, shower room and 2 large basement store rooms, offering potential for further conversion to even more accommodation (subject to any necessary permissions). Externally, there is off-road parking for 3 cars, and an enclosed rear garden.

### Key Features

- Substantial 6 bedroom detached house
- Superb family home or letting investment
- Large basement with scope for further accommodation
- Off-road parking, front and rear gardens
- Hugely versatile accommodation
- Potential for self-contained annexe
- Elevated position with views over the town and countryside
- EPC rating E



## THE ACCOMMODATION COMPRISES

Steps lead up to the raised storm porch. Double glazed front door to the:-

### ENTRANCE HALLWAY

Glazed door to living room, open to kitchen. Doors to first floor bedrooms and family bathroom. Cupboard housing hot water cylinder. Radiator, loft hatch.

### LIVING/DINING ROOM

A large, light and bright, triple aspect reception room open to the kitchen and rear stairwell, with far-reaching views over Penryn and towards the quay. Fireplace with wood burning stove, tiled hearth and wood mantel. Recessed ceiling lights, wood-effect laminate flooring, radiator.

### KITCHEN

Open to the living room, with light coloured eye and waist level units, both above and below a white granite-effect worksurface, with inset ceramic sink and mixer tap, built-in four ring ceramic hob, built-in fan assisted oven, and extractor unit above. Part-tiled walls, recessed ceiling lights. Built-in dishwasher, space for fridge/freezer. Double glazed window to rear aspect, overlooking the garden and countryside in the distance. Door to the:-

### REAR PORCH

Double glazed internal window to stairwell. Double glazed windows to rear and side aspects, providing elevated views over Penryn. Built-in waist level unit, double glazed door with steps leading down to the garden. Recessed ceiling lights.

### REAR STAIRWELL

Stairs descend to the ground floor.

### BEDROOM ONE

Double glazed window to front aspect. Radiator, recessed ceiling lights, built-in wardrobe.

### BEDROOM TWO

Double bedroom with built-in wardrobe, double glazed window to front aspect, recessed ceiling lights, radiator.

### BEDROOM THREE

Double bedroom with double glazed window to rear aspect, radiator, recessed ceiling lights.

### FAMILY BATHROOM

A three piece suite comprising low flush WC, wash hand basin, and panel bath with tiled surround, large walk-in shower with glass shower screen and boiler-fed rainfall-style showerhead and tiled surround. Further tiling to walls, wood-effect laminate flooring, obscure double glazed window.

## LOWER GROUND FLOOR

### HALLWAY

Wood-effect laminate flooring, obscure glazed door to the garden, obscure internal glazed window to bathroom. Stairs rising to the first floor. Doors to all ground floor bedrooms, and the bathroom.

### BEDROOM FOUR

Large dual aspect double bedroom with double glazed windows to front and side aspects. Radiator, recessed ceiling lights.

### BEDROOM FIVE

Double bedroom with double glazed window to front aspect, recessed ceiling lights.

### BEDROOM SIX

A sixth double bedroom with small double glazed window to rear aspect. Recessed ceiling lights, radiator. Door to basement storage area. This versatile room is open to the:-

### PLAYROOM/STUDY/HOBBY ROOM

This area of additional living space has restricted head height, but is ideal for children. A range of built-in cupboards provide storage. Recessed ceiling lights, double glazed window. Access to further basement storage area.

### BASEMENT STORAGE AREAS

Two large walk-in basement storage areas with restricted head height. One currently housing the oil fired boiler, servicing domestic heating and hot water. The basement areas offer potential for conversion to provide even more accommodation (subject to any necessary consents and/or permissions).

## THE EXTERIOR

### UTILITY ROOM

Accessed from the garden, this block-built utility room provides space and plumbing for a washing machine and tumble dryer, with power and light. Radiator, large double glazed window.

### FRONT GARDEN

To the front of the property is a gravelled driveway providing off-road parking for approximately three cars. A lawned front garden is bordered by shrubs and there is a large timber storage shed. A path leads round both sides of the property, to the:-

### REAR GARDEN

The sunny, south-west facing garden offers an exceptional degree of privacy. The lawn is bordered by shrubs and an area of decking gives access to a small garden store, with steps leading up to a further raised area of garden, laid with shingle and decking to provide a seating area. Wood store, rotary drying line, screen concealing the oil tank. Both the front and rear gardens provide external power and light.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water, and drainage are connected to the property. Oil fired central heating.

### COUNCIL TAX

Band D - 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.





## Boholland Rise, Penryn, TR10

Approximate Area = 2647 sq ft / 245.9 sq m

Outbuilding = 17 sq ft / 1.5 sq m

Total = 2664 sq ft / 247.4 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Laskowski & Company. REF: 1312109