



## 15 Eastwood Road, Penryn, TR10 8LA

Guide Price £650,000

One of Penryn's finest period homes! An exceptional, detached, double fronted Victorian house believed to be part of the Glasney Estate, beautifully restored and sympathetically updated, incorporating comprehensive 3/4 bedroom, 2 bath/shower room reverse level accommodation. Featuring a double storey extension to the rear, sweeping gardens, stocked with varying specimen plants, shrubbery and trees linking to first floor level via a broad sun terrace giving access to surplus parking, a recently reconstructed double garage and a detached workshop/garden store. In all, a highly versatile family home, finished impeccably, within walking distance of coffee shops, restaurants and one of the areas finest country stores. Viewing highly recommended!

### Key Features

- Double fronted and reverse level Victorian property
- Comprehensive 3/4 bedrooms, 2 bath/shower room accommodation
- Exceptional quality interiors offering character and charm
- Beautifully stocked garden with sweeping lawn and sun terrace
- Carefully restored, exceptional attention to detail
- Detached workshop and garden store
- Recently reconstructed double garage, surplus driveway parking
- EPC rating C







## THE ACCOMMODATION COMPRISES

From Eastwood Road, granite gate posts with wrought iron gate open into a mellow stone paved terrace, with established shrubbery and deep hedging, giving way to a hardwood panelled entrance door with granite threshold and obscure pane, leading into the:-

### ENTRANCE HALLWAY

Panel doors to the family bathroom, bedroom two, bedroom three and upon entry, door giving access to airing cupboard with slatted shelving and consumer unit, together with inset downlight for convenience. Slate flooring, inset downlights, two continental wall-mounted heating thermostats providing zone-controlled underfloor heating (one for bathroom, the other for the hallway). Stairwell rising to first floor level. Exposed stonework. Opening to inner hallway.

### FAMILY BATHROOM

A beautifully appointed three piece suite comprising low flush WC, vanity unit with storage space and inset sink with mixer tap and tiled splashback, deep panelled bath with contemporary tiled surround, wall-mounted heated towel rail, further wall-mounted controls for over-head shower with ancillary handheld shower head, mixer tap and inset downlights. Tiled recess providing useful shelf space, wall-mounted mirror with LED trim, shaver socket, and Bluetooth capability. Recess with window seat and six pane sash window offering convenient secondary glazing. Continuation of slate flooring, underfloor heating.

### BEDROOM TWO

Bright, light and spacious, with three windows (one six pane sash with secondary glazing and window seat under to front elevation, together with two further recessed multi-pane windows to side aspect). Walk-in under-stair storage area with exposed stone wall. Radiator, inset downlights.

### BEDROOM THREE

Once again, incredibly bright via clear glazed uPVC French doors giving access onto an almost solely dedicated and private courtyard with sandstone paving. An exceptional addition particularly in summer time, offering a unique 'outdoor/indoor' aspect. Inset downlights, radiator, corner alcove providing useful storage/display space. Slate threshold to uPVC doors.

### INNER HALLWAY

Continuing from the entrance hallway, panel doors providing access to principal bedroom suite and utility, together with uPVC multi-pane door leading out onto the lower enclosed courtyard. Continuation of slate flooring with zone-controlled underfloor heating. Exposed stone wall, inset downlights.

### UTILITY

Most useful and making excellent use of space, with quartz countertops set in a L-shape with broad inset sink and mixer tap. Space and plumbing for washer/dryer, undercounter drawers and eye-level cupboards. uPVC window to side elevation overlooking the lower courtyard. Inset downlights, extractor fan, slate flooring.

### PRINCIPAL BEDROOM SUITE

Continuation of slate flooring, initially leading to carpeted flooring. Exposed stonework, panel door to en-suite shower

room. An exceptionally well sized double bedroom providing much natural light via double glazed casement windows to the front elevation. Two built-in open-fronted cupboards offering hanging space and useful clothes storage. Two wall lights, inset downlights, radiator.

### EN-SUITE SHOWER ROOM

Once again, of exceptional quality, offering a deep walk-in shower with glazed side panel, wall-mounted controls, ceiling mounted showerhead and ancillary handheld attachment. Broad vanity unit with storage and inset sink with mixer tap, low flush WC. Continuation of slate flooring, mosaic-effect tiling to shower, contemporary tiling to all walls. Inset downlights, mirror fronted medicine cabinet, tall wall-mounted heated towel rail.

### FIRST FLOOR

Staircase rises to first floor level from the entrance hallway.

### LIVING ROOM

An outstanding room, superbly finished with exceptional attention to detail. Offering many character features including exposed stonework, ceiling beams, six pane sash windows to front elevation, with deep sills, and inset wood burning stove with red brick lintel and slate hearth. Offering a degree of space and light throughout, a connecting room with opening to the kitchen/dining area, multi-pane door leading to the office and broad opening providing access to an ancillary snug area. Column radiator, engineered oak flooring, wall lights with dimmer switching. Staircase part-galleried to stairwell below.

### SNUG AREA

A nice addition to the living room, currently utilised as a secondary living space yet providing much versatility with the option to separate, if required. Ceiling beams, inset downlights with dimmer switching. Continuation of engineered oak flooring. Column radiator, internet point. Low-level storage with built-in cupboards.

### OFFICE

Another versatile room providing the possibility to become a small single bedroom/child's room, based on those prospective purchasers needs. Continuation of engineered oak flooring, characterful exposed stonework, six pane sash window with deep sill and secondary glazing. Ceiling beam at midpoint, loft hatch, inset downlights, vertical radiator.

From the living room, a small step descends into the:-

### KITCHEN/DINING ROOM

Located within an extended part of the property, a triple aspect and somewhat deep room with varying casement windows to the side and rear elevations, together with two doors to the kitchen and dining areas allowing access onto a sunny rear terrace, linking the ground and first floors via a sweeping side garden. Views from the kitchen towards the rooftops of Harbour Village.

### DINING AREA

Broad stable door with small panes providing another 'formal' entrance way, cloak area with contemporary panelling, coat hooks, inset downlights, and continuation of slate flooring with feature exposed stone wall. Wall-mounted continental heating control. Underfloor heating, pendant light. Space for table and chairs. Open to the:-

## KITCHEN

Contemporary, well thought out and incredibly stylish, showcasing an array of units set in an L-shape with quartz countertop, panel-style cupboards with central island providing extended breakfast bar feature with Corish oak counter top and cupboard space below. Built-in appliances to include Bosch dishwasher. Double stainless steel Frankie sink with swan neck mixer tap, space for oven/stove with matching extractor fan. Space for free-standing fridge/freezer. Continuation of slate flooring with underfloor heating, wall-mounted heating control. Contemporary tiled splashback at mid-point. Inset downlights with dimmer switching. Casement windows providing elevated views over the sweeping side, front and rear gardens, taking in views towards Harbour Village. French doors leading out onto the broad sun terrace and garden beyond.

## WC

Low flush WC, wall-mounted sink with mixer tap, loft hatch, inset downlights. Panelling to waist height. Four pane double glazed window, slate flooring.

## THE EXTERIOR

### DRIVEWAY AND PARKING

Accessed via Hillhead Road and initially shared with two neighbouring properties; an unmade track with double garage initially to the left and five bar gate providing access to a deep driveway bordered by stone walling and timber fencing, together with further garage and attached workshop. Offering plentiful parking overall with hardstanding. A waist-height gate gives access to the upper lawn area and two sets of steps from the driveway, one quarry tiled with arched trellis covered in flowering climbers, gives way to the broad sun terrace with access to the kitchen/diner via French doors. An ancillary set of granite steps descend to the sheltered lower courtyard.

### GARAGE & WORKSHOP

Detached and most useful! Broad in nature with Crittall windows providing much natural light to one side, corrugated roof, spanning almost 11 metres in length. Separated internally via stud walling which could be taken down, if required. To the front of the garage are timber swing doors allowing for a broad opening providing use for boat storage etc and useful inspection pit. Strip lighting and power in situ. Multi-pane door to far side leads into the:-

### WORKSHOP AREA

With a work bench set in an L-shape, open storage under. Separately metered, with electrical meter at ceiling height. Glass pane door to rear, leading onto the driveway. Once again fitted with power and light.

### GARDENS AND GROUNDS

Perhaps one of the finest, intriguing and exceptionally maintained outdoor areas to accompany a property within the Penryn town radius that we have seen in many years! To the front of the property, access from the mellow stone terrace gives way to a set of granite steps with wooden pergola giving way to an enclosed and lawned lower garden, filled with a variety of specimen plants and shrubs including wine vines, bordered by established hedging. Inset slate 'flagstones' provide a quaint pathway that ascends gently, sweeping around the side of the property on the south-east

elevation, to a broad, L-shaped, mellow stone paved sun terrace, boasting retaining walls with charming rose planted flower beds and flowering magnolia, complementing the kitchen/dining area, particularly in spring and summer months, perfectly suited for al fresco dining, social gatherings and level, allowing a base for garden furniture etc. Contemporary external lights feature around the sun terrace and to the property, with one side offering wood storage, cold water tap and external preparation area with quality marble countertop. Elevated views can be taken in over lower Penryn to include the outer areas of Harbour Village.

From the sun terrace, quarry tiled steps with timber hand rail rise to the driveway, whilst ancillary access via a granite step pathway from the garden leads onto an upper lawned area through a wisteria covered pergola, populated with fruit trees (apple & pear), olive tree, quince tree, rhododendrons, azaleas etc together with colourful shrubbery. A modern greenhouse exists to the upper level, along with a summerhouse and waist height timber fencing leading to the garden store/workshop, driveway and double garaging. Those with 'green fingers' will not be disappointed in this exquisite garden!

## GENERAL INFORMATION

### SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone points (subject to supplier's regulations). Zone controlled underfloor heating. Wood burning stove to living room. CAT 5 wiring installed.

### COUNCIL TAX

Band D - Cornwall Council.

### TENURE

Freehold.

### VIEWING

Strictly by appointment only with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

### AGENTS NOTE / DOUBLE GARAGE

Prospective purchasers should be made aware a double garage exists to the rear access which can be included within the sale, subject to negotiation (price to be confirmed). The double garage has been recently re-built and attached on one side to the 'sunshine yoga studio'. Constructed of block with pitched and corrugated roof, and separated internally by a dividing block wall. Up-and-over doors to both garages with potential for storage within the roof pitch. Suitable for those with dry storage needs.











Floor Plan

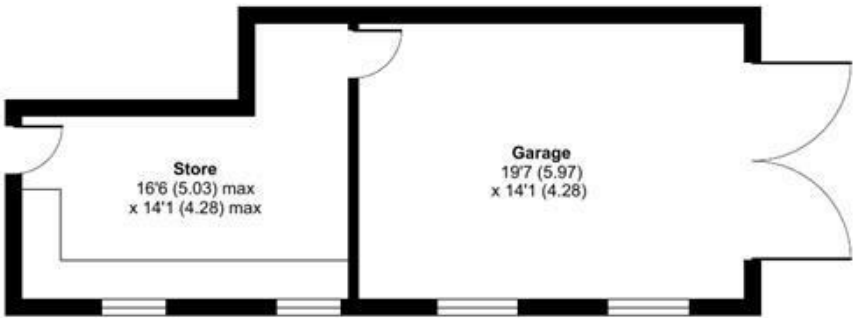
Eastwood Road, Penryn, TR10

Approximate Area = 1470 sq ft / 136.5 sq m

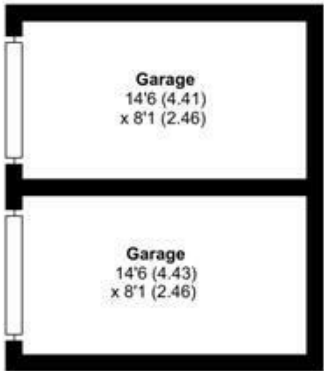
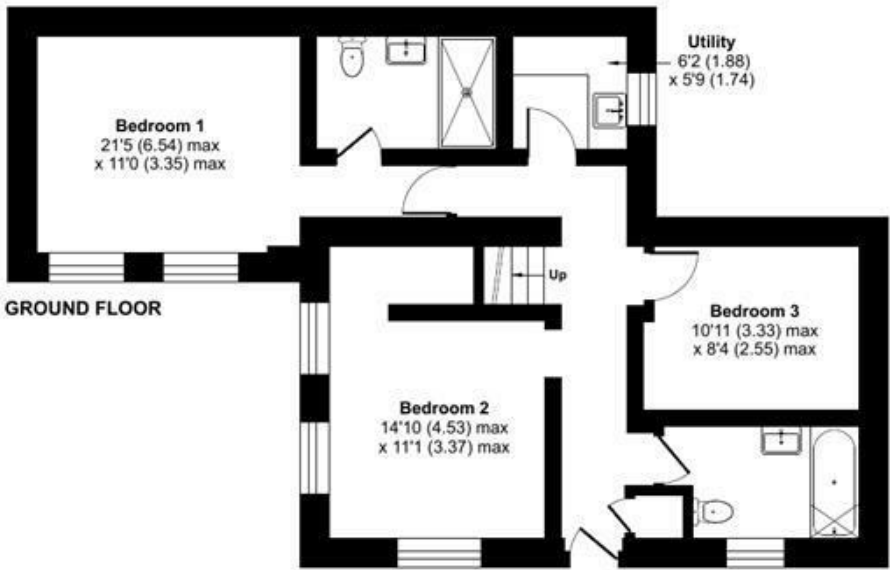
Garage = 693 sq ft / 64.3 sq m

Total = 2163 sq ft / 200.8 sq m

For identification only - Not to scale



GARAGE 1



GARAGE 2 / 3



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2025. Produced for Laskowski & Company. REF: 1278412