



## Penmorva Helford Passage Hill, Falmouth, TR11 5LE

£3,500

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\*\*\*RARE OPPORTUNITY\*\*\*

Situated in one of the most prestigious roads in Cornwall, overlooking the beautiful Helford River, Penmorva presents a very rare opportunity to enjoy one of the very best river views that this county has to offer. This detached, 5 bedroom residence is ideal for someone who wants to try a Cornish lifestyle before deciding to buy a property.

Penmorva is within walking distance to the sixteenth century Ferryboat Inn and the beautiful Helford Passage, known for its scenery, boating and sub-tropical gardens

The furnished accommodation briefly comprises:

A spacious, bright entrance hallway with doors leading into the dining room with a charming window seat enjoying lovely views of the garden and Helford, double doors leading to a living room with patio doors leading out to the garden.

A further archway opens into the main living room featuring a recessed fireplace with contemporary log burner and doors leading directly into the garden.

A good sized kitchen offering ample cupboard space and attractive views over the surrounding countryside.

A shower room and useful storage room.

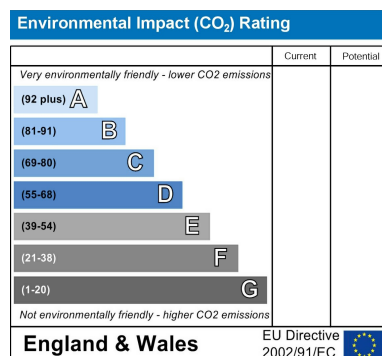
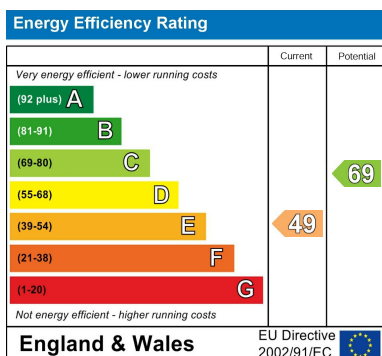
The staircase leads to an impressive principal bedroom featuring a panoramic window with enviable views, along with access to a dressing room and an ensuite shower room with WC and wash hand basin.

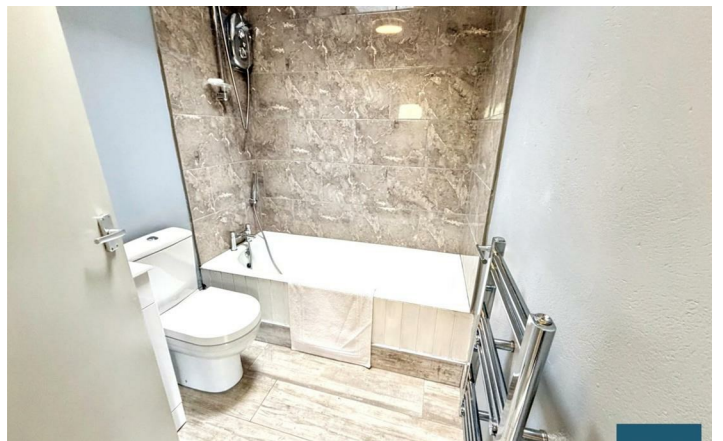
From the landing there is access to two further bedrooms, both enjoying wonderful views and a bathroom with a bath, WC and wash hand basin.

Accessed from the kitchen is a tiled utility area with a door leading to a WC, along with additional doors providing access to a utility room and the annexe, which has one double bedroom, living room, kitchen, bathroom and a storage room.

The property also benefits from a double garage and oil central heating.

Call now to arrange a viewing!





Approx Gross Internal Area  
396 sq m / 3291 sq ft



Ground Floor  
Approx 264 sq m / 2196 sq ft

Denotes head height below 1.9m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Snappy 360.

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