





**The Garden
Apartment
6 Broad Street,
Penryn TR10 8JH**

2 Bedrooms
2 Reception Rooms
2 Bathrooms
110 Sq. Metres

**Guide Price
£365,000**



A beautifully presented garden apartment in a Grade II Listed property close to the Penryn River and the amenities of the town.

This duplex apartment is a stylish and deceptively large home set within the historic surrounds of Penryn.

Having been comprehensively re-modelled by the current owners this apartment offers generous living spaces over two floors and also has the added benefit of a good sized, garden.

Entering the apartment from the shared entrance hall, there is a good sized landing which leads to a beautiful formal sitting room to the front of the building. Picture and chair rails, high skirting, coving and a ceiling rose as well as a Victorian fire-place with a black marble surround and slate hearth demonstrate the history of the building. Refinished pine floorboards and a modern decorative touch bring the space up to date. To the rear of the ground floor is a cloakroom with high quality cabinetry, half height tiles and a window overlooking the garden.

A cast iron spiral staircase leads down to a large kitchen which is the heart of the home. A wood burner with a mosaic tiled surround near the dining area adds ambience and glazed south facing doors bring in plenty of natural light.

A range of modern base and wall mounted, navy, shaker cabinets with a marble worktop house a built in fridge-freezer and a larder unit. There is also a built in dishwasher and an inset Belfast double sink. There is space for a range oven and there is a modern glass extractor above. The kitchen has large format Porcelanosa tiles throughout and was designed by Penryn based, Susie Hammond Kitchens.

An inner hall leads to the family shower room. The large walk in shower, full height tiling, a unique pedestal sink and motion sensing lighting would rival a boutique hotel.

There is a large double bedroom with plenty of space for wardrobes. From this room a hall leads to a cloak room with a built in utility cupboard. Stairs at the end of the hall then lead up to an adjoining second bedroom. This is a unique arrangement as it results in the apartment straddling both sides of the building. The current owners use this room as a nursery, but it could easily be used as a guest room, or with some minor alterations an inner hall could be created to completely separate both bedrooms.

To the rear of the kitchen is an old timber glazed garden room. This is in need of repair but being south facing would be a superb suntrap.

To the rear of the property is a large walled, lawned garden with a tree palm and Silver Birch and with nice distant views. There is a re-built timber potting shed which could be adapted into a garden office. This garden is a beautiful addition to the apartment, providing a south facing, private outdoor oasis in the heart of the town.

This apartment has been exquisitely updated and refurbished by the current owners. It retains plenty of the character of the grade II listed building but has been upgraded to create a warm comfortable home with a good EPC result testament to the upgrades.

Please note, the property does not have any parking facilities however there is plenty of on-street parking nearby as well as three car parks within walking distance. Further, day to day facilities are readily accessible on foot with the town centre at the top of the road and the waterfront also within walking distance.







Surrounding Area

Penryn is an ancient town approximately a mile from Falmouth. It is a charming town with an ancient history, with a large proportion of its buildings dating from Tudor, Jacobean, and Georgian times. Due to this, it has been designated an important conversation area.

A short walk from the property is Glasney College Park, a site of National significance, having been the location of a church set in 12 acres that was the administrative centre for the Diocese of Exeter. It was closed in 1546, had it not been, Penryn would have been the Cathedral Town of Cornwall.

The town is on the Penryn River about 1 mile northwest of Falmouth. Penryn was once an important harbour in its own right, landing granite and tin to be shipped to other parts of the country and world during the medieval period. The town has a wide range of amenities from public houses, cafés and a number of different trades and businesses along its main high street.

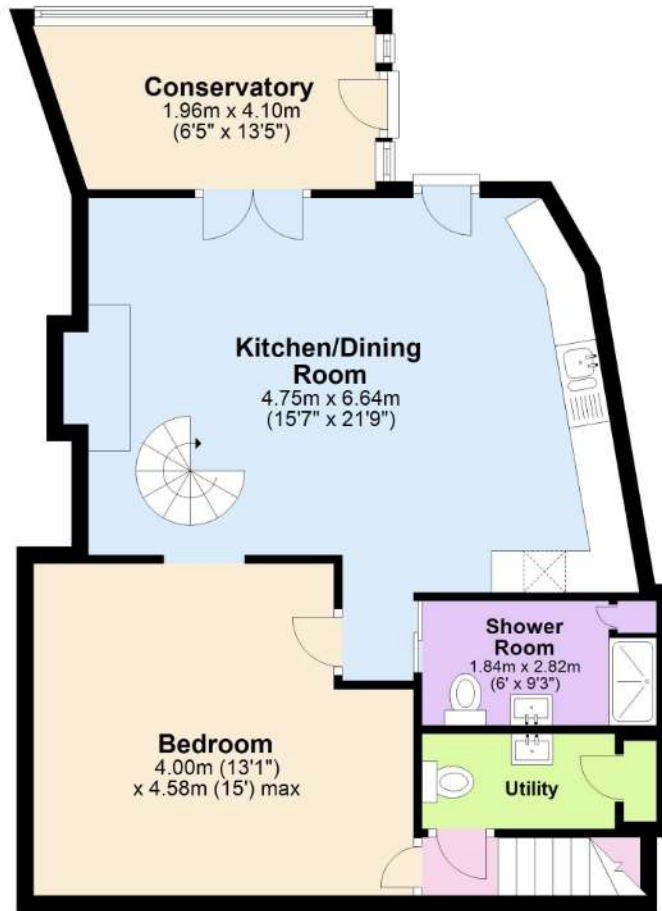
DIRECTIONS

Following the post code, proceed into Penryn on the B3292 along the river. Turn right onto Quay Hill which becomes Broad Street. The property will be found before St. Thomas St. on the left hand side.



Basement

Approx. 64.6 sq. metres (695.1 sq. feet)



Ground Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



Total area: approx. 101.2 sq. metres (1089.3 sq. feet)



Energy Efficiency Rating	
	Current Potential
Best energy efficient - lowest running costs	
92-100 A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Worst energy efficient - highest running costs	
68	76
England, Scotland & Wales	EU Directive 2002/91/EC

Additional Information

The property has mains gas central heating (boiler replaced in 2018), mains electricity water and drainage.

The property was damp proved by a professional building restoration company in 2018 with a guarantee.

999 Year lease from 1991. Ground Rent is £25pa. Service Charge £950pa.

Council tax band A

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