

**FOR SALE**

Guide Price £355,000 Freehold



*Estate Agents*

**Lewis Haughton**

**17 Lanoweth, Penryn, Cornwall.  
TR10 8RP**

## ABOUT THE PROPERTY

A rare opportunity to acquire a spacious, immaculately presented south facing three-bedroom bungalow with lovely countryside views and established tranquil gardens complete with stream running through. This beautifully presented and much-loved bungalow is available for the first time in 38 years and offers three bedrooms and picturesque views over woodland and open fields to the rear. Thoughtfully refurbished, the property now boasts a newly fitted kitchen with attractive dove grey finished units, offering ample storage with integrated oven, halogen hob and chimney extractor fan. At the heart of the home is a bright and spacious double reception room, with south facing large picture window to the front. The recently refurbished bathroom combines style with practicality. uPVC double glazing and night store heating. Outside, you'll find a garage, greenhouse, large patio and tranquil landscaped gardens at both the front and rear—perfect for relaxing and enjoying the tranquil surroundings.

Ideal as either a family home or letting opportunity. Set in a sheltered location in a quiet Penryn cul-de-sac near the Tremough area, this property offers the perfect balance of convenience and tranquility, located just three-quarters of a mile from the town centre and train station, and within easy reach of the University, it's ideally positioned for both daily essentials and student life. Despite its accessibility, the home enjoys a semi-rural setting with picturesque views over open fields to the rear, creating a peaceful retreat from the bustle. No onward chain.

## FEATURES

- BACKING ON TO OPEN FARMLAND
- PRIVATE ENCLOSED GARDENS
- 3 BEDROOM SEMI DETACHED
- STREAM RUNNING THROUGH GARDEN
- NEW KITCHEN
- BEAUTIFULLY PRESENTED
- RURAL VIEWS
- GARAGE & DRIVEWAY
- NO ONWARD CHAIN
- EPC: E, COUNCIL TAX: BAND C



## ROOM DESCRIPTIONS

### The Accommodation (all dimensions approximate):

uPVC half obscure glazed door leads to:

ENTRANCE HALL Loft access hatch, limed oak effect flooring, night storage heater, coat hooks, cloak cupboard with shelving.

Matching contemporary internal doors with chrome door furniture leading to:

SITTING/DINING ROOM 5.07m x 3.66m (16' 8" x 12' 0"). Light and airy room with large picture window to front overlooking landscaped garden, night storage heater, new grey coloured close fitted carpet.

KITCHEN 3.72m x 2.7m (12' 2" x 8' 10"). Newly fitted range of dove grey finished floor and wall mounted drawers and cupboards with integrated appliances including 'chimney' cooker hood, halogen hob and single oven. Complementary grey 'subway' style ceramic tiling, light oak effect work surfaces with Franke stainless steel sink and drainer unit with swan neck modern chrome mixer tap. Window overlooks rear well-stocked gardens and stream, half obscure glazed uPVC door to outside, painted wood panelling, airing cupboard with slatted shelves and housing hot water cylinder.

BEDROOM ONE 3.64m x 3.03m (11' 11" x 9' 11"). Large picture window to front

overlooking landscaped gardens,

BEDROOM TWO 2.75m x 2.43m (9' 0" x 8' 0") . Window to large patio to the side, smooth skim ceiling, new grey close fitted carpet.

BEDROOM THREE 2.58m x 2.39m (8' 6" x 7' 10") . Large picture window overlooking delightful rear gardens and adjoining farmland.

BATHROOM White suite comprising low level flush WC, offset corner bath with mixer tap and shower attachment, and pedestal wash hand basin. Obscure glazed window to rear extractor fan.

### Outside

From the council road, a sloping driveway gives access to the semi detached garage measuring 4.53m x 2.52m (14' 10" x 8' 3") internally, with window to rear, solid concrete floor and power connected. A landscaped terraced front garden comprises areas of lawn with attractive flowering shrubs and plants. Steps lead down to a large level patio area to the side of the property with raised pond feature - this sunny area is perfect for sitting out, morning coffee and alfresco dining.

The rear enclosed garden provides further areas of lawn with several attractive trees and shrubs and a wonderful stream flows along the northern boundary. The greenhouse



## ROOM DESCRIPTIONS

measures 3.7m x 2.5m (12' 2" x 8' 2") with roof vents and sliding door to gable end. There is an attractive outlook to the north through mature trees to neighbouring unspoilt farmland.

## SERVICES

The following services are available at the property however we have not verified connection:

mains electricity, mains water, mains drainage, night store heaters, telephone and broadband connected subject to tariffs and regulations.

## Agents Notes

These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Lewis Haughton. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair

or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

## Viewing Arrangements

Viewing by appointment with the Sole Agents, Lewis Haughton on 01872 264120 or email [info@lewishaughton.com](mailto:info@lewishaughton.com)

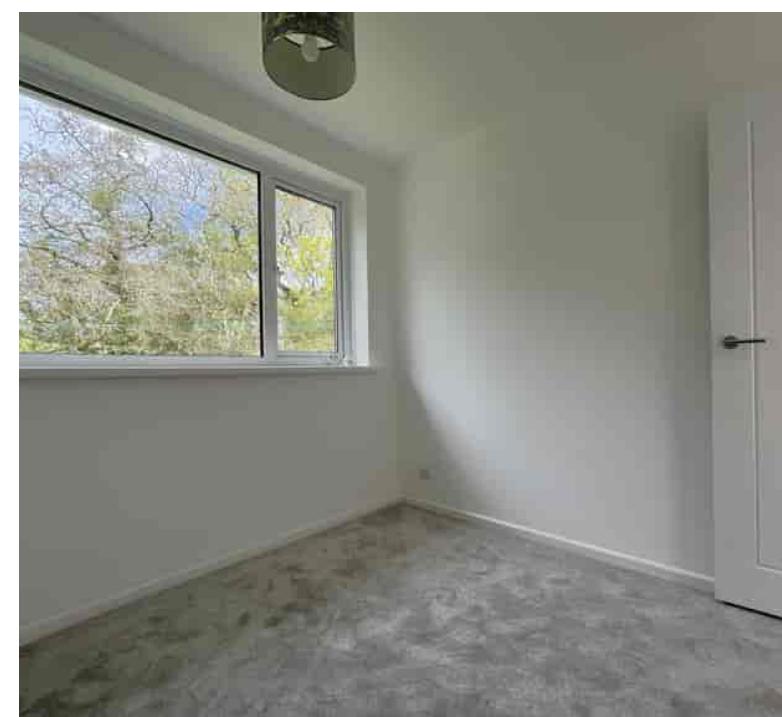
## Council Tax

Band C

## Directions

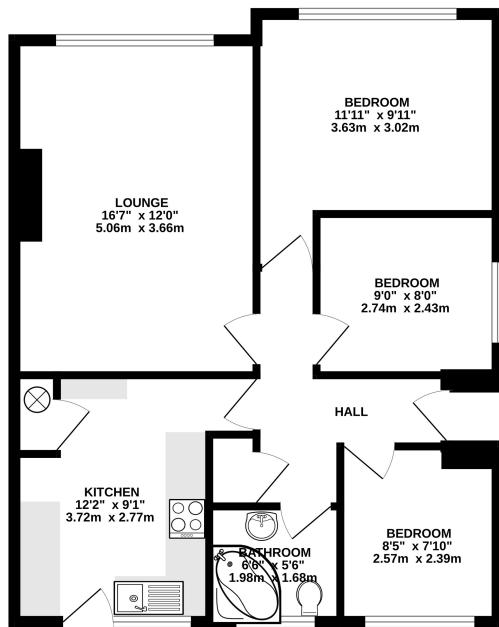
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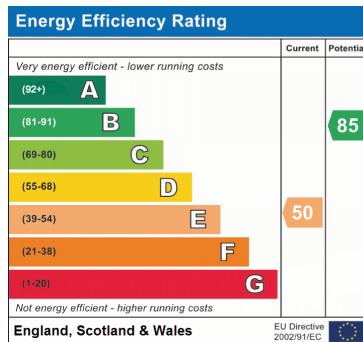
## FLOORPLAN

GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 688 sq.ft. (63.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the above content area, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and has not been tested and no guarantee as to their operability or efficiency can be given.  
Measured by: Surveyor: C050

## EPC



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