

FOR SALE

Guide Price - £625,000 Freehold



*Sales & Letting Agents*

**Lewis Haughton Wills**

# Derian 8 Dunvegan Road, PENRYN, Cornwall. TR10 8HJ

## ABOUT THE PROPERTY

Derian is a splendid detached family home located in a quiet tucked away location in the corner of a cul-de-sac. Approached via a long driveway offering ample parking facilities and access to a car port whilst the property itself occupies a large secluded plot offering total privacy with the tiered gardens being laid mainly to lawn along with various outbuildings. One of the outbuildings could be ideally utilised as a work from home office or hobby space. Internally, a spacious hallway gives access to all principal rooms including a family sized kitchen/breakfast room with doorway leading out onto the extensive patio. Additional accommodation comprises of a small utility of the kitchen, lounge with woodburner, dining room/bedroom, bathroom, two additional bedrooms whilst to the first floor and L-shaped landing gives access to three further bedrooms - two of which benefit from ensuite shower rooms. Throughout the accommodation benefits from a gas-fired central heating system along with sealed unit double glazed windows.

## LOCATION

Penryn is an historic and ancient market town with an active community providing a variety of specialist shops, restaurants, galleries, public houses and sports clubs. The town is enjoying something of a renaissance witnessed in the regeneration and development of Penryn's inner harbour area providing riverside accommodation and extensive and exciting dining options. There are day-to-day facilities offered within the Penryn town centre with many local events and the ever expanding University Campus of Tremough being close by. The branch lines in Penryn provide access into the colourful harbourside town of Falmouth and also on to the Cathedral City of Truro where it links with the national rail network.

## FEATURES

- A delightful detached family home situated is in a private mature plot at the end of a cul-de-sac
- Many characteristic features associated with a property of this period
- Five/six bedrooms - two with ensuite shower rooms
- Dining room/bedroom
- Lounge with feature woodburner and attractive bay window
- Generous family size kitchen/breakfast room
- Carport plus additional useful outbuildings
- COUNCIL BAND - D
- EPC - D



## ROOM DESCRIPTIONS

### ENTRANCE HALLWAY

Feature stained glass doorway giving access to exterior with matching windows to both side and above. Picture rail, wood floor, staircase giving access to first floor accommodation, two radiators, ceiling rose, three wall light points. Access to:

### LOUNGE

12' 4" x 13' 2" (3.76m x 4.01m) With attractive bay window to front elevation feature woodburner with attractive fireplace and mantle, raised hearth, wood floor, picture rail, two wall light points, radiator

### KITCHEN/DINER

17' 11" x 14' 1" (5.46m x 4.29m) Sealed unit double glazed window to rear and side elevation, sealed unit double glazed door way to exterior with windows to side, double stainless steel sink unit with mixer tap, a good range of work surfaces and built-in base and wall mounted storage cupboards, double oven, electric hob with extractor fan over, integrated fridge, wood floor, understair storage cupboard, part tiled walls, radiator, ceiling rose with down lighters and doorway giving access to:

### UTILITY

Sealed unit double glazed window, plumbing for washing machine, tiled floor, a variety of built-in shelving

### BEDROOM ONE

9' 0" x 11' 10" (2.74m x 3.61m) Sealed unit double glazed window to front elevation, radiator, built-in shelving, picture rail

### BEDROOM TWO

14' 4" x 11' 3" (4.37m x 3.43m) Sealed unit double glazed window to rear elevation, picture rail, radiator

### DINING ROOM /BEDROOM

10' 11" x 13' 3" (3.33m x 4.04m) Attractive bay sealed unit double glazed window to front elevation, built-in wardrobes with high storage over, wood floor, radiator, two wall lights.

### FAMILY BATHROOM

7' 11" x 6' 3" (2.41m x 1.91m) Sealed unit double glazed window to front elevation, close coupled WC, pedestal wash hand basin, panel bath with shower over and shower screen, majority tiled walls, radiator.

### FIRST FLOOR LANDING

Being L-shaped with sealed unit double glazed window to rear elevation, radiator, ceiling rose

### BEDROOM FOUR

10' 3" x 9' 10" (3.12m x 3.00m) Sealed unit double glazed window to rear elevation, radiator, velux window, canopy-style ceilings, access to:

### ENSUITE

Velux window, close coupled WC, pedestal wash hand basin with mirror and electric light with shower point over, walk-in shower, heated towel rail, part tiled walls and tiled floor

### BEDROOM FIVE

16' 1" x 5' 9" (4.90m x 1.75m) Velux window, storage into eaves, canopy-style ceiling with restricted head height.

### BEDROOM SIX

22' 9" x 13' 0" (6.93m x 3.96m) Two velux windows, sealed unit double glazed window to front elevation, two built-in wardrobes, radiator, canopied ceiling.

### ENSUITE

Velux window, WC with concealed cistern, bidet, shaver point, pedestal wash hand basin with mirror over and light, walk-in shower, and heated towel rail.



## ROOM DESCRIPTIONS

### EXTERIOR

As previously mentioned the property is approached via a tarmac driveway offering ample parking facilities for several vehicles leading to the:

### CAR PORT

20' 1" x 11' 2" (6.12m x 3.40m) With access to a useful adjoining:

### STORAGE SHED/WORKSHOP

13' 3" x 9' 1" (4.04m x 2.77m) 13' 3" x 9' 1" (4.04m x 2.77m)  
Three double glazed windows and power connected.

The property itself is approached via granite steps leading to the front door with a feature granite archway and tessellated tiled floor and external courtesy light. Adjoining the steps are mature shrubs, palm tree with access to the rear. From the other side a slope and steps lead to a gate giving access to an extensive tiled patio with useful sink and a separate water tap and a covered storage unit ideal for logs. Accessed off the patio is a feature hidden:

### SITTING/PATIO AREA

12' 9" x 11' 0" (3.89m x 3.35m) with flower border and being enclosed with block and fencing.

Granite steps lead to a large lawned garden with ornate circular pond and a good range of mature shrubs and trees giving a good degree of privacy with further granite steps and archway leading to the second area of lawned garden. Within this area of garden is a useful greenhouse with adjoining chicken coop and a variety of fruit trees, shrubs and access to:

### LARGE BLOCK OUTBUILDING/OFFICE

16' 10" x 10' 10" (5.13m x 3.30m) with single stainless steel sink unit, power connected with a small timber shed immediately behind.

The rear boundary is again well screened with mature trees making this a delightful garden for a family to enjoy. Immediately below the property accessed via the side is a generous size:

### BASEMENT

11' 11" x 10' 7" (3.63m x 3.23m) with electric light and the gas fired boiler.

### AGENTS NOTE

SERVICES: The following services are available at the property however we have not verified connection, mains electricity, mains gas, mains metered water, mains drainage, broadband/telephone subject to tariffs and regulations.

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 LHW. 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.





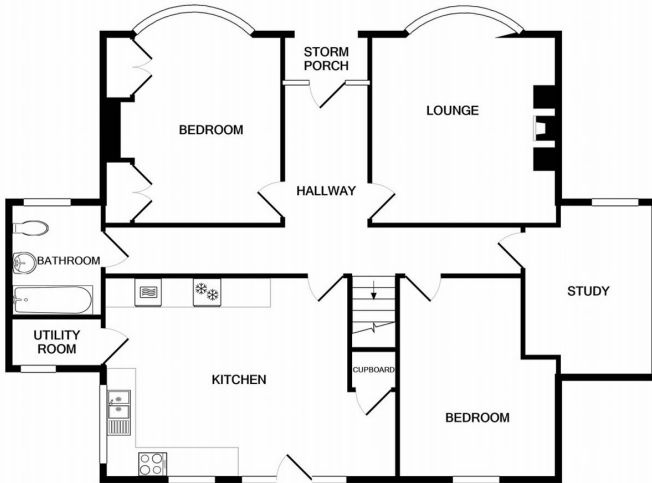
# FLOORPLAN

TOTAL APPROX. FLOOR AREA 1910 SQ.FT. (177.4 SQ.M.)

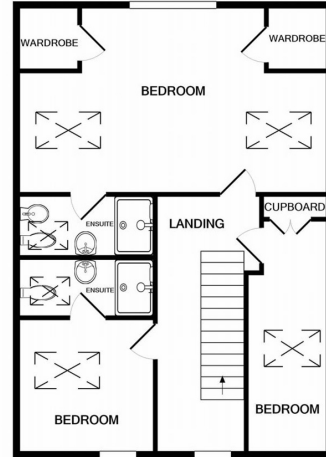
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020



BASEMENT LEVEL  
APPROX. FLOOR  
AREA 133 SQ.FT.  
(12.3 SQ.M.)

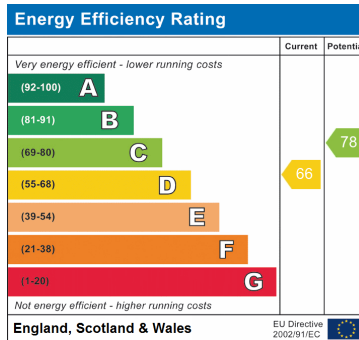


GROUND FLOOR  
APPROX. FLOOR  
AREA 1116 SQ.FT.  
(103.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 662 SQ.FT.  
(61.5 SQ.M.)

# EPC



Sales & Letting Agents

Lewis Haughton Wills

Falmouth  
01326 211511  
info@lewishaughtonwills.com  
61, Church Street, Falmouth, TR11 3DS