





## PROPERTY DESCRIPTION

A very rare opportunity to purchase a stunning detached barn style property located within the sought after College Green development in Penryn. This very tastefully designed detached barn stands on the very spot of a traditional barn that formed part of the original farm courtyard. The property has been in the same ownership since construction, however our discerning clients have extended the original property and added a second stunning living space that allows direct access out into the private and sunny walled gardens that enjoy a majority of the afternoon sunshine.

Internally the property provides unusually flexible and spacious accommodation throughout both the ground and first floors. The ground floor provides a generous open plan living room and kitchen dining room, this being the original layout of the property. The owners as previously stated have extended and created a truly special main reception/living space, this allowing for an overly generous kitchen dining room and the aforementioned stunning reception/living space. The living room features full height glazed windows and doors to one side, this allowing both access and a very enjoyable aspect over the sunny walled gardens. The ground floor also provides an entrance hallway and cloakroom/w.c along with two very useful store spaces.

The first floor continues the spacious feel and provides two generous double bedrooms and modern bathroom.

The development was constructed by renowned developers Linden Homes and is situated in a tucked away location within Penryn. A short stroll away from the property and you will find yourself either at the head of Penryn river or on the walks around college reservoir. The centre of Penryn is also within easy walking distance, Penryn providing a range of day to day amenities, regular bus service and branch line railway station.

A truly rare opportunity. A viewing is advised.

## FEATURES





## ROOM DESCRIPTIONS

### Entrance Hallway

Double glazed door to the front, oak effect flooring, radiator, telephone point, oak door through to the cloakroom, further oak door through to the living/kitchen/ dining room.

### Cloakroom/W.C

Oak door from the entrance hallway, comprising a modern white suite of a pedestal wash hand basin with tiled surrounds, low level w.c, radiator, oak effect flooring, extractor fan.

### Living/Kitchen/Dining Room

4.57m x 4.95m (15' 0" x 16' 3") A very spacious dual aspect area of the house that originally provided an open plan space to include the main living space. The owners have since extended, this room could now provide a very spacious kitchen dining room or the opportunity to create two separate living areas if required. Three double glazed grey sash windows to the front with outlook over the surrounding area, two further double glazed grey sash widows to the rear that overlook the walled garden, oak effect flooring throughout, two radiators, space for dining table. The kitchen area comprises a range of fitted floor, wall and drawer units with roll edged working surfaces with matching upstands, fitted stainless steel double oven, stainless steel gas hob over with stainless steel splash back with cooker hood above, space for washing machine, fused switch for dishwasher. This space also provides access via part turn stairs to the first floor, further door through to the main living space.

### Living Room

3.20m x 6.87m (10' 6" x 22' 6") The current owners have created a very impressive main living space that enjoys direct access and views out to the walled and private gardens. Focal point exposed granite walling to two sides, full height double glazed windows to the side with double glazed French doors that open to the garden. Inset LED ceiling spotlights, display alcoves, tv point, oak effect flooring, radiator, access to two store spaces.

### Landing

Part turn stairs ascending from the kitchen dining room, double glazed grey sash window to the rear, radiator, access to loft space, doors off to the bedrooms and bathroom.

### Bedroom One

2.64m x 4.47m (8' 8" x 14' 8") A very spacious master bedroom that enjoys views to the front of the property. Double glazed grey sash window to the rear, radiator, space for wardrobes, tv and telephone sockets.

### Bedroom Two

2.56m x 3.53m (8' 5" x 11' 7") A second double bedroom that enjoys views to the front, double glazed grey sash window to the front,

radiator, door to over stairs storage cupboard, radiator, telephone socket.

### Bathroom

The bathroom comprises a modern white suite of a panel bath with chrome mixer shower over, part tiled surrounds and glazed shower screen to the side, pedestal wash hand basin with tiled surrounds, low level w.c, radiator, shaver socket, extractor fan, double glazed grey sash window to the front.

### Store Spaces

There are two very useful storage spaces that have been created within the property. These spaces are locate off the main living room, They provide ample storage space between them, one being a full height storage space and the second being half height.

### Driveway Parking

The property enjoys the unusual benefit of parking for two/ three cars on a block paved driveway set to the side of the property.

### Garden

The property has a well planted courtyard area of garden to the front, this garden area being enclosed by stone walling. The rear garden is a lovely private space that enjoys a majority of the afternoon and evening sunshine. This walled garden is incredibly private and has been set out to encompass a patio area that leads out to an an area of artificial grass for ease of maintenance. The garden also has a pedestrian gate that leads out to the driveway parking area.

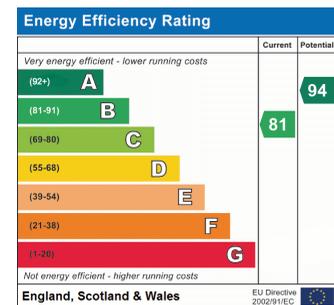
### Additional Information

Tenure - Freehold.

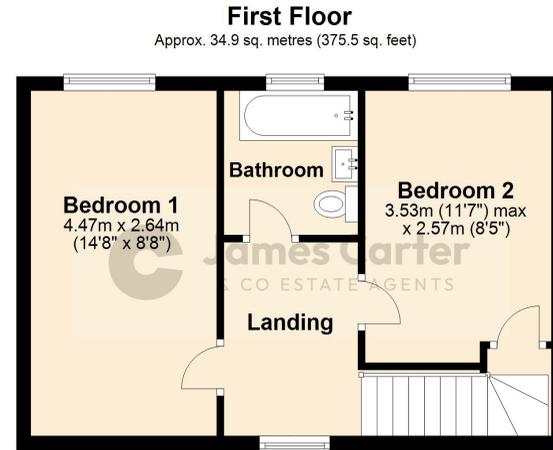
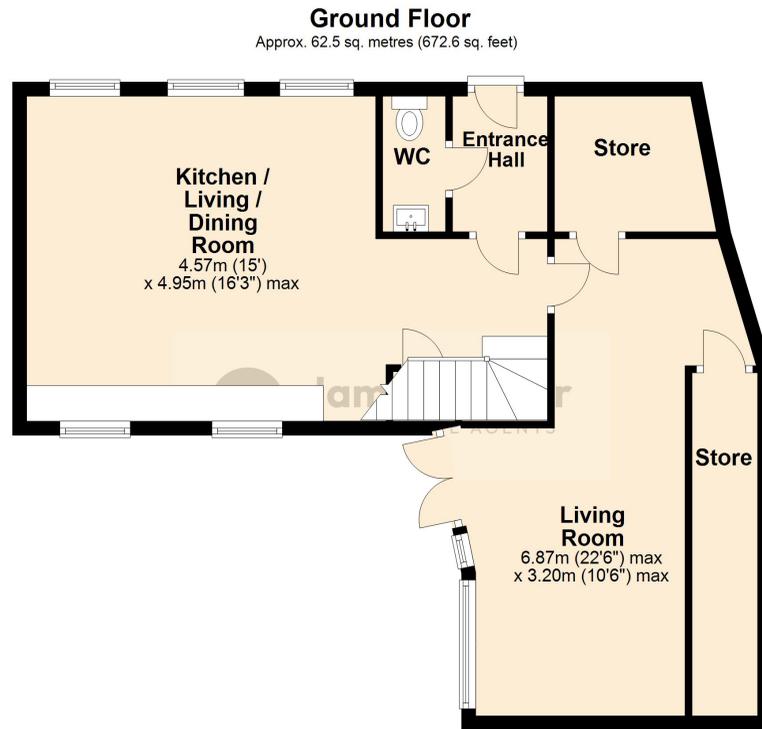
As is normal with most modern developments there is an annual development estate charge, we understand this to be approx £406.00 per annum( payable in two 6 monthly instalments)

Services - Mains Gas, Electricity, Water And Drainage.

Council Tax Band C Cornwall Council.



# FLOORPLAN



Total area: approx. 97.4 sq. metres (1048.1 sq. feet)

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