



**Mulberry House And Tros Mergh, Enys,
Penryn, Cornwall TR10 9LB**



PROPERTY DESCRIPTION

*** NO ONWARD CHAIN*** Opportunity to Purchase Two Homes In Small Private Development*** Main Home With Four Bedrooms With Two Being Ensuite*** Additional Property With Two Separate Homes*** Additional Property Being One Three Bedroom Home And Further Two Bedroom Home*** Private Quiet Location*** Walled South Facing Gardens To Both Properties*** Double Glazing*** Gas Central Heating*** NO CHAIN***

Location:

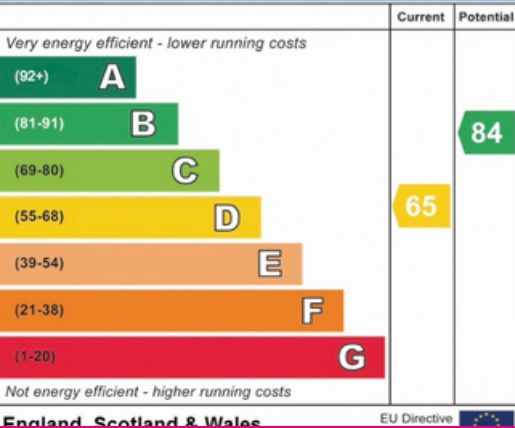
The small development where the two properties are located enjoy an enviable position that offers not only the benefits of being located on the edge of the countryside but it also provides easy access within minutes to Penryn and Falmouth. The property is set on a small private development of just two detached homes. The nearby town of Penryn offers day to day amenities as well as primary and secondary schooling, railway station and Tremough University campus which is within walking distance. Falmouth is a short drive away, however this can also be reached by bus or train from Penryn. Falmouth itself offers wider range of shops and amenities as well as schools, art college and marine college along with beaches and marinas. All of this can be accessed very easily from these two properties.

FEATURES

- Two Homes On Private Development
- Detached 4 Bed Home
- Additional Property
- Additional Home Consists One Three Bed And One Two Bed Home
- No Chain
- Peaceful Location



Energy Efficiency Rating



ROOM DESCRIPTIONS

The Two Homes

Main Home:

A detached architect designed luxury home set within small private development of just two homes. This stunning detached home was completed late in 2022 to an unusually high standard by our very discerning builder client as his own personal residence. The location on the edge of Penryn heading out toward Enys gardens provides not just a peaceful location but it also provides the property with a mature setting.

The accommodation is light, airy and spacious throughout with the rear of the property enjoying private walled South facing gardens. The living room is a full depth room with a wood burner, it also enjoys bi-folding doors out to the rear garden as well as open access to the luxurious kitchen dining room. The kitchen diner is finished in high gloss luxury white units with a comprehensive range of integrated Miele appliances.

The first floor is spacious throughout with four double bedrooms, two of these providing luxurious en suite facilities, the main bedroom also featuring a walk in dressing area. There is a stunning floating style landing area that looks out over the front aspect, there is also a luxurious four piece bathroom set on this floor.

The property also benefits from a double integral garage, utility room and ground floor cloakroom. Externally there is parking for a number of cars as well as the incredibly private South facing rear gardens.

Second Property:

This secondary property could be the ideal home for any buyer looking to purchase a property that provides space for two generations of family coming together. It could also

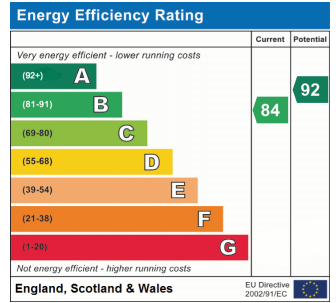
provide not only a main home but also a second property on your doorstep to provide a form of rental income, be that long let or potentially holiday letting.

The larger of the properties and potentially the main home provides three bedrooms, a lovely dual aspect living room and a large L shaped kitchen dining room, it also provides a main bathroom and a modern fitted ground floor shower room.

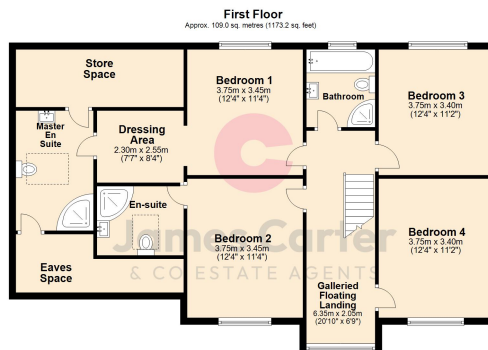
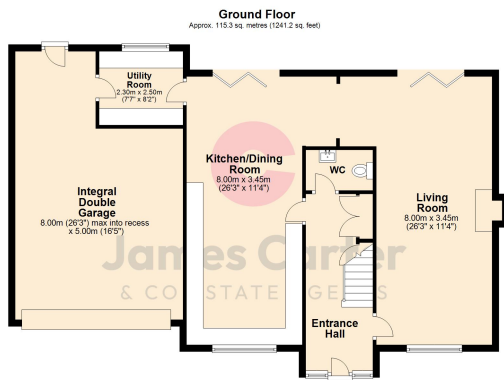
The smaller of the two properties, this being potentially the annexe for family or a rental property, it is unusually spacious and provides two double bedrooms, the master bedroom providing an en-suite bathroom, a large living room and a dual aspect kitchen dining room as well as a modern fitted ground floor shower room.

The properties also benefit from double glazing and gas central heating. Externally there are walled South facing rear gardens, paved terrace, side garden and parking for four to five cars.

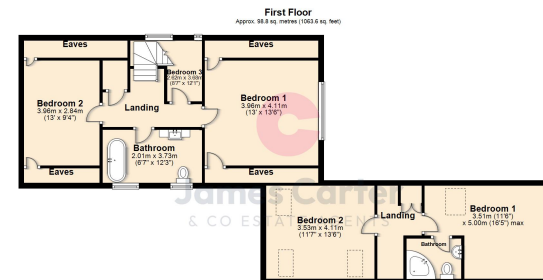
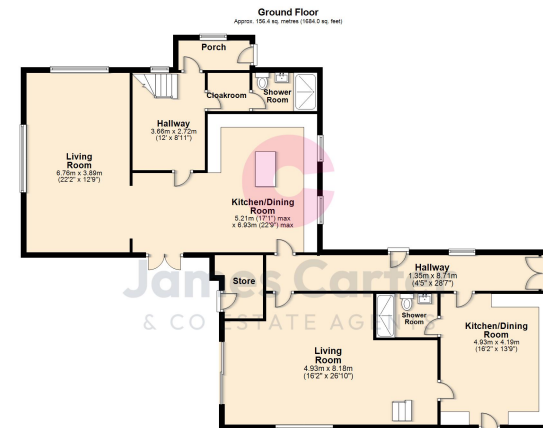
We would be more than happy to meet you at the property and provide you with a personal viewing. Please contact the office to arrange your viewing.



FLOORPLAN



Total area: approx. 228.3 sq. metres (2411.4 sq. feet)



Total area: approx. 255.3 sq. metres (2747.6 sq. feet)