

**FOR SALE**



## **Penpol, Nr Truro**

Detached three bedroom property with spectacular views down the creek in this sought after location.

**£775,000**

**MARTIN&CO**



- Three bedrooms
- Creek side location
- Excellent condition
- Large balcony with views
- Gardens
- Garage and parking
- Must be viewed!

**PROPERTY DESCRIPTION**

This three bedroom detached property located on the edge of the creek at Penpol just outside Truro offers a wealth of charm and character plus spectacular views from the large balcony off the main bedroom down the creek. Three bedrooms, two with ensuite bathrooms, separate family bathroom on the ground floor, large kitchen dining room, spacious living room. Recently upgraded energy efficient heating. Well maintained gardens to front and rear. Driveway parking plus a garage. To be sold with no forward chain. Viewings by appointment.

**ENTRANCE PORCH**

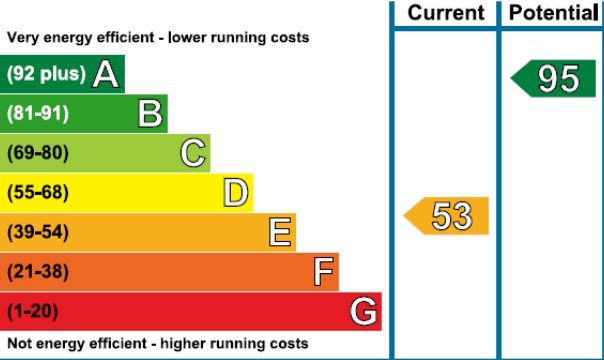
External door leading to small entrance porch with further door leading to entrance hall

**ENTRANCE HALL 12' 8" x 5' 9" (3.869m x 1.773m)**

With doors to principle ground floor rooms. Stairs rise to first floor.

**LIVING ROOM 18' 7" x 24' 2" (5.672m x 7.381m)**

Of irregular shape. The living room forms the centre of this home and has been extended to make the most of the space and the views across the estuary. Ample living space that could fulfil different purposes including a reading or study area facing a woodburner and a cosy seating area to enjoy the view.





**KITCHEN/DINER 23' 8" x 11' 8" (7.232m x 3.572m)**

The large kitchen/dining room stretches from the front to the back of the property and enjoys the light from both aspects where it faces the rear and front gardens. The kitchen is fitted to two sides with a range of below counter units, 'butler' style sink with drainer and wooden worktops with a separate cooking and preparation area either side of the range cooker. Large under stairs storage cupboard. Door leading to utility rooms. Windows to front and rear.

**UTILITY ROOM**

Conveniently located off the kitchen. Space and plumbing for washing machine and storage space.

**BATHROOM**

The ground floor bathroom has a white suite comprising of bath, WC and wash hand basin. Opaque window to rear aspect.

**BEDROOM 2 11' 7" x 9' 10" (3.547m x 3.015m)**

The ground floor bedroom is a double room with window and door leading to the rear garden. Ideal guest bedroom as it has its own dressing area and ensuite.

**DRESSING ROOM / ENSUITE**

From the bedroom a door leads to a small dressing room and then further to the ensuite which has an



enclosed shower cubicle, WC and wash hand basin. Opaque window to rear aspect. Small window to side aspect.

**LANDING**

Stairs rise from the first floor to a small landing with doors to both bedrooms. Access to eaves storage cupboard.

**BEDROOM 114' 11" x 15' 2" (4.570m x 4.625m)**

Irregular shape. The main bedroom has a large dormer window to the front aspect and makes the most of the view with access to the large balcony via double doors. Some restricted head height. Door to ensuite.

**BALCONY**

The balcony is generous and has recently been refurbished with new flooring. Direct estuary views across the water and towards Restronguet Creek. A real sun trap and fantastic space to enjoy the views.

**ENSUITE**

The ensuite to the master bedroom comprises of an enclosed shower cubicle, WC and wash hand basin.

**BEDROOM 3 15' 0" x 8' 6" (4.582m x 2.616m)**

The third bedroom is also a double and has a large dormer window to the front aspect.



## GARAGE

The property has a large driveway that could accommodate at least three vehicles plus a garage underneath the property with up and over door.

## GARDENS

To the rear of the property there is a small area of enclosed garden however the main garden space is to the front which has been well maintained and enjoys a great deal of privacy being boarded by large hedges. The gardens themselves are mainly laid to lawn and boarded by mature plants and shrubs along, with a large tree providing shade when necessary.



## Martin & Co Truro

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