



18 Bronescombe Close, Penryn, TR10 8LE

Guide Price £475,000

A substantial 3 double bedroom detached family home, occupying an elevated position enjoying far-reaching views over the town and to the head of the Penryn River. Located within a quiet cul-de-sac on the edge of Penryn, yet within walking distance of the water's edge at Jubilee Wharf and the town's many amenities. The accommodation is laid out over 2 floors, with the ground floor providing a spacious entrance hallway, triple aspect living room, sociable 30' kitchen/dining room with large picture windows making the most of the far-reaching views over the town and down towards the river, remodelled family bathroom and garage that has been partially converted to provide a utility room. A fixed ladder from the hallway gives access to the versatile loft space which is fully boarded and with Velux windows, power and light (not converted with Building Regulations). The lower ground floor offers 3 double bedrooms and a further contemporary shower room, the 2 principal bedrooms have independent access via patio doors to the rear garden and paved terrace, whilst enjoying the open views. A versatile family home that must be viewed to fully appreciate the open aspect and size of accommodation on offer- being sold with no onward chain.

Key Features

- Substantial detached family home
- Elevated position with far-reaching views over Penryn to the head of the river
- Approximate 10 minute walk to the railway station, 0.5 miles from the town centre
- 3 double bedrooms, 2 with direct access onto the gardens
- Superb 30' kitchen/dining room
- 2 bath/shower rooms
- Versatile loft space
- EPC rating D



THE ACCOMMODATION COMPRISES

Steps and pathway leading to the composite glazed front door, to:-

ENTRANCE HALLWAY

Two doors to kitchen/dining room with further doors to living room, family bathroom and utility room. uPVC obscure double glazed high level window providing natural light. Wood-effect laminate flooring, recessed ceiling lights, radiator. Built-in cupboard with shelving, ideal for shoe storage. Fixed timber stairs giving access to the boarded and carpeted loft space (not compliant with Building Regulations). Stairs down to the lower ground floor with glass balustrade. Steps and door down to utility room and original garage space.

LIVING ROOM

A good size triple aspect reception room with large double glazed windows to front and side aspects, uPVC double glazed French doors giving access to the decked side garden. Recessed ceiling lights, wood-effect laminate flooring. Cast iron wood-burner set on a slate hearth. Two radiators, TV aerial socket, broadband point.

KITCHEN/DINING ROOM

A large and sociable family kitchen/dining room with a generous kitchen, space for comfortable seating, as well as a large dining table and chairs. This light and bright room provides three uPVC double glazed windows to the rear aspect providing far-reaching views over Penryn and to the head of the Penryn River, with surrounding countryside in the distance.

KITCHEN AREA

Range of two-tone eye and base units with stone-effect worktop, inset one and a half bowl sink/drain unit with mixer tap, inset four-ring induction hob with stainless steel splashback and extractor over. Built-in Bosch electric fan assisted oven and grill, built-in fridge/freezer, built-in dishwasher. Breakfast bar with matching stone-effect worktop, additional storage under and space for stools. Recessed ceiling light, obscure uPVC double glazed door giving access to the side garden. Wood-effect laminate flooring. Between the kitchen and dining area, is an ideal space for comfortable seating with radiator and recessed ceiling lights.

DINING AREA

Formerly a single bedroom, easily reinstated with the erection of a stud wall, now open to the kitchen and providing ample space for a large dining table and chairs and enjoying far-reaching views over the town to the head of the river. Continuation of the wood-effect laminate flooring, central ceiling light, radiator.

UTILITY ROOM

Partially converted from the attached garage, the utility room provides built-in storage units, space and plumbing for washing machine, space for tumble dryer, ceramic Belfast sink. Vaillant gas boiler providing domestic hot water and central heating, adjacent hot water cylinder. Space for additional freezer, large double glazed window to rear aspect overlooking the garden and across Penryn. uPVC double glazed door with external steps leading down to the rear terrace. Central ceiling light, tiled flooring, door to:-

STORAGE AREA

Formerly part of the single garage with up-and-over garage door, now providing useful storage space for bikes and water sports equipment etc.

FAMILY BATHROOM

Well appointed replacement family bathroom with white suite comprising a sunken bath with tiled surround and central tap, incorporating a built-in handheld shower, floating wash hand basin with mixer tap, dual flush concealed cistern WC. Further tiling to walls, recessed ceiling lights, tiled flooring. Built-in shelving, obscure uPVC double glazed window to side aspect, extractor fan, recessed ceiling lights.

LOFT SPACE

Accessed via a fixed timber staircase (not compliant with Building Regulations). The loft space has been boarded and carpeted, uPVC double glazed windows to either end as well as two Velux windows and recessed ceiling lights. Cupboards to additional eaves storage space.

LOWER GROUND FLOOR

INNER HALLWAY

Doors to bedrooms and family shower room. Recessed ceiling lights, radiator. Wall mounted central heating thermostat.

BEDROOM ONE

A generous double bedroom with uPVC double glazed patio door giving access to the paved rear terrace and lawned garden beyond, with far-reaching views over Penryn to the head of the Penryn River and countryside beyond. Range of built-in shelving with hanging rails, radiator, central ceiling light.

BEDROOM TWO

A further double bedroom with uPVC patio doors giving access to the rear terrace. Radiator.

BEDROOM THREE

A small double or good size single bedroom with uPVC double glazed window to rear aspect, enjoying open views over the town. Radiator, central ceiling light.

SHOWER ROOM

Walk-in shower cubicle with ceiling mounted rainfall-style shower and additional handheld shower unit, glass shower screen, dual flush WC, stainless steel wash hand basin with mixer tap. Recessed ceiling lights, extractor fan, high level obscure glazed window.

THE EXTERIOR

FRONT

A relative steep driveway leads down to the former attached garage. The garden provides raised beds containing a number of mature shrubs. A gated pathway gives access to the right-hand side of the property, around to the side and rear gardens.

SIDE GARDEN

Decked with composite decking and enjoying a sunny south east aspect. Steps from the side garden lead down to the:-



REAR GARDEN

A broad paved terrace spans the full width of the property with plenty of space for tables and chairs, and ideal for entertaining. The terrace is accessed via two bedrooms on the lower ground floor, as well as steps leading down from the utility room. Below the terrace is an area of lawn with steps leading down to a further terraced area of garden.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected. Broadband point (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





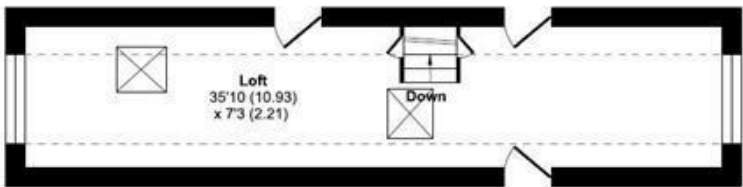
Floor Plan

Bronescombe Close, Penryn, TR10

Approximate Area = 1551 sq ft / 144 sq m
Limited Use Area(s) = 90 sq ft / 8.3 sq m
Garage = 54 sq ft / 5 sq m
Total = 1695 sq ft / 157.3 sq m
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR

LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Laskowski & Company. REF: 1512047