

EST. 1999

C A M E L

COASTAL & COUNTRY



2 Fairmeadow Kernick Road

, Penryn, TR10 8NU

Reduced To £499,000



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The Property

From Kernick Road, a shared driveway leads to the small residential cul de sac of Fairmeadow with No. 2 sitting prominently to the right hand side. To the side of the house there is a private parking area with space for two vehicles and gated access to the enclosed front garden. An additional parking space can be found at the rear with access to the integrated garage and a small car port. Entering at the rear of the property, a uPVC door opens into a good-sized inner hallway with doors to ground floor rooms and staircase to the first floor. A glazed hardwood door opens into the beautifully light and spacious L-shaped kitchen/diner with double width window and sliding patio doors immediately drawing one's eye to the absorbing elevated views over Penryn to the Fal River Estuary and countryside beyond. The kitchen is equipped with a good range of bespoke fitted units, including the prominent central island/breakfast bar with inset range-style oven with five ring induction hob. A feature Esse stove oven provides an alternative means of cooking and warmth for colder winter evenings. Elsewhere on the ground floor, the dual aspect living room with freestanding log burner makes similarly good use of the property's superb elevated position, with double width sliding patio doors opening to the attractive external sun terrace which runs the width the house. From the living room, sliding internal doors open into a cosy snug/study area, which would also be suitable as an occasional/guest bedroom. An additional ground floor double bedroom and family bathroom complete the ground floor accommodation.

Moving upstairs, there are three further good-sized bedrooms, including a well-proportioned principal bedroom with Juliet balcony and adjacent shower room/WC.

Situation

The property sits in a quiet elevated cul de sac just off Kernick Road, towards the edge of the coastal hub of Penryn, within comfortable walking distance of Penryn College and branch line railway station. Penryn is home to Falmouth University, which has helped transform the town into a vibrant hub of arts and culture. As a historic port, Penryn features a charming riverside area with wharfs and quays, now lined with cafes and creative businesses housed in former warehouses. The main high street retains its traditional character, and the town is well-equipped with major supermarkets for everyday convenience. Locally, there are plenty of water-based activities to enjoy, with Falmouth Marina nearby and sailing being especially popular at Mylor. Penryn also benefits from good transport links, with a station on the Truro/Falmouth railway branch line, providing direct trains to Truro and onward connections to London Paddington. In addition to its cultural offerings, Falmouth is home to a great variety of independent and national retailers, as well as beautiful sandy beaches, making it a perfect spot for both relaxation and shopping.

Other Information

Tenure: Freehold

Construction: c.1965. Traditional block.

Services: Mains electricity, gas, water, sewage and drainage. Gas-fired central heating and wood-burning stove. Full Fibre broadband (max. 500 Mbps).

Council Tax Band: C

EPC: C71

Disclaimers

VIEWINGS: Strictly by appointment only with Camel Coastal & Country

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or

fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



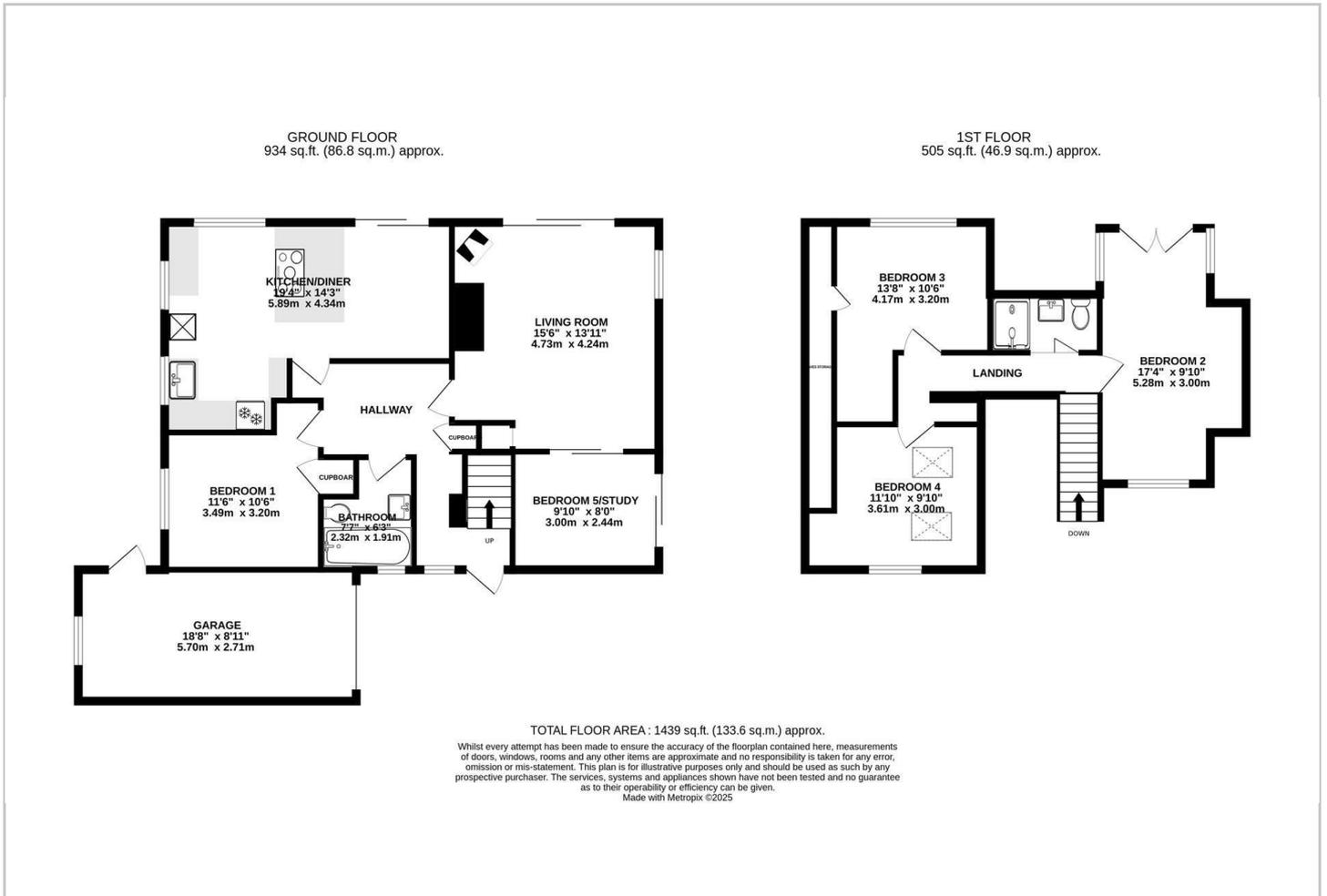
Hybrid Map



Terrain Map



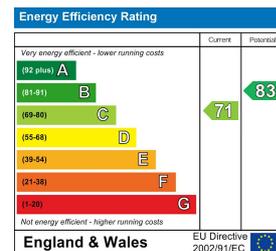
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.