



Polsethow Close, Penryn, TR10 8PA
£250,000 - £270,000
Freehold

An exclusive development of new detached dormer bungalows and a three storey townhouse all set within a tranquil valley, conveniently placed for schools and shopping facilities.

- Four detached dormer bungalows with three double bedrooms (master en suite)
- Detached three bedroom house plus separate study
- Large kitchen/dining rooms with integrated appliances
- Gas central heating
- Double glazing
- Practical, well arranged accommodation
- Conveniently placed for facilities
- Garages and driveway parking
- Good size front and rear gardens

Polsethow Vale lies to the east of the town in an incredibly convenient location well sited to take advantage of the pleasant open aspect of the valley, over tree canopy and beyond.

Brief description

There are two exciting designs available comprising 4 dormer bungalows and one three storey house. The immensely sensible design harks back to the space and practicality of the 1970s allied to the facilities and performance of a 21st Century house. The accommodation benefits from full double glazing and gas central heating and provides generous hallway, cloakroom/wc and family size kitchen/dining room, generous living room and master bedroom with en-suite shower room wc, together with further bedrooms, main bathroom. The designs are particularly practical and well specified and will enjoy gas fired central heating and hot water systems, Upvc double glazed windows and doors; the fitted kitchen will include cooker, hob and extractor. The plots vary but all will enjoy gardens to front and rear garaging and driveway parking

History

Penryn is one of Cornwall's most ancient towns steeped in character and history founded in 1216 by Bishop Bronscombe. The site of Glasney, was at the head of a small creek, was one of the centrepieces of ecclesiastical power and was renowned in Europe as a seat of learning.

It was the best known and most important of Cornwall's religious institutions. The College was destroyed during Henry VIII's dissolution of the monasteries in the 1540s. The borough of Penryn was founded by the Bishop of Exeter in 1236.

In the 18th Century there was a large commercial centre along the river with quays for coal yards and quarried granite. There were warehouses for merchants and chandlers shops. The chandleries still proliferate in the present day; the town is more or less connected to the newer Port of Falmouth. However, Penryn still maintains its individuality and is still a busy town with most day-to-day facilities. Although Falmouth has been the main trading centre for many years, Penryn is still a centre for sailing and has many small boatyards and chandleries and there are other new industries flourishing in and around the town.

An important development in the regeneration of Penryn is Tremough Campus, which is part of the combined University College of Falmouth under the University of Exeter. The 70 acre estate has enjoyed £80 million pounds worth of new development investment so far under the combined universities flag of Cornwall Initiative. It is well-known as the major seat of learning in the County and has created much commercial regeneration in and around the town.

Transport

Penryn is an historic and ancient market town with an active community and good everyday facilities including well regarded nursery, primary and secondary schools. The town enjoys good communication with Falmouth and surrounding towns via its bus service and train station, which links to Truro City and mainline Paddington. Newquay airport is located less than an hour's drive from Penryn (normal conditions permitting) and provides regular flights to London Gatwick, Stansted, Manchester, Leeds/Bradford, Bristol and Dublin. Operating airlines include Air Southwest and Ryanair.

The old part of the town presents both character cottages and shops and period buildings all protected by conservation area status which has been subject to European Funding and reconstruction over recent years. It is regarded for its cobbled streets and properties of great antiquity and interest. The town itself boasts an attractive clock tower, museum and there are several restaurants, cafes and pubs in the town. Penryn is a regarded centre from which to visit the area. Penryn College was recently categorised in the Ofsted report as a 'gold star school' and outstanding.

The famous port of Falmouth, is regarded for its natural harbour being the third largest in the world. The area around the Fal boasts some of the European's most regarded sailing waters. The thriving town is an active historical dock and is well-known as the 'start and finish' port for many famous races with Robin Knox-Johnston, Ellen Macarthur and Frances Chichester. The shipyard is renowned for building its famous super yachts and Falmouth Bay and Carrick Roads provides some of the most beautiful and sheltered anchorages in Europe. The area is regarded for its sub-tropical climate and the town's tourism provides a major source of income and is well-known internationally as one of the UK's most popular areas to holiday and reside.

The stunning coastlines and riverways of the Fal and Helford provide some of the finest sailing waters in the U.K. Sandy beaches and the region's mild climate ensure the areas popularity both as a holiday resort and as a home town for the lucky few.

PRICES & AVAILABILITY

Number 20	3 storey, 3 bedroom (plus study), detached house	£260,000	AVAILABLE
Number 27	3 bedroom detached dormer bungalow	£250,000	RESERVED
Number 28	3 bedroom detached dormer bungalow	£275,000	RESERVED
Number 29	3 bedroom detached dormer bungalow	£250,000	SOLD
Number 30	3 bedroom detached dormer bungalow	£275,000	SOLD

Plans are not to scale.



VIEWING: Through our Falmouth office at 3 Church Street, Falmouth, Cornwall, TR11 3DN. Tel: 01326 319767

LOCAL AUTHORITY: Cornwall Council, Carrick House, Pydar Street, Truro, Cornwall. Tel: 01872 224400

DIRECTIONS: Leave the centre of Penryn on the Helston road, continuing over the railway bridge into Kernick Road and Polsethow will be found after rounding the bend, passing some cottages on the left hand side.

DIMENSIONS FOR DORMER BUNGALOWS

Hall	15' x 6'6"
Kitchen/diner	25' x 9'8"
Lounge	19' x 10'6"
Bedroom 1	12'4 x 10'8"
Bedroom 2	17'3 x 13'10"
Bedroom 3	11'8 x 11'2"
Garage	17'6 x 8'

GROUND FLOOR
AREA: 202m²

FIRST FLOOR
AREA: 451m²

ROOF FLOOR

Plot 27 & 29

FOR CONSTRUCTION

PBS CONSULTANCY
CHARTERED SURVEYORS
13 Floga Way
KTR OPH
Tel: 07066 361 084
Fax: 0202 8935 2290

Project: Residential Development
Polsethew Road
Penryn, Cornwall

Title:

Proposed Plans: Plots 27 & 29

Scale: 1:50 @ A1

Date: May 2008

Drawing No.: PEN T 01-B



