



£365,000

Bohill Penryn

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- NEWLY REFURBISHED - NEARING COMPLETION
- HISTORIC BUILDING WITH GREAT CHARACTER
- VERSATILE ACCOMMODATION
- LIGHT OPEN PLAN LIVING
- STYLISH KITCHEN
- MASTER BEDROOM WITH ENSUITE - 2 FURTHER DOUBLE BEDROOMS
- SPACIOUS GARAGE/WORKSHOP (2 CAR END ON + BOAT SPACE)
- GROUND FLOOR OFFICE/WORK ROOM/STUDIO
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

## Property Description

Currently being refurbished and nearing completion. Flexible accommodation set over three floors. The layout and space on offer must be seen to be truly appreciated. A bright light open plan kitchen-living-dining room. Three good-sized bedrooms and two bathrooms. Versatile ground floor accommodation comprising a workshop/garage and a versatile workroom/studio space. No onward chain.

## Main Particulars

### The Location

In the historic harbour area of Penryn, a sought-after residential location within 20m of the harbour bridge. Ideally located for use as a home, holiday investment property or long-term let. Within close walking distance of all Penryn's local amenities which include an eclectic mix of local shops and facilities. The university campus at Tremough is within easy reach.

### The Property

There is a half-glazed entrance door to the rear of the house and access through the garage/workshop door, a personnel door, and a double door to the studio to the front on the river side of the property.

From the front of this historic granite property, on the ground floor, there is a large paneled garage door and an arched personnel door that takes you into the

### **Garage/Workshop 10.59m Max x 5.49m L-shaped** (34'9" x 18')

Powered up and over garage door with remote control. There are glazed borrowed lights above the doors to the front of the garage. Ample power points and overhead lights fitted, with a sink and plumbing for a washing machine to the rear of the space - which would be ideal as a utility area.

From the garage, there is a door and step into

### **Workroom/Studio 5.31m x 3.51m** (17'5" x 11'6")

Double doors to outside with glazed borrowed lights over. Wall-mounted Baxi combi gas boiler. Understairs area. Stairs - which will have a wrought iron handrail - to the

### FIRST FLOOR

### **Open Plan Kitchen-Living-Dining Room 7.92m x 5.18** (26' x 17')

Large light and bright with three good-sized wood sash windows to the front elevation with deep slate window cills and a smaller wood sash window to the side aspect. There is an area open to double-height showing the vaulted ceiling and giving a view of the bridge to the master ensuite with Velux windows above. Exposed granite feature wall with a fireplace that has a lined flue and slate hearth. Engineered Oak floor.

### **Kitchen Area**

Fitted with a contemporary white gloss Nobilia kitchen with ample storage cupboards and drawers, Neff hob, oven, microwave, 60/40 fridge freezer, and dishwasher. Elica extractor. The island unit has a Franke stainless steel sink and drainer, further storage, and a breakfast bar. There is an understairs storage cupboard which would make an ideal larder.

There are downlights and three radiators in this room.

From the kitchen area, a door opens into the

### **Hall**

Engineered Oak floor. Half glazed wood front door opens onto the rear of Bohill with a slate doorstep. Downlights. Opening to study nook and doors to the bathroom and bedrooms.

### **Study Nook 1.83m x 1.3m** (6' x 4'2")

2 Downlights. 6 power points. 2 USB sockets - an ideal workspace or further storage area. Also has plumbing to be used as a utility if required.

### **Bathroom 3.4m x 1.5m** (11'1" x 4'9")

Velux roof light. Bath with shower over and screen. Oak effect floor. Vanity unit with Roca sink and drawers under, vanity mirror with light and shaver point over. Low-level WC. Downlights, extractor, and smoke alarm.

### **Bedroom 3.76m x 3.73m** (12'4" x 12'3")

Wood frame window to the rear elevation with deep cill. Feature exposed granite wall with inset fireplace and lined flue.

### **Bedroom 5.36m x 3.4m** (17'7" x 11'2")

A door from the main hall into an inner hallway with steps up to a small landing and stairs to the bedroom.

Velux window to the rear aspect. A vaulted ceiling. Ample open and boxed in under eaves storage spaces. 2 Exposed structural timber beams. Shelved alcove over the bed space.

There is some limited head height in this room

### **Bedroom 4.72m (max) x 3.66m** (15'6" x 12")

3 Velux windows. Vaulted ceiling (with some limited head height) with exposed painted white beams. Open and boxed-in under eaves storage spaces.

Oak door and Pitch Pine bridge, with opaque glazed balustrade and Velux roof lights over, to the

**Ensuite Shower Room 1.55m x 2.4m (5' x 7'8")**

Velux window to the rear aspect. WC with concealed cistern. Roca vanity unit with drawers under, vanity mirror, and light over. Shower enclosure with shower tray and glass screen. Downlights. Extractor. Oak effect floor.

**The Other Information**

A holiday let rental income projection report has been carried out on the property and is available on request.

**The Viewings**

Viewings are by appointment with the developer.

**The Details**

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs, and floor plans are for general guidance only, they do not constitute in whole or in part an offer or a Contract. Salt Estate Agents have not tested any services, appliances, or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not specifically itemised within these particulars are deemed removable by the vendor.



Bohill - Island



Bohill -  
Fireplace  
Living

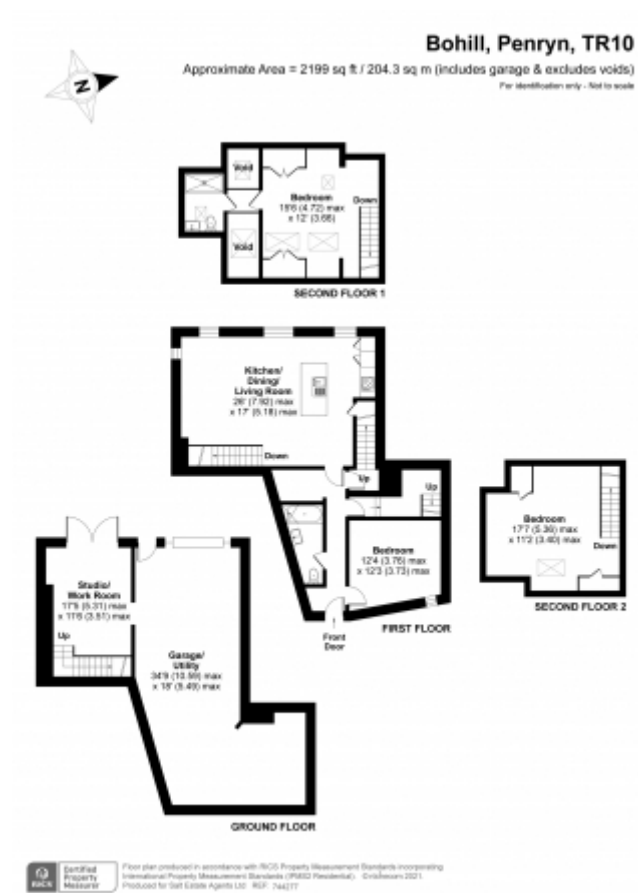


Bohill - Door



Bohill - River





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 12823150 Registered Office: , Cornwall



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   c
55-68	D	62   d	
39-54	E		
21-38	F		
1-20	G		

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