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Putting your home on the map

**Longdowns,  
Penryn**

**Guide Price £375,000**  
**Freehold**





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## **Property Introduction**

If you are looking for not just a property that gives you scope to update/extend but is also set on a sizeable plot with outbuildings that can be used for hobbies, extra storage, or has the potential for business use (subject to the necessary planning requirements) - this could be perfect for you! These opportunities do not present themselves often.

Set on the outskirts of Longdowns on an overall plot of just over a quarter of an acre, there is a two bedroom detached bungalow with abundant parking and a block-built workshop and garage with inspection pit. There is a further double timber garage and workshop together with the garden. The garden is currently divided into two by a privacy hedge (this offers potential to build an annexe/have a park home, subject to the necessary consents on the second area of garden which has separate access). Offered for sale chain free.

Please call us if you wish to have more information or book an appointment to view.

## **Location**

The property is semi-rural with views across the countryside, however you are three miles from Penryn town centre and just a short drive away from supermarkets and local amenities and the harbour town of Falmouth. There is also a convenience store close by and the property is centrally located to the New Inn at Mabe and The Halfway House at Rame Cross. Buses run regularly on the main road yards from the house to Helston and Falmouth and the Exeter University Penryn Campus is approximately two miles distant.

### **ACCOMMODATION COMPRISES**

Double glazed door leading to:-

#### **ENTRANCE PORCHWAY 11' 1" x 7' 2" (3.38m x 2.18m)**

Storage space. Further glazed door to:-

#### **HALLWAY**

Loft access and door to:-

#### **LOUNGE 14' 11" x 10' 11" (4.54m x 3.32m) maximum measurements**

Featuring a dual-aspect with double glazed windows enjoying rural views. Electric fire set on hearth and surround. Radiator. Opening leading to:-

### **DINING ROOM 12' 5" x 9' 11" (3.78m x 3.02m)**

Double glazed window. Airing cupboard and laminate flooring. Radiator. Glazed door to:-

### **KITCHEN 12' 11" x 8' 1" (3.93m x 2.46m)**

Double glazed window to the rear overlooking the garden. Featuring a range of wall and floor mounted cupboards with worktop over incorporating a sink and drainer. Spaces for fridge, oven and washing machine. Radiator. Glazed door to:-

### **REAR PORCH**

Double glazed window and double glazed door to the rear garden. Oil central heating boiler. Returning to hallway, doors off to:-

### **BEDROOM ONE 11' 11" x 11' 9" (3.63m x 3.58m)**

Double glazed window with rural views. Built-in wardrobe. Radiator.

### **BEDROOM TWO 13' 5" x 9' 2" (4.09m x 2.79m)**

Double glazed window and radiator.

### **BATHROOM**

Obscured glass double glazed window. Bath with mains water shower unit over, low level WC, sink unit and pedestal and extractor fan.

### **OUTSIDE FRONT**

To the front of the property there is abundant driveway parking and a small lawn plus further off-road parking.

### **WORKSHOP/GARAGE 32' 6" x 12' 3" (9.90m x 3.73m) L-shaped, maximum measurements**

Block-built with power and light connected, large inspection pit and ramp.

### **TIMBER WORKSHOP 17' 8" x 11' 5" (5.38m x 3.48m)**

Large timber workshop with power and light connected. Double doors to front, two windows to side, window and pedestrian door to rear

### **ADJOINING STORAGE SPACE 15' 9" x 7' 8" (4.80m x 2.34m)**

Door to rear.

### **OUTSIDE REAR**

To the rear of the property, there is a generous garden with hedged borders and a vegetable plot with a dividing hedge and walk through to a further area of garden which, subject to the necessary planning consents, could provide scope for a potential building plot, mobile home, annexe or extra garden space for the family.

### **AGENT'S NOTE**

The Council Tax band for the property is band 'C'.

### **DIRECTIONS**

On the A394 towards Helston, continue towards Longdowns, past a garage on the left-hand side and through a speed camera. Turn next right after camera, follow this road along past Trolvus Vean on your right, continue and you will see the first bungalow on the left-hand side. If using What3words: courier.tangent.wallet



Energy Efficiency Rating		
	Current	Potential
Most energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



## MAP's top reasons to view this home

- Semi-rural location on the outskirts of Longdowns
- Bungalow with two bedrooms and two reception rooms
- Oil fired central heating and double glazing
- Generous gardens, divided into two areas
- 32' Block built workshop/garage
- 17' Timber workshop
- Scope to extend bungalow, subject to planning
- Overall plot size of just over a quarter of an acre
- Abundant parking for cars at the front
- Separate access to second area of garden



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