



Description

An iconic three/four bedroom semi-detached property known locally as ‘The Castle’ with balustraded terrace and parapet giving glorious views over the historic town of Penryn, St Gluvias, with far reaching rural and river views out to Falmouth Harbour. This spacious property has been up until recently utilised as a HMO licensed five bedroom student property generating an income of £2,300 per calendar month which includes utilities and is conveniently situated for public transport links and the Tremough Campus. The property is being sold with vacant possession and would also convert back into a stunning family home or as a holiday lettings venture.

Situated

Victoria Villa is situated in an elevated position on the outskirts of the popular and historic town of Penryn being one of the oldest market towns in West Cornwall and a Medieval port, offering a wide selection of bespoke shops, supermarket and chandlers, along with a selection of cafes and public houses, with further facilities and amenities available at Falmouth circa 3 miles.

Ground Floor

Portico entrance porch, vestibule, inner hallway, bedroom 1, bedroom 2, lounge/diner with kitchen off and door to the covered storage facility/workshop, rear lobby, shower room and access to the rear garden.

First Floor

Landing, three further bedrooms with room five having steps leading up to the roof top parapet and terrace, family bathroom.

Outside

Balustraded terraced front gardens accessed from Kernick Road, with tiled sun terrace and



areas of lawn. To the rear of the property there is a small enclosed courtyard with steps leading up to private low maintenance enclosed rear garden, with a useful stone outbuilding, enjoying a Southerly aspect.

Auctioneer’s Note

The adjoining April Cottage,

currently utilised as a further four bedroom student let and generating an income of £22,200pae may be available to purchase by separate negotiation should the purchaser wish to incorporate this property into the main dwelling and create a fully detached property subject to any requisite consents.



View from parapet

Viewings
 Strictly by prior appointment
 with Miller Countrywide
 Falmouth 01326 318181.
 General enquiries Countrywide
 Property Auctions 01395
 275691.



EPC Rating
 D

Council Tax Band
 C

