



Highcross Drive

Enys, Penryn





5 Highcross Drive, Enys, Penryn, Cornwall, TR10 9LE

High Cross offers a unique opportunity to enjoy a peaceful location with excellent access to amenities and the water, making it an ideal choice for those seeking a blend of rural charm and modern convenience.

Distances

Penryn – 0.5; Penryn branch railway station – 0.6; Enys Gardens – 0.6; Mylor Bridge – 2; Flushing – 2; Tremough campus – 2.5; Falmouth – 3; Mylor Yacht Harbour – 3; Truro – 8.5; Cornwall Airport – 27

(All distances are approximate and in miles)

Location

Located on the northern outskirts of Penryn, close to Enys gardens, High Cross enjoys a semi-rural position on the edge of an 'Area of Outstanding Natural Beauty' close to the waterside villages of Mylor Bridge and Flushing.

Penryn is now a vibrant town with a wide variety of small businesses based along the waterside with the historic town centre including coffee shops, bars, celebrated sushi restaurant, country stores, fish mongers, cycle shops, interiors boutique along with many others. The town is also on the branchline rail connecting Falmouth with Truro and the nearby university campus at Tremough provides a wide range of courses including performing and visual arts, along the Innovation Centre for independent Cornish businesses.

The nearby waterside village of Flushing enjoys a magical setting with its streets lined with former sea captains' houses. Across the river, Falmouth, the thriving harbour town with its Packet Ships history and creative arts scene, boasts independent shops, restaurants, three beaches and buzzing atmosphere all year round. Twice a week at the nearby Tregew Farm is the popular and highly regarded Food Barn showcasing a wide variety of high-quality Cornish produce.



Last house available

High Cross is an exclusive development of five detached family homes located on the edge of Penryn, offering a tranquil semi-rural setting with countryside views and close proximity to Falmouth and nearby waterside villages. With four houses already sold, this final home is set for completion in April 2025. These homes are designed with high standards of construction, eco-friendly features and luxurious specifications.

Key Features:

- Exclusive, highly efficient collection of only five detached houses
- Imaginative designs with superb attention to detail
- Light, spacious, and highly specified interiors
- Eco credentials including solar panels, EV charging point, air source heat pumps and MVHR system

Property Details:

- Large open plan living area with German kitchen
- Living area with woodburner and French doors to the garden
- Four double bedrooms, three bath/shower rooms
- Separate utility room
- Integral garage with electric car charger and electric door
- Driveway parking and lawned front garden with borders
- Enclosed garden with terrace
- Images shown are CGI (main elevation) and internals of a completed house within the development





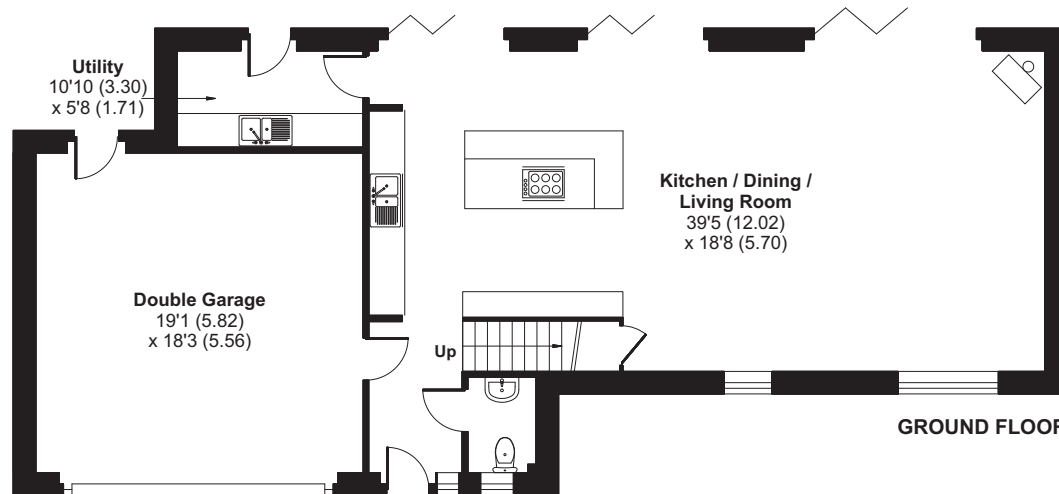
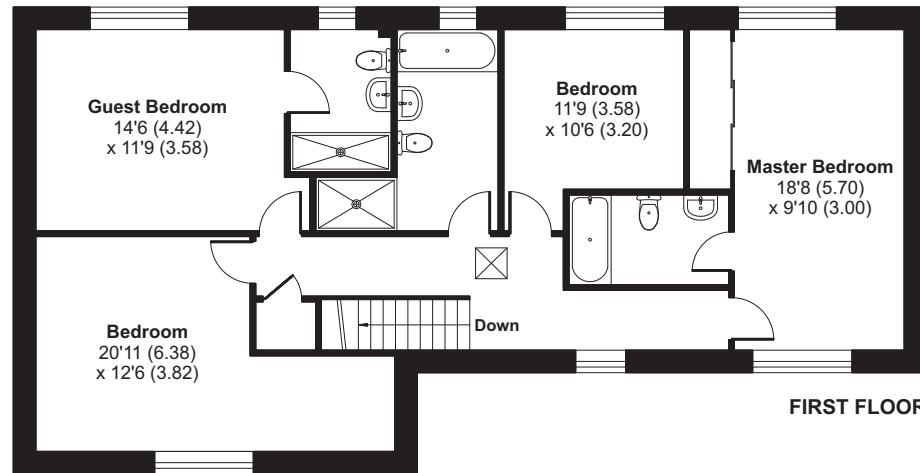
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Main House = 1926 sq ft / 178.9 sq m

Garage = 356 sq ft / 33 sq m

Total = 2282 sq ft / 211.9 sq m

For identification only - Not to scale



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FIXTURES & FITTINGS

Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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Directions

Travelling into Penryn along the B3292, turn left into Truro Hill and continue passing the turnings to Vinery Meadow, Belhay and Bella Vista Gardens. As the road forks, turn left and Highcross Drive is the second developments on the left.

What 3 Words ///phones.amaze.focal

Services, tenure and general information

Freehold. Mains electricity and water. Air source heat pumps (Daikin ASHP) with Nu Heat underfloor heating throughout, app controlled. Private drainage – on-site individual sewage treatment plant.

Superfast Broadband is available in the postcode.

Solar PV (4kw in roof system). Hybrid inverter for batteries (batteries not included). 7KW EV charging point. MVHR whole house system.

Council tax – T.B.C





Ben Davies
Director



Tim May
Director

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

