



The Firs

St Gluvias

The Firs

Lane End, St Gluvias, Penryn, TR10 9AX

Situated in a tranquil yet highly convenient rural location near Mylor, Penryn, and Falmouth, this extensively improved countryside home is defined by high quality, style and character with light and well-designed accommodation that seamlessly connects with the landscaped and level garden. Delightful, surprising and strongly recommended.



The location

The Firs enjoys a rural yet highly convenient location within St Gluvias, close to the picturesque Enys Gardens. This prime position offers easy access to Truro, Falmouth, and Penryn, while the charming village of Mylor Bridge is just a short drive away. Mylor Bridge boasts excellent local amenities and renowned sailing facilities, including a highly regarded pub, The Lemon Arms, general stores, a community centre, butchers, post office, fishmongers, a doctor's surgery, a dentist, hairdressers, newsagents, a chapel, and primary school.

Just a few minutes' drive away is the vibrant town of Penryn, home to a variety of small businesses along the waterside and in the historic town centre, as well as major retailers including supermarkets and pharmacies and the town is well-connected by the branchline rail linking Falmouth with Truro.

The Firs is within the catchment for Penryn Primary Academy, part of the Aspire Academy Trust, and secondary schooling at the highly regarded Penryn College. Further education is available at the nearby university campus at Tremough (Penryn), which includes the Innovation Centre for independent Cornish businesses, and Falmouth provides an excellent Art school, and Marine school.

The port of Falmouth is approximately three miles away, offering safe sandy beaches and numerous leisure amenities, including the National Maritime Museum, a variety of restaurants, harbourside bars, and further sailing and water sports facilities.

The cathedral city of Truro, the county's retail, commercial, administrative, health, and educational centre, is approximately eight miles away.

Geographically, The Firs offers the perfect blend of rural escapism and convenience. Surrounded by fields and trees, it provides a serene countryside atmosphere while being just five minutes away from essential amenities.

The property

- Originally a toll house on the 'Trafalgar Way' - from 1805 onwards, the name given to the historic route used to carry dispatches overland to London from the Packet Ships docking at Falmouth, including the news of the Battle of Trafalgar and Nelson's death.
- Extended and substantially renovated semi-detached cottage including new bathroom (2015), landscaped garden (2018), new kitchen (Now Kitchens and Duke Stone tops), remodelled and opening through to the living room (2020-2022)
- Entrance porch / boot room
- Full depth, double aspect and characterful sitting room with impressive stone and granite fireplace and inset Clearview woodburner. Cleverly partitioned creating a home office area
- Open-plan living room comprising:
 - Stunning kitchen (Now Kitchens) with Quartzstone tops (Duke Stone, Cornwall). Full range of fitted appliances (NEFF) including induction hob
 - Double aspect living room with bi-fold doors to the terrace and garden
- Ground floor cloakroom / WC
- Three double bedrooms, all enjoying open country views
- Well-appointed family bathroom including separate shower





The gardens, garage and parking

- Beautifully landscaped gardens that seamlessly flow from the living room
- Porcelain tiled terrace leading onto the level enclosed lawn
- Two further timber decked sitting out areas, one with fitted seating
- Lighting throughout the garden
- Well stocked borders with stone steps leading to raised area bordering the open farmland
- Driveway parking for three cars
- Detached double garage with light and power connected

What 3 Words

/// village.helpfully.whistle

Distances

Enys Gardens – 0.5; Penryn – 1.2; Tremough campus – 1.7; Mylor Bridge – 2.2; Falmouth – 3; Flushing – 3.5; Mylor Yacht Harbour – 3.9; Truro – 7.5; Cornwall Airport – 26
(All distances are approximate and in miles)

Tenure, services and material information

Freehold. Mains electricity and water. Private drainage (septic tank). Oil-fired central heating.

Council Tax: D Broadband: Full Fibre is available.

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Main House = 1428 sq ft / 132.6 sq m
Total = 1777 sq ft / 165 sq m (includes garage)

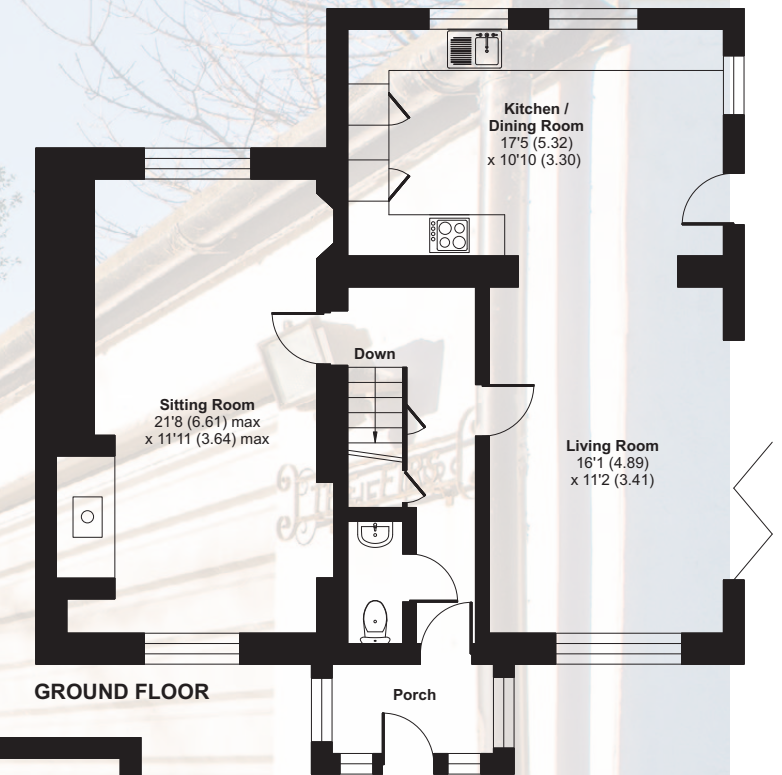
For identification only - Not to scale

Directions

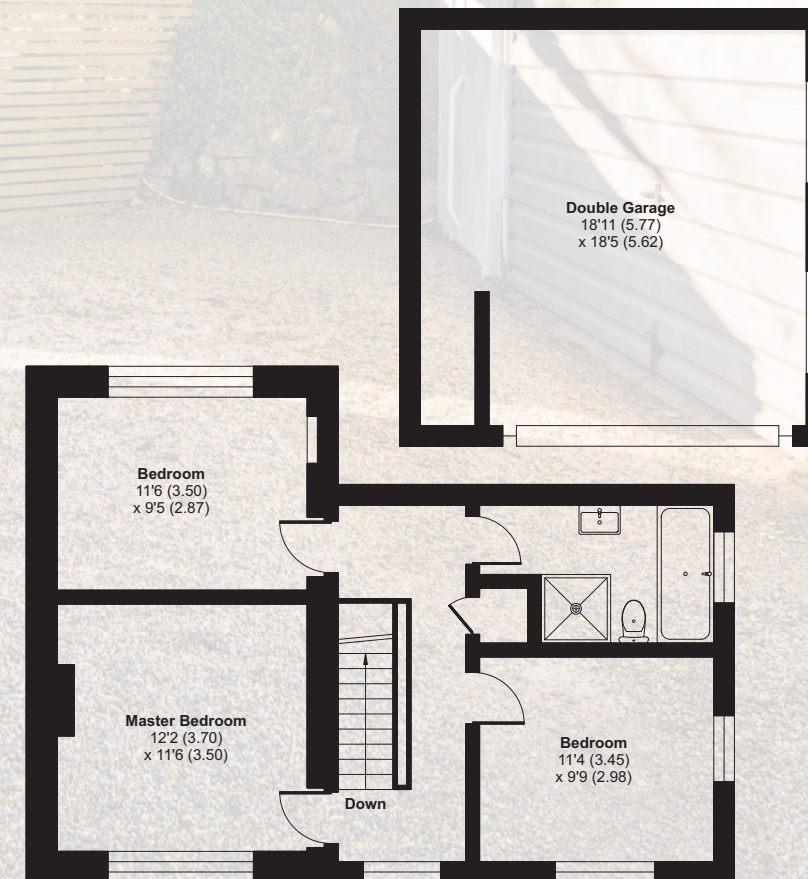
From Truro – Proceed on the A39, continue past the Norway Inn and through Perranarworthal. As the road starts to incline take the first turning on the left, signposted Flushing, Restronguet and Mylor, after 350 yards take the first right. Continue along this lane for ¾ mile, and immediately before the crossroads, the The Firs is on the right.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Shore Partnership Limited. REF: 1234155



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	77 C
39-54	E		
21-38	F		
1-20	G		

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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