



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





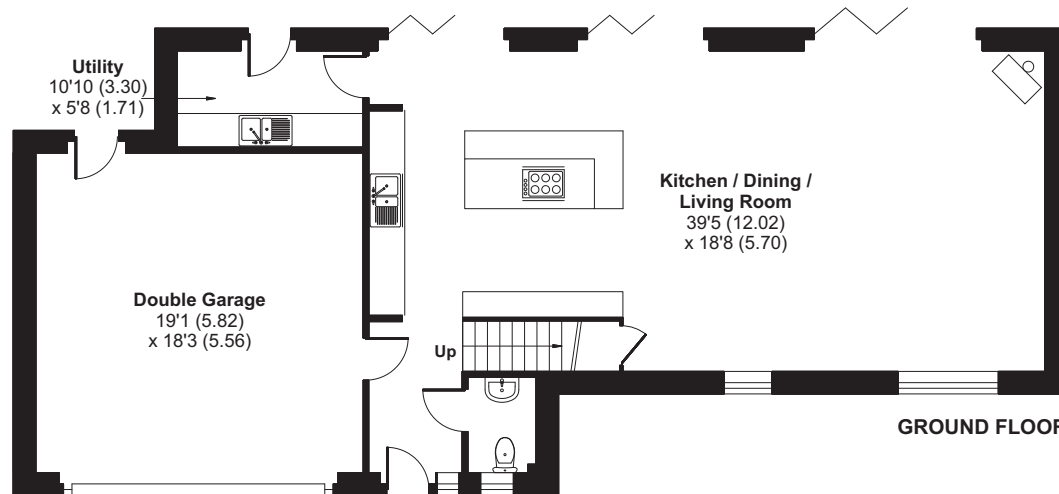
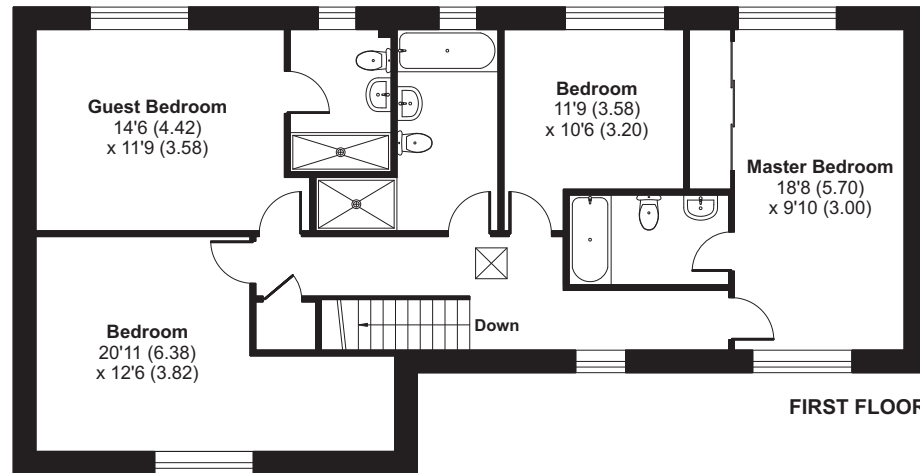
5, Highcross Drive, Enys, Penryn, TR10 9LB

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



This floor plan was constructed using measurements provided to © nitchecom 2024 by a third party.
Produced for Shore Partnership Limited. REF: 1062331

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.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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

