



Falmouth

A stunning and spacious detached residence
Surprisingly private location near town
A bright and beautifully presented home
Packed with plenty of character and charm
Gas central heating, UPVC double glazed windows and doors
Fabulous living kitchen/dining room with woodburner
Four ground floor bedrooms, two bathrooms
First floor sitting room and principal bedroom five
Detached garage and multiple driveway parking
Fabulous Mediterranean style gardens and terraces

Guide £625,000 Freehold

ENERGY EFFICIENCY RATING – BAND D

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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REF: SK6881



Every now and then we see a special property that captures our imagination and has that elusive 'wow' factor that takes your breath away and yes, you've guessed it, this home achieves just that.

Number 5 is quite simply a beautifully bright and stunning five bedroom home, set in a prominent and sought after location which enjoys a surprisingly private position tucked away from view. The house is well presented and tastefully decorated in cool Mediterranean tones and with an ambience that will instantly strike a chord with anyone looking for a quality home.

This fine home has been crafted with much imagination and style which is perfect to provide a home that is eminently suitable to meet the needs of a growing family seeking space.

The house retains plenty of character with original pine flooring, high skirting boards, panelled internal doors and architraves. Packed with features including gas fired central heating by radiators, box sash style UPVC double glazed windows and doors, an amazing open plan living/kitchen/dining room with wood burning stove and much more besides.

The spacious accommodation includes on the ground floor, a reception hall, four bedrooms, a family bathroom, a fitted living/kitchen/dining room, utility room and a shower room/wc combined. A staircase from the reception hall takes you to the first floor where you can find a large sitting room and a principal bedroom making five in total.

Outside, at the front sits a wide driveway with parking for several large family sized vehicles and a detached garage (currently used as a workshop). At the rear of the house there are south and west facing gardens offering a full width sun terrace and lower lawns plus a block built outbuilding and timber garden shed.

Everything about this spacious home says quality and it is certainly one of the best properties we have seen in Falmouth for a long time.

Could I live here? Absolutely!

As our clients' sole agents, we thoroughly recommend an immediate viewing to secure this fine property.

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

Arched and recessed entrance porch with quarry tiled flooring, painted and glazed front door with decorative light and stained glasswork to:

RECEPTION HALL

An impressive introduction to the property having original stripped pine flooring, high skirting boards, picture rails, architraves, coved cornicing, double radiator, access to principal rooms.



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BEDROOM ONE 3.66m (12'0") x 3.10m (10'2") plus bay 1.88m (6'2") x 3.89m (12'9")

A delightfully bright bedroom which faces almost due South and enjoys a lovely outlook through the double glazed bay to the gardens, continued original pine flooring, built-in storage cupboard, high skirting boards, picture rail and architraves, four panelled internal door with stainless steel furniture, double radiator.



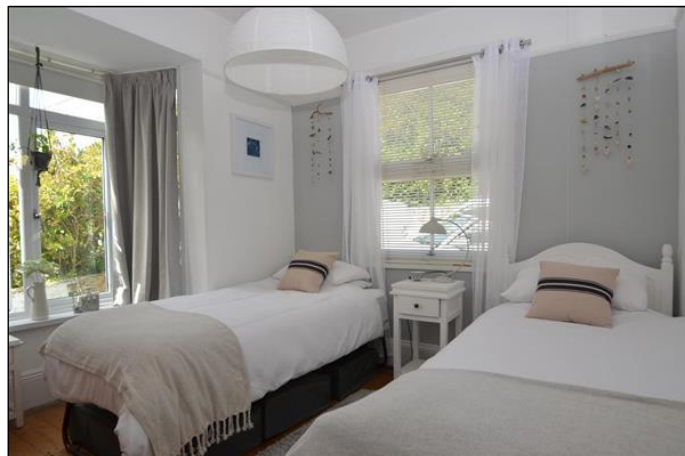
BEDROOM TWO 3.58m (11'9") x 3.43m (11'3") plus deep bay 1.85m (6'1") x 0.81m (2'8")

Another bright South facing bedroom with an outlook through the double glazed bay to the gardens, double radiator, high skirting boards, continued original pine flooring, roller blind, four-panelled internal door.

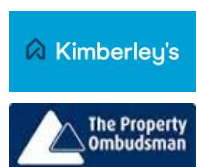


BEDROOM THREE 3.45m (11'4") x 2.79m (9'2") plus angular bay.

This bright dual aspect bedroom has box sash style double glazed windows overlooking the front aspect and an angular bay with double glazed windows to the side aspect, continued original pine flooring, high skirting boards, picture rail, double radiator, roller blind to the side and Venetian blind to the front, four panelled internal door.



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BEDROOM FOUR 2.31m (7'7") x 2.01m (6'7")

With box sash style double glazed window facing South enjoying a pleasant outlook over the rear gardens, radiator, painted pine flooring, picture rail, high skirting boards, four-panelled internal door.

BATHROOM 2.21m (7'3") x 1.83m (6'0")

Luxuriously appointed with a white suite comprising painted panelled bath, chrome hot and cold taps and Mira mixer shower, fully tiled surround, wall mounted hand wash basin, chrome mixer tap, tiled splash back, low flush wc, picture rail, coved cornicing, painted pine flooring, frosted double glazed window and Venetian blind, double radiator, four-panelled internal door.



DOORWAY FROM RECEPTION HALL TO:

SNUG 3.12m (10'3") x 3.10m (10'2") including stairs.

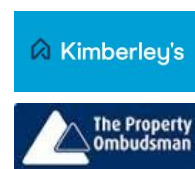
Having continued pine flooring, built-in airing cupboard, dresser style unit with glazed doors, closed fireplace with solid timber mantle, fitted shelving and slate tiled hearth, floor-to-ceiling storage cupboards to the return side, double radiator, turning staircase to first floor, under stairs storage cupboard, large opening to:



LIVING KITCHEN 9.02m (29'7") x 3.05m (10'0")

This fabulous open plan living kitchen is one of the stand out features of this amazing property and has a bright triple aspect with double glazed windows overlooking the front aspect, double glazed French doors to the rear enjoying a pleasant outlook over the terrace and gardens and two large recessed feature Velux windows over the dining section. The kitchen area is equipped with a range of matching base units in dove grey, stainless steel handles, solid beech block work surfaces, white metro tiling over with grey detailing, space for Rangemaster style cooker with gas and electric points, further metro tiling over and Stoves cooker hood, 1 1/2 bowl single drainer stainless steel sink unit, swan neck easy on mixer tap over, double radiator, wall mounted glass display cupboard with shelving below, engineered oak flooring, feature cylindrical wood burning stove on a slate hearth, timber bookshelves, inset ceiling spotlights over the dining section and two central drop lights, door from kitchen to:

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UTILITY ROOM 2.34m (7'8") x 2.21m (7'3")

Having a double base unit, 1 1/2 bowl single drainer sink unit with chrome mixer tap over which is set in a wood finish work surface, ceramic tiling, plumbing for washing machine and space for condensing tumble dryer, double glazed window overlooking the front aspect, Worcester gas central heating boiler (combi), fitted wall shelving, slate tiled floor, double radiator, coat hooks, painted door to:

SHOWER ROOM 2.34m (7'8") x 2.24m (7'4")

Luxuriously appointed with a white suite comprising; double walk-in shower cubicle, metro tiling, aqua lisa thermostatically controlled electric shower, sliding glass screen, pedestal hand wash basin with contemporary chrome mixer tap and tiling over, low flush wc, frosted double glazed window with Venetian blind, continued slate tiled flooring, extractor fan, inset ceiling spotlights.

TURNING STAIRCASE FROM THE SNUG

Having turned and bevelled balustrades to the first floor.

SITTING ROOM 6.40m (21'0") x 4.80m (15'9") floor area.

A fabulous main living room which has a pitched roof and a dual aspect having two Velux windows to the front and deep recessed bay with twin double glazed windows facing due South with fabulous views across Boslowick to the golf course and Falmouth Bay in the distance, double radiator, eaves storage cupboard, two central ceiling lights, fitted carpet, four-panelled door to:

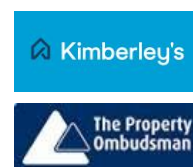


PRINCIPAL BEDROOM 4.78m (15'8") x 4.27m (14'0") plus bay 1.73m (5'8") x 1.35m (4'5")

A superb principal bedroom which has a large bay and window seat affording fabulous views through double glazed windows at the rear facing almost due South and looking across Boslowick to the golf course and Falmouth Bay in the distance, fitted carpet, double fitted wardrobe cupboard, open display shelving, inset ceiling spotlights, door to large walk-in attic room, four-panelled internal door.



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OUTSIDE

The property enjoys a surprisingly private position tucked away from the road and screened by high mature hedging which sits atop stone walling. A wide gateway takes you into a tarmac apron with parking and turning to the left and to the right sits a large gravelled area with parking for three large family sized vehicles and gateways either side of the property lead to the rear gardens. At the rear you will find fabulous South facing Mediterranean style gardens which start with a large decked sun terrace which is accessed from the dining room and has bench seating and timber balustrades making this the perfect area to entertain your family and friends. Steps continue down to a paved continuation of the terrace and a pathway which leads across to the far side and has a gravelled area bordered by mature plants and shrubs. At the far end sits a **PAINTED GARDEN SHED** and a pathway leading past here to the side access, **POTTING SHED 4.88m (16'0") x 1.96m (6'5")** and this is attached to the side of the property with a monopitch roof and a door at both ends making this an ideal potting shed and storage area. Paved steps descend from the terrace down to the lower garden with a level lawn and a sunny South and West aspect which enjoys plenty of privacy and seclusion, well stocked flowerbeds stocked a profusion of exotic plants and shrubs and in the Eastern corner, a small paved and gravelled patio provides a great place to enjoy the last part of the evening sunshine. A gravelled pathway leads to the side and in this corner sits a **BLOCK BUILT OUTHOUSE measuring 3.51m (11'6") x 2.13m (7'0")**, a great area for storing bikes and kayaks and having a single drainer stainless steel sink unit set on a double base cupboard, wc, lighting and power and two windows to the side. This would also make an ideal home office too.



GARAGE 5.74m (18'10") x 2.82m (9'3")

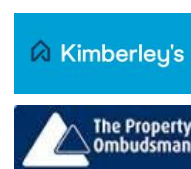
With roller door and currently used as a craft workshop with wall insulation, lighting and power, stable door and two windows overlooking the driveway.



SERVICES Mains drainage, water, electricity and gas.

COUNCIL TAX Band D.

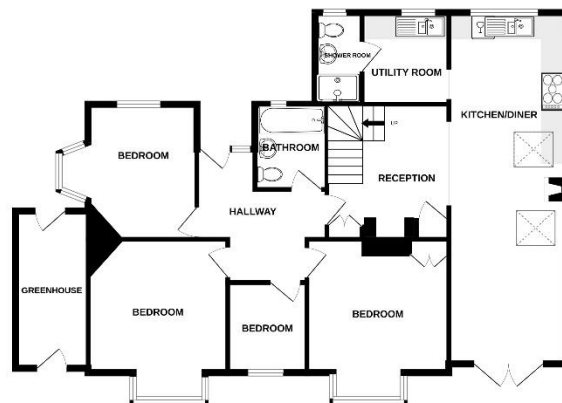
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MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR
1151 sq.ft. (106.9 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 1763 sq.ft. (163.8 sq.m.) approx.

Wherever shown has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this document. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency over time.
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