



## Falmouth

An individual detached residence  
Set in a small private lane near town  
Walking distance to the beaches and sea front  
Sold with the benefit of 'no onward chain'  
Plenty of potential for cosmetic refurbishment  
Generous vaulted lounge with balcony  
Fitted kitchen and dining areas  
Three/four bedrooms, bathroom/wc  
Private garage doors to car parking space/car port  
Well stocked enclosed, mature gardens



Guide £695,000 Freehold

ENERGY EFFICIENCY RATING  
BAND D

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

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7038



If you are looking for a home that is different and maybe a little quirky then let us impress you with this highly individual, three/four bedroom detached family home which is tucked away in a small private driveway just off Melvill Road which is within walking distance to Falmouth's famous sea front, beaches, coastal walks and the town centre.

This house was built by our clients to their own specification and was a special home for them for many years and is now being sold with the benefit of 'no onward chain'.

The property is somewhat dated and has plenty of potential for cosmetic refreshment and redecoration allowing new owners the chance to create a home to their own particular taste and requirements. The house has features including double glazed windows, doors and porch (where stated, gas central heating by radiators, a fitted kitchen with stonework surfaces and appliances, vaulted and beam ceilings and a part galleried landing.

The reverse-level accommodation on the ground floor includes a large entrance porch, reception hall, three bedrooms, a bathroom and separate shower room and an inner hallway. A turning staircase leads to a vaulted part galleried landing, a spacious lounge with a balcony, study/snug, cloakroom/wc, a comprehensive fitted kitchen with polished stonework surfaces and a dining room alongside. The garage was partly converted many years ago and has doubled up as a fourth bedroom or could also be used as an office and a boiler/cloakroom behind. The property has double opening garage doors which lead into a covered car port with a large attic above and this provides a secure location for you to store maybe a boat, trailer or motorhome. From the car port you enter well stocked and sheltered gardens which are in need of cultivation.

For those of us that live and work around Falmouth, it is no surprise that our vibrant town is regularly voted as one of the best locations in the South West of England and offers a comprehensive range of independent and high street shops, together with a great selection of bars, public houses, restaurants that serves food from around the world. There is a multi-screen cinema, the Poly Theatre and at the far end of town, the Maritime Square and National Maritime Museum and Pendennis Castle that guards the entrance to the third largest natural harbour in the world and our famous level sea front that gives access to Castle and Gyllyngvase Beaches.

As the vendors sole agents, we highly recommend an early viewing to secure this fine property.

Why not call for an appointment to view today?

With laminated flooring, perspex roof, exposed stone brick and a wooden glass door leading into:

#### *THE ACCOMMODATION COMPRISES:*

The house is approached through the covered enclosed car port into a winding tarmac pathway which takes you up to:

#### *WOOD GRAIN UPVC DOUBLE GLAZED CONSERVATORY PORCH 2.57m (8'5") x 2.44m (8'0")*

Having a pitched roof, Venetian blinds, wooden flooring, exposed brick walling, stained wood and single glazed front door with frosted side panels to:

#### *RECEPTION HALL*

With two double wall lights, double radiator, fitted carpet, access to principal bedrooms.

#### *BEDROOM ONE 4.09m (13'5") x 3.71m (12'2")*

A generous main bedroom with wood grain UPVC double glazed French doors overlooking the leading to the front garden and small patio, radiator, deep double fitted wardrobe cupboard with hanging space and shelving, single wardrobe, cupboard alongside.



*BEDROOM TWO 3.73m (12'3") x 3.05m (10'0")*

Having stained wood sealed unit double glazed window overlooking the rear garden, radiator, two double over bed spotlights, deep double fitted wardrobe cupboard.



*BEDROOM THREE 2.87m (9'5") x 2.67m (8'9")*

Again, with stained wood sealed unit double glazed windows enjoying a pleasant outlook over the front garden, radiator, two over bed spotlights.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



*BATHROOM 2.95m (9'8") x 1.90m (6'3") plus door recess 1.02m (3'4") x 0.79m (2'7")*

A modern bathroom with a white suite comprising: handled and panelled bath with contemporary chrome easy-on mixer tap and tiled surround, china wash hand basin with contemporary chrome mixer tap set on a vanity surface, incorporated low flush wc alongside, radiator, towel rail, separate fully tiled shower cubicle, chrome mixer shower and glass shower door, vinyl flooring, large fitted mirror, sealed unit double glazed window to the rear.



*DOORWAY FROM RECEPTION HALL TO:*

*INNER HALLWAY*

With under stairs storage cupboard, sealed unit double glazed window overlooking the rear, turning staircase with dark wood bannisters leading up to the first floor.

*PART GALLERIED LANDING*

With a vaulted ceiling and stained wood beams, sealed unit double glazed window overlooking the rear garden, radiator, access to loft space, cloaks cupboard, double opening doors to:

*LOUNGE 5.97m (19'7") x 3.71m (12'2")*

A fabulous dual aspect reception room with two sealed unit double glazed windows overlooking the rear garden, a focal point fireplace with electric stove style fire set in a brick recess and on a tiled hearth, dark wood mantle over, spectacular stained wood vaulted, beamed and canopied ceiling, two radiators, TV aerial point, central ceiling light, double opening recessed wood grain UPVC double glazed French doors with matching side panels enjoying a pleasant outlook over the gardens and surrounding area and leading to:

*COVERED BALCONY 3.84m (12'7") x 1.85m (6'1")*

A delightful area to have your morning coffee and lunch and with galvanised safety rails, pitched stained wood roof.





*DINING AREA/SNUG 3.00m (9'10") x 2.51m (8'3")*

Approached through two opening doors from the lounge and having two sealed unit double glazed windows enjoying a pleasant outlook over the gardens, radiator, TV aerial point.

*CLOAKROOM*

With a white suite comprising low flush wc, china wash hand basin set on a vanity surface with tiled splash back, frosted window to the rear.

*KITCHEN/BREAKFAST ROOM 5.94m (19'6") x 2.57m (8'5")*

A bright dual aspect kitchen which has sealed unit double glazed windows enjoying a pleasant outlook to the front with partial sea views in the distance, single glazed French door leading to a Juliette balcony overlooking the rear garden. The kitchen is well equipped with a full range of matching wall and base units, brushed steel handles, polished granite wrap around work surfaces with matching splash backs and ceramic tiling over, double circular stainless steel sink unit with chrome easy-on mixer tap, Neff gas hob and cooker hood, Neff single fan assisted oven and Zanussi microwave over, concealed refrigerator and freezer, vinyl flooring, radiator, deep storage cupboard with slatted shelving, polished granite breakfast bar, spectacular beamed, canopy and vaulted ceiling, two industrial style stainless steel drop lights, wood effect vinyl flooring, telephone point, open plan to:



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



*BREAKFAST/DINING AREA 3.00m (9'10") x 2.13m (7'0")* With two uprighters, radiator, single glazed window enjoying a pleasant outlook to the garden.

*POTENTIAL BEDROOM FOUR 3.51m (11'6") x 2.67m (8'9")*

With its own access from the front garden through painted and glazed front door with matching side panels, vinyl flooring, doorway to boiler room/wc.

*BOILER ROOM/WC 2.64m (8'8") x 2.13m (7'0")*

With gas central heating boiler, plumbing for washing machine, low flush wc, window to the rear, stained wood door to outside.

NB - These areas were informally converted some years ago by the owner and we are unsure if this had planning permission or building regulations.

#### *OUTSIDE*

The house is approached from a small private lane. Twin metal garage doors lead into a car port 6.60m (21'8") x 3.66m (12'0") at its longest and widest points and being of a slightly irregular shape. This has lighting and power, an open archway to the garden and an access to a large first floor attic with windows overlooking the front. The gardens are well stocked and in need of cultivation enjoying plenty of privacy and seclusion and featuring wide tarmac areas, a lawn, extremely well stocked flower borders and rockeries with plants and shrubs. A pathway to the left hand side takes you alongside the house around to a raised rear garden again well stocked and in need of cultivation.

*COUNCIL TAX* Band D.

*SERVICES* Mains drainage, water, electricity and gas.

#### *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.

#### *VIEWING*

Strictly by appointment  
Kimberley's Independent Estate Agents  
29/29a Killigrew Street, Falmouth, TR11 3PN  
Telephone: 01326 311400  
E-mail: [info@kimberleys.co.uk](mailto:info@kimberleys.co.uk)  
Website: [kimberleys.co.uk](http://kimberleys.co.uk)



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

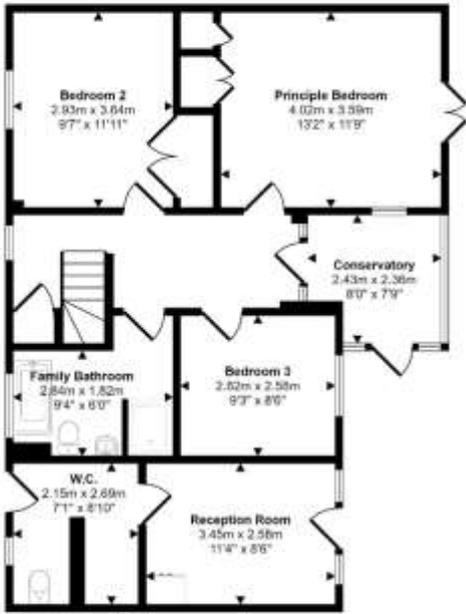




Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



Approx Gross Internal Area  
162 sq m / 1747 sq ft



Ground Floor  
Approx 75 sq m / 811 sq ft



First Floor  
Approx 95 sq m / 102 sq ft



Garage  
Approx 22 sq m / 234 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representative only and may not look like the real items. Made with Metre Squiggly 360.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

