



## Falmouth

A large, older style, semi-detached house  
Set in a sought after location  
Extended to provide multi-generational living  
Large four bedroom main house  
Attached two bedroom self-contained annexe  
Gas central heating, UPVC double glazing  
Integral garage, driveway parking and cellar workshop  
Delightful lawned gardens with decking  
Walking distance to local schools and the town centre  
Viewing highly recommended

Guide £675,000 Freehold

ENERGY EFFICIENCY RATING  
BAND C

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

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REF: SK7367



A very rare opportunity to own this substantial, extended, four bedroom semi-detached home which has an attached self-contained two bedroom annexe situated in a highly sought after residential location just off Kimberley Park Road and Dracaena Avenue and within walking distance of local schools and amenities, the beach, Penmere Station, Kimberley Park and Falmouth's bustling town centre.

This large family house has been a comfortable and cherished home for our clients over the past 34 years and they are now looking to downsize to a smaller home within the town. During this time they have extended the original property on the ground and first floor and with the two bedroom annexe, this makes it ideal for a multi-generational family or someone looking to generate a second income stream alongside.

The house has features including; gas fired central heating by radiators, UPVC double glazed windows and doors, natural wood flooring and fireplaces in both main reception rooms.

The main house has a reception hall, sitting room, open plan dining, kitchen and seating area at the rear, four bedrooms on the first floor, a generous attic and a family bathroom/wc combined.

The annexe has its own entrance and offers a reception area, an open plan kitchen/dining room, shower room/wc and two bedrooms on the upper level.

The house and annexe can be linked and on the lower level you will find a utility room which can be shared and a second family bathroom.

Outside, there is a wide driveway which can accommodate four cars, an integral garage and a lower ground floor cellar workshop which spans most of the area of the original house. At the rear of the house there are delightful, mature gardens with raised timber decked patio, extensive lawns and a small courtyard outside the annexe.

An early viewing is highly recommended to fully appreciate the accommodation on offer.  
Why not call for your personal appointment to view today?

*THE ACCOMMODATION COMPRISES:* Turning concrete steps with galvanised safety rails lead to:

#### *ENTRANCE PORCH*

UPVC double glazed front door and wrap around windows, ceramic tiled flooring, UPVC double glazed front door with leaded light panel leading to:

#### *RECEPTION HALL*

Natural wood flooring, staircase to first floor, under stairs storage cupboard, electric meter box, radiator, access to principal rooms.

#### *SITTING ROOM 4.27m (14'0") x 3.45m (11'4") into recess and plus bay.*

A lovely bright south facing main reception room with continued natural wood flooring and four panelled internal door, angular bay and double glazed window overlooking the front aspect, picture rail, a focal point open tiled fireplace with painted surround, TV aerial point.



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.



FOUR PANELLED INTERNAL DOOR FROM RECEPTION HALL TO:

*DINING ROOM 3.66m (12'0") x 3.17m (10'5")*

The dining room forms part of a large open plan area incorporating the kitchen and the snug area. The dining section has continued natural wood flooring, a focal point painted and tiled fireplace with inset wood burning stove on a quarry tiled hearth, floor-to-ceiling storage cupboard to one side and space for a tallboy refrigerator/freezer to the other, picture rails, TV aerial point.



*KITCHEN/SNUG 6.22m (20'5") x 2.26m (7'5") plus 2.36m (7'9") x 2.29m (7'6")*

A comprehensively fitted kitchen of an irregular shape and equipped with a range of matching wall and base units with wrap around solid beech block work surfaces and ceramic tiling over, a built-in granite chopping block, electric double oven, electric ceramic hob, double radiator, continued natural wood flooring, 1 1/2 bowl china sink unit with chrome swan neck mixer tap, two double radiators, dishwasher, dual aspect with double glazed sliding patio door with fixed matching side panel in the snug area with a pleasant outlook down the gardens to countryside beyond, over sink casement window again with good views, fitted pine bookshelves, double glazed flank window and staircase to lower ground floor.



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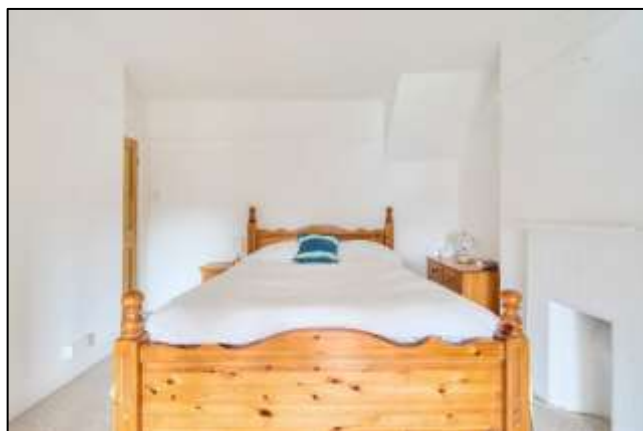


*STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING*

Having a double glazed fully opening flank window, linen cupboard.

*PRINCIPAL BEDROOM 3.38m (11'1") x 3.66m (12'0") plus dressing area 2.57m (8'5") x 2.08m (6'10")*

A generous main bedroom which has an original painted tiled fireplace, picture rail, four panelled internal door and fitted carpet, two steps leading down to the *DRESSING ROOM*, full width wardrobe cupboards, natural wood flooring, double radiator, double glazed window enjoying lovely views across the garden to the countryside and Penryn River.



*BEDROOM TWO 3.43m (11'3") x 2.46m (8'1")*

With double glazed window overlooking the front aspect, double radiator, fitted carpet, panelled internal door, deep under stairs storage cupboard, picture rail.



*BEDROOM THREE 2.36m (7'9") x 2.29m (7'6")* Having a double glazed window overlooking the front aspect, radiator, picture rail, panelled internal door.



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*BEDROOM FOUR 3.30m (10'10") x 2.26m (7'5") plus door recess*

Another good sized bedroom with double glazed window enjoying lovely views down the gardens to the countryside and Penryn River, natural wood flooring, spotlights, double radiator, panelled internal door.



*SHOWER ROOM 2.01m (6'7") x 1.78m (5'10")*

Well appointed with a white suite comprising; large walk-in shower cubicle which has bathroom panelled surrounds, bathroom panelling, chrome mixer shower and sliding glass screen, pedestal wash basin, contemporary chrome mixer tap, low flush wc, ladder style heated towel rail, spotlight, panelled internal door, Velux double glazed window to the rear, extractor fan, ceramic tiled flooring.



*PANELLED DOOR FROM THE LANDING LEADS UP A TURNING STAIRCASE TO:*

*ATTIC ROOM 4.06m (13'4") x 1.85m (6'1") (floor space)*

With limited headroom in parts, double glazed Velux window enjoying super views down the garden to countryside and Penryn River, eaves storage cupboards, electric panel radiator, fitted carpet.

*TURNING STAIRCASE FROM THE KITCHEN LEADS TO LOWER GROUND FLOOR*

*UTILITY ROOM*

With painted rough cast walling, plumbing for washing machine, space for condensing tumble dryer, ceramic tiled flooring, double radiator, extractor fan, panelled internal door to:

*BATHROOM 2.62m (8'7") x 2.01m (6'7")*

With a white suite comprising; panelled bath with contemporary chrome mixer tap, shower attachment and tiled surround, wash hand basin set on a pine vanity unit with hot and cold taps, extractor fan, low flush wc, chrome ladder style heated towel rail, shaver point, heated mirror, extractor fan, continued ceramic tiled flooring.

*AGENTS NOTE* These facilities can be shared on a Jack 'n' Jill arrangement with the annexe.

## ANNEXE

This can be accessed from the main house or through its own side gate and courtyard. Double glazed front door with frosted side panel to:

### *ENTRANCE VESTIBULE*

Ceramic tiled flooring, steps down to own front door and further steps down to the lower ground floor utility room.

### *OPEN PLAN KITCHEN/LIVING ROOM 7.49m (24'7") x 2.77m (9'1")*

Dual aspect with double glazed broad bi-fold doors to the rear which gives access to your own courtyard and the main garden, Velux double glazed window, double glazed window overlooking the side aspect with roller blind, wood finish vinyl flooring, TV aerial point, spotlights, radiator, open plan to:

### *KITCHEN SECTION*

Equipped with a range of matching wall and base units in white, brushed steel handles, wrap around work surfaces and ceramic tiling over, single drainer stainless steel sink unit and chrome mixer tap over, electric cooker panel, space for under counter refrigerator, radiator, extractor fan, overhead Velux double glazed window, door to:



### *SHOWER ROOM/WC 1.93m (6'4") x 1.83m (6'0")*

Well appointed with a white suite comprising; semi-quadrant tiled shower cubicle, thermostatically controlled electric shower and sliding glass screen, pedestal hand wash basin with chrome mixer tap, low flush wc, fully tiled walls, non-slip flooring, frosted double glazed window, ladder style heated towel rail, panelled internal door.

### *A STAIRCASE FROM THE KITCHEN LEADS TO THE TOP FLOOR LANDING*

### *BEDROOM ONE 2.84m (9'4") x 2.79m (9'2")*

Having a bright dual aspect with double glazed windows overlooking the front and side, built-in wardrobe cupboard, radiator, fitted carpet, panelled internal door.



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### *BEDROOM TWO*

Again, with a bright dual aspect, double glazed windows overlooking the side and to the rear across the garden down to the Penryn River and countryside, radiator, fitted carpet, access to insulated loft space, panelled internal door.

### *OUTSIDE*

#### *GARAGE 5.11m (16'9") x 2.92m (9'7")*

With up and over door, lighting and power, wall mounted gas central heating boiler (only two years old) and approached over a wide driveway with parking for three/four vehicles.

#### *CELLAR 7.01m (23'0") x 5.79m (19'0")*

This large under floor cellar area is used as a workshop and storage area for our client and has lighting and power.

### *GARDENS*

To the rear of the house there are delightful gardens offering a large timber decked patio, extensive lawns with well stocked borders and a wide variety of plants, shrubs and mixed hedging, timber summerhouse, greenhouse, a gravelled patio/barbecue area in the far corner to enjoy the best of the afternoon sunshine again surrounded by plants and shrubs. There is a small paved courtyard area outside the annexe which is well screened by a profusion of plants and shrubs and a side gate leading to the street.



*COUNCIL TAX* - BAND D for the main house and BAND A for the annexe.

*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.

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# Highfield Road, Falmouth, TR11

Approximate Area = 1717 sq ft / 159.5 sq m

Annexe = 543 sq ft / 50.4 sq m

Garage = 151 sq ft / 14 sq m

Total = 2411 sq ft / 223.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2028. Produced for Kimberley's Estate Agency. REF: 1452667

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