



Constantine

A superb, detached family residence
Self contained lower ground floor flat
Delightful separate loft style flat/home office
Oil-fired central heating by radiators (main house)
UPVC double glazed windows and doors
Five bedrooms and four bathrooms in total
Sunny terraced landscaped gardens
Detached garage and multiple driveway parking
Open fronted car port/entertainment area
Viewing highly recommended

Guide £650,000 Freehold

ENERGY EFFICIENCY RATING
BAND D

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

01326 311400
www.kimberleys.co.uk

REF: SK7370



An ideal opportunity to acquire this well presented, spacious and versatile five bedroom detached residence, tucked away in a small private lane within a secluded and sheltered valley.

The property has delightful south facing views across the gardens to the wooded valley and surrounding countryside set just a few minutes' walk from this well serviced village centre and within easy driving distance of the surrounding towns of Falmouth, Penryn and Helston and the picturesque Helford River with its lovely safe sailing waters, coastal walks and beautiful creeks.

This fine home has been re-designed and extended over the years and provides generous well proportioned accommodation designed to meet the needs of a growing family looking to embrace village life and with the added advantage of a separate lower ground floor apartment which could be used by a dependent relative or independent teenager and also a self-contained loft above the garage which could be a lucrative letting unit or home office.

The main house has oil-fired central heating by radiators, UPVC double glazed windows and doors, a focal point wood burning stove in the sitting room area, an intercommunicating glass fronted balcony overlooking the gardens, a well fitted kitchen with built-in appliances, a luxury family bathroom with separate shower. There is a small private lane which leads down to a large, gravelled driveway with a detached garage and loft apartment above to the right, a large open plan car port to the left and steps either side leading to a succession of terraces all facing south. At the front of the property, you will see enclosed gardens and a raised concrete parking space.

The popular village of Constantine has a host of amenities at hand including two convenience stores with off licences, the Tolman Centre and museum that hosts several events, Constantine Social Club with it's recreational child facilities, a bowling green where the village has its own team, along with cricket and football teams. Other facilities include a doctor's surgery, a highly regarded primary/junior school, Constantine Parish Church, The Cornish Arms public house and the Trengilly Wartha Inn just outside the village. There is also a local bus service that provides transport links from Helston to Falmouth.

THE ACCOMMODATION COMPRISES:

Ornamental galvanised front gate opens onto a path down through the front garden to the entrance.

WOOD GRAIN UPVC DOUBLE GLAZED FRONT DOOR TO:

ENTRANCE VESTIBULE/OFFICE

With engineered oak flooring, radiator, two uplighters, four inset ceiling lights controlled by a dimmer switch, coat hooks, door to inner hallway, built in shelving with cupboards under, oak veneer half glazed internal door.



ETCHED GLASS AND PANELLED DOOR FROM THE ENTRANCE VESTIBULE TO:

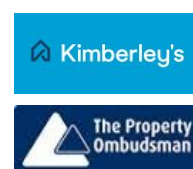
INNER HALLWAY

With continued engineered oak flooring, radiator, staircase leading to the first floor and landing, under stairs storage cupboard, linen cupboard, doors to the kitchen, living room, bedrooms, plastered and coved ceiling with ceiling light.

CLOAKROOM

With a white suite comprising; low flush wc, wall mounted wash hand basin, panelling to dado height, frosted, vented window, vinyl floor tiles, plastered ceiling with ceiling light and fuse box.

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SIDE LOBBY

With coat hooks, radiator, tiled steps which lead down to a UPVC double glazed door taking you to the side pathway.

UTILITY AREA

With electric meter, fuse boxes, roll top work surface, frosted double glazed window.

KITCHEN/DINING ROOM 6.71m (22'0") x 3.35m (11'0") overall measurement.

A fabulous open plan living kitchen which enjoys a superb, bright and sunny aspect with fabulous views over the gardens to the valley and countryside beyond, double glazed opening French doors lead onto a balcony.

KITCHEN SECTION 3.48m (11'5") x 3.35m (11'0")

The kitchen area is well equipped with a full range of matching wall and base units, stainless steel cupped handles, Corian work surfaces and complementary ceramic tiling, two open shelved units with candle drawers, a range of quality appliances are included with dishwasher, under counter refrigerator and freezer, a Leisure Cuisinmaster range style cooker with LPG five-ring burners and three electric ovens under, black glass splash back and matching cooker hood over, double glazed window enjoying much the same views as the dining area, inset Belfast style sink set within the Corian work surface drainer alongside and contemporary multi-directional mixer tap over, plastered and coved ceiling with downlights, oak veneer half glazed internal door to reception hall, hard wearing wood finish flooring, open plan to the dining area.



DINING SECTION 3.12m (10'3") x 3.35m (11'0")

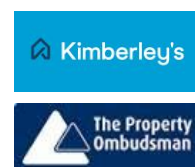
Having a double radiator, plastered and coved ceiling with inset ceiling lights controlled by a dimmer switch, continued hard wearing wood finish flooring. **BALCONY** overlooking the garden.



SITTING ROOM 6.05m (19'10") x 4.04m (13'3")

A bright triple aspect main reception room which enjoys a sunny aspect and pleasant views across the garden to the valley beyond through double glazed windows, double opening casement doors which leads to the **BALCONY** and a third double glazed casement window to the side aspect. A feature wood burning stove is set on a polished granite hearth with matching surround, two double radiators, plastered and coved ceiling two ceiling lights controlled by a dimmer switch, TV aerial point, engineered oak floor, oak veneer internal door.

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FAMILY BATHROOM 2.64m (8'8") x 2.44m (8'0")

Luxuriously appointed with a four piece white suite comprising; corner panelled bath having a chrome mixer tap and telephone hand shower, china wash hand basin set on a high gloss white vanity unit with back lit mirror over, incorporated low flush wc alongside, larger corner shower unit, Mira Play thermostatically controlled electric shower, Respatex panelling and curved shower screen, extractor light, fully tiled walls and flooring, chrome ladder style heated towel rail, two double glazed windows with frosted privacy panels, panelled ceiling with spotlights, extractor fan, oak veneer internal door.

BEDROOM THREE 3.45m (11'4") x 3.10m (10'2")

With double glazed window which enjoys early morning sunshine, fitted with Venetian blinds overlooking the front aspect, double radiator, fitted carpet, plastered and coved ceiling with ceiling light, oak veneer internal door.



BEDROOM TWO 3.48m (11'5") x 3.25m (10'8")

Another delightful bedroom, double glazed angular bay which has fitted blinds, double radiator, fitted carpet, oak veneer internal door, central ceiling light.



STAIRS FROM INNER HALLWAY TO FIRST FLOOR

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PRINCIPAL BEDROOM 8.74m (28'8") x 3.17m (10'5") plus return.

A bright main bedroom with two double glazed Velux windows which have fitted blinds, feature Velux Juliette balcony all with super views across to the countryside. A pitched roof runs the full length of the bedroom with limited headroom in parts, inset ceiling spotlights, fitted carpet, double radiator, pine door, TV aerial point, two USB points, wooden internal door.

WALK IN DRESSING ROOM

With eaves storage and hanging rail.

DRESSING AREA

Again, with a pitched roof and limited headroom in parts, spotlights, continued fitted carpet, hanging rail and a bank of four nest of drawers to the left hand side, tilt and turn double glazed window again enjoying a view over the countryside, pine door.



EN-SUITE SHOWER ROOM

With a white suite comprising separate shower cubicle, chrome mixer shower with drench head, extractor light, Respatex panelling and shower doors, china wash hand basin set in a high gloss vanity unit with storage under, mixer tap and ceramic tiling over, plastered and coved ceiling with spotlights, low flush wc, spotlight, laminate flooring.

LOWER GROUND FLOOR FLAT

Approached from the side pathway through a UPVC double glazed door leading to:

KITCHEN/DINING ROOM 3.99m (13'1") x 2.36m (7'9")

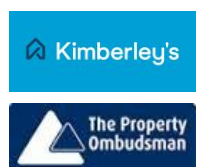
Well equipped with a range of matching wall and base units in high gloss Dove Grey comprising of cupboards and drawers with metal door furniture, fitted work surfaces with ceramic tiling over, composite single drainer sink unit and chrome swan neck mixer tap over, fitted microwave shelf, recess for tallboy refrigerator/freezer, two strip lights, hard wearing wood finish flooring, recessed double glazed window overlooking the rear garden, cupboard housing oil fired central heating boiler (for the main house) doorway to:

SITTING ROOM 3.96m (13'0") x 3.17m (10'5")

Again, with double glazed window to the side aspect, raised display areas, plastered ceiling with lighting and finished with a carpet, TV aerial point, panelled internal door to:



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DOUBLE BEDROOM 3.28m (10'9") x 2.57m (8'5")

With two ceiling lights, double glazed window overlooking the rear aspect, plastered ceiling with two ceiling lights, raised display areas, panelled internal door to:



EN-SUITE SHOWER ROOM 2.97m (9'9") x 1.68m (5'6")

Luxuriously appointed with a white suite comprising; shower cubicle which has Respatex panelling, chrome mixer shower and folding screen, china wash hand basin set in a high gloss white vanity unit, ceramic tiling over and contemporary chrome mixer tap, low flush wc, ceramic tiled flooring, inset ceiling spotlights, ladder style heated towel rail, extractor fan, plastered ceiling with downlights, tiled floor, panelled internal door leading to:

UTILITY ROOM/WINE CELLAR 2.13m (7'0") x 1.63m (5'4") plus 1.68m (5'6") x 1.14m (3'9")

With double glazed door from the side entrance, second door leads to the utility area that has a roll top work surface and space for tumble dryer, extractor fan, fitted shelving.

OUTSIDE

There is a driveway which leads down to several properties and ultimately into a large, gravelled driveway with parking for two/three cars to the right hand side where you will also see a partly concealed oil tank for the central heating.

CAR PORT 6.15m (20'2") x 4.57m (15'0")

Located opposite the garage and this has a red brick apron and flooring, lighting and power, wall mounted electric consumer box, monopitch tripolycarbonate roofing and extensive storage areas. This area also provides a useful covered open entertainment area with a sunny aspect.

DETACHED GARAGE 6.71m (22'0") x 3.96m (13'0")

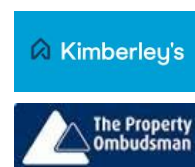
A much newer construction with remote control electric roller door, triple aspect double glazed windows overlooking the side, personal UPVC double glazed side door, smoke alarm and LED lighting, fitted work bench.

THE LOFT 6.86m (22'6") x 2.97m (9'9") Overall measurement.

This self-contained studio apartment is approached over a galvanised steel non-slip staircase with wrought iron ornate safety balustrades on one side. This fabulous self-contained unit is ideal for holiday letting, an independent family member or could become the perfect work from home space with full facilities.



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DOUBLE GLAZED FRONT DOOR TO:

LOBBY AREA

Having hard wearing wood finish flooring, recessed hanging space with curtain, chrome ladder style electric heated towel rail.

KITCHEN AREA

With fitted work surface and storage cupboard, ceramic tiling over, stainless steel sink unit with chrome swan neck mixer tap and glass splash back over, recess for refrigerator, plastered ceiling with downlight.

BEDROOM/SITTING AREA

With fitted carpet, dual aspect double glazed Velux windows with built-in blinds, double glazed tilt and turn window overlooking the valley, TV aerial point, inset ceiling spotlights, eaves storage cupboard, plastered ceiling with inset spotlights.



SHOWER/WC

With a white suite comprising shower cubicle with Respatex panelling, Mira Sport electric shower and double opening screens, low flush wc, wash hand basin set on a high gloss white vanity unit, contemporary chrome mixer tap, complementary ceramic tiling, fitted shaving mirror over, Velux double glazed window, extractor fan.

GARDENS

Access from Brillwater Road through an ornate galvanised gate set between two granite pillars set within a feature stone wall. To the left hand side of the gate sits a generous PARKING SPACE within an enclosed painted rendered wall. The gate takes you down over easy rising and descending stone steps into a delightful landscaped garden which is laid for ease of maintenance and has raised stone rockeries stocked with a wide variety of plants and shrubs and cobbled red brick patio area which continues as a pathway either side of the bungalow leading to the rear. At the rear of the property there are superb terraced gardens laid for ease of maintenance with the first level having an enclosed lawned area, well stocked beds with trees, shrubs and flowers and an under patio garden storage area. Above the lawn, approached by galvanised steel steps sits a fabulous balcony with stainless steel and glass safety balustrades providing the perfect place to entertain your family and friends throughout the day through to sunset. Granite steps lead down to the lower terrace which is well stocked with trees and shrubs. From here a pathway leads you to the rear gravelled driveway, car port and provides access to The Loft.

It is impossible to do justice to the garden in print, only a personal viewing will suffice!

SERVICES

Mains drainage, water and electricity, oil-fired central heating by radiators.

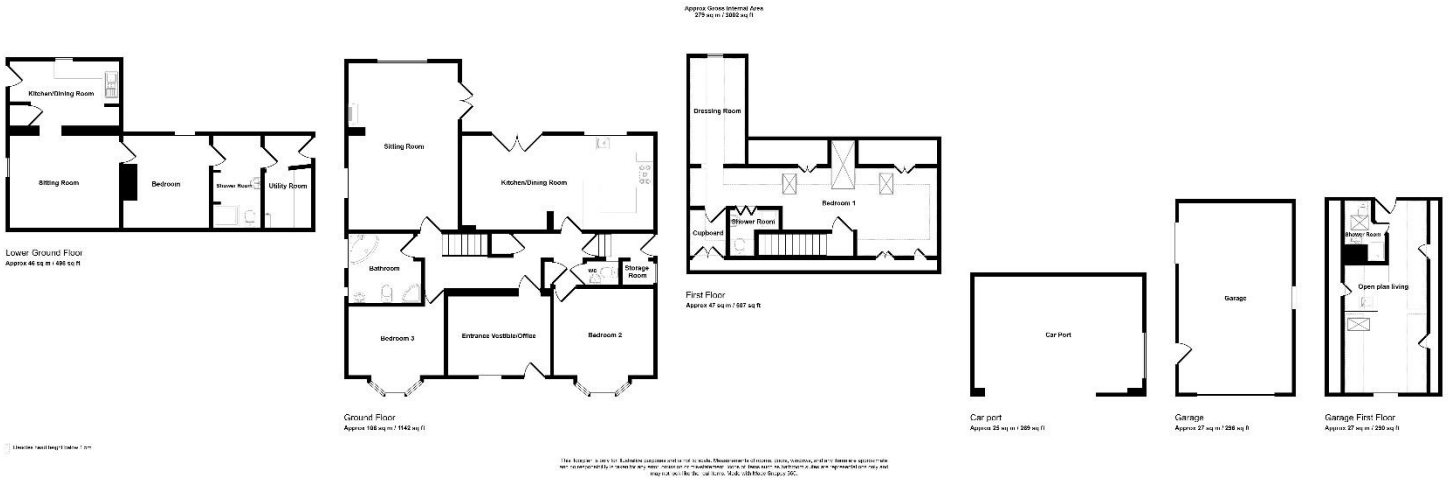
COUNCIL TAX Band D.

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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