



## Falmouth

A contemporary, detached family home  
Set in an exclusive close of seven homes  
Being sold with 'no onward chain'  
Perfect location in four acres of wooded grounds  
Spacious accommodation over three levels  
Four double bedrooms, two bathrooms  
Open plan kitchen/living room, dining room  
Landscape gardens and natural woodland  
Several timber outbuildings, parking  
Walking distance to Swanpool Beach and local amenities

Guide £650,000 Freehold

**ENERGY EFFICIENCY RATING BAND B**

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REF: SK7390



A great opportunity to own this spacious and versatile detached, four bedroom family home which is set in beautiful four acre grounds of the Penmere Hotel in Falmouth within walking distance of local amenities, schooling, Penmere branch line railway station and Swanpool Beach and Lake which is an area of outstanding scientific interest.

The house was built to an impressive and individual design being one of just seven properties in this select and highly sought after close which nestles in a sheltered wooded location.

The house offers versatile and spacious accommodation arranged over three floors with the ground floor offering three bedrooms and a bathroom, the top floor gives you a principal bedroom en-suite and the lower ground floor as the living quarters with a fitted kitchen, utility room, lounge with doors leading out to landscaped gardens and a dining room with patio doors.

The property is sat on probably the largest plot on this development and offers a lawned area, extensive patio, an outside barbecue kitchen and steps leading down to a delightful, wooded area which is a haven for children who enjoy an outdoor lifestyle.

The ever popular town of Falmouth offers an eclectic range of facilities including shops, cafes, restaurants, the Phoenix multi-screen cinema, the Poly Theatre and the Princess Pavilion that provides a variety of entertainment to suit all tastes. At the end of town you will find Events Square that is home to the National Maritime Museum. The town itself has a diary of festivals throughout the year including The Oyster Festival, Sea Shanty and the ever popular Falmouth Week that hosts a variety of sailing and shoreside events. Falmouth also hosted the Tall Ships Regatta during the summer of 2023. Just a short walk away is Swanpool Beach and Nature Reserve where you can enjoy a number of watersports including Kyacking and Paddleboarding plus Falmouth Golf Club with its popular Above the Bay bar and restaurant.

As our client's sole agents, we highly recommend an immediate viewing to secure this property.  
Why not phone for a personal viewing today?

*THE ACCOMMODATION COMPRISES:*

*COMPOSITE FRONT DOOR WITH TWO FROSTED PORTHOLES AND FROSTED SIDE PANEL TO:*

*RECEPTION HALL*

An impressive introduction to the property having a mat well, electric consumer box, radiator, cloaks recess, fitted carpet, staircases leading to the lower and upper floors.



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*BEDROOM TWO 4.62m (15'2") x 2.95m (9'8")*

A bright triple aspect room with double glazed windows overlooking the front, side and rear elevations, double radiator, TV aerial point, two ceiling lights, fitted carpet, dimmer switch, light oak internal door.



*BEDROOM THREE 3.86m (12'8") x 2.62m (8'7") into bay.*

Having triple aspect UPVC double glazed windows and a pleasant aspect over the gardens, patio and surrounding woodland, fitted carpet, radiator, TV aerial point, central ceiling light, light oak internal door.



*BEDROOM FOUR 3.17m (10'5") x 2.59m (8'6")*

With UPVC double glazed window again overlooking the rear gardens and a lovely outlook towards light woodland, fitted carpet, TV aerial point, double radiator, central ceiling light, light oak internal door.



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*FAMILY BATHROOM 2.13m (7'0") x 1.68m (5'6")*

Luxuriously appointed with a white suite comprising; panelled bath, contemporary chrome easy-on mixer taps, chrome mixer shower over and fully tiled surround, shower screen, recessed frosted UPVC double glazed window, extractor fan, low flush wc, wall mounted china hand wash basin with chrome easy-on mixer tap sat on a high gloss white vanity unit, inset ceiling spotlights, large backlit mirror (not tested), light oak internal door.



*A WIDE TURNING STAIRCASE WITH FITTED CARPET AND WOODEN BANNISTERS ON ONE SIDE TO THE TOP FLOOR.*

*FIRST FLOOR LANDING*

Deep storage cupboard with fitted carpet and lighting, light oak internal door leading to:

*PRINCIPAL BEDROOM 5.33m (17'6") x 3.15m (10'4")*

A bright main bedroom with a gently sloping ceiling on one side, two Velux double glazed windows enjoying elevated views over the garden and the surrounding woodland, fitted carpet, double radiator, TV aerial point, USB points, two ceiling drop lights, dimmer switch light oak internal door to:

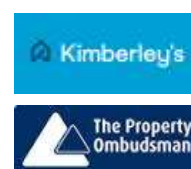
*EN-SUITE SHOWER ROOM 2.59m (8'6") x 1.68m (5'6")*

Luxuriously well appointed with a white suite comprising; double fully tiled shower cubicle with chrome mixer shower, glass shower screen, spotlighting and extractor fan over, wall mounted china hand wash basin with chrome easy-on mixer tap, tiled splash back and sat in a high gloss white vanity unit, low flush wc, fitted mirror, Velux double glazed window, chrome ladder style heated towel rail, hard wearing vinyl floor tiles.



*TURNING STAIRCASE WITH FITTED CARPET AND WOODEN BANNISTERS LEADING TO THE LOWER GROUND FLOOR*

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## *OPEN PLAN KITCHEN/LIVING ROOM*

### *KITCHEN SECTION 3.38m (11'1") x 2.69m (8'10") into recess.*

Equipped with a range of contrasting wall and base units, wrap around quartz/Corian work surfaces and matching splash backs over, inset stainless steel sink unit with chrome swan neck mixer tap over, Bosch ceramic hob and matching black glass extractor over, Bosch electric single fan assisted oven and microwave oven over set in adjacent housing, built-in dishwasher, refrigerator and freezer, tall cupboard with plenty of shelving, inset ceiling spotlights, plenty of natural light through sloping double glazed windows to the front elevation, hard wearing wood finish flooring which continues into the lounge area.



### *LOUNGE AREA 5.08m (16'8") x 3.45m (11'4") into recess.*

Having double glazed French doors opening onto the patio and the gardens, double glazed flank windows alongside all enjoying a pleasant outlook over light woodland and the gardens, TV aerial point, two ceiling drop lights, dimmer switch, door to a side lobby with fitted shelving and composite door leading to a utility room.



### *UTILITY/CLOAKROOM 4.72m (15'6") x 1.45m (4'9") being a maximum measurement of an irregular shape.*

With low flush wc, plumbing for washing machine, inset ceiling spotlights, extractor fan, UPVC double glazed door with frosted panel and cat flap to the outside.

### *LIGHT OAK INTERNAL DOOR FROM THE LIVING ROOM TO THE DINING ROOM.*

### *DINING ROOM 4.22m (13'10") x 2.67m (8'9") plus door recess.*

Dual aspect with recessed double glazed French doors leading onto the patio and enjoying pleasant lightly wooded views, hard wearing wood finish flooring, small recessed double glazed window to the side elevation, TV aerial point, two central ceiling drop lights.

### *OUTSIDE*

To the front of the property there is a raised paved pathway leading to the front door, curved gravelled area, parking for a couple of vehicles and an outside boiler room with wall mounted Ideal central heating boiler and fuses.

### *GARDENS*

The property is set on probably the largest plot on this development and at the rear there are delightful gardens with a paved patio outside the reception areas and lawned area, well stocked flowerbeds with a selection of plants and shrubs and timber decking steps leading to an extensive paved and timber terrace which is perfect for relaxing and entertaining with your family and friends whilst you cook in the outdoor barbecue kitchen which has lighting and power and a sink unit and this has hosted many parties over the years. On the far side of the patio there is a natural rockery garden and storage areas. A paved pathway continues past well stocked flower borders with plants and shrubs into a lovely woodland garden which enjoys privacy, seclusion and shelter and this is perfect for children who enjoy an outdoor lifestyle to play.

### *DETACHED TIMBER OUTBUILDING 3.68m (12'1") x 2.74m (9'0")*

Having a composite front door, hard wearing wood finish flooring, power points, double glazed window to the side, a second panelled door to:

### *SHOWER ROOM 2.74m (9'0") x 2.01m (6'7")*

Well appointed with a white suite comprising; double shower cubicle, Triton T70 thermostatically controlled electric shower and bathroom panelling, pedestal wash basin with chrome swan neck mixer tap and fitted mirror over, low flush wc, extractor fan, chrome ladder style heated towel rail, UPVC panelled ceiling with inset ceiling spotlights.

### *TIMBER GARDEN SHED 5.36m (17'7") x 2.21m (7'3")*

Located alongside the driveway, having dual aspect UPVC double glazed windows, power, plenty of shelving and a composite front door.

### *AGENTS NOTE*

The mature trees within the garden including oak, elm, beech are TPO protected and you would need to obtain planning permission from the local council for any maintenance within the property boundaries.

### *MANAGEMENT CHARGE*

There is an annual management charge of £600 to cover the maintenance and upkeep of the communal grounds, lighting and insurance. All seven owners are members this company called Penmere Drive Residents Limited and all contribute to the annual estate charge.

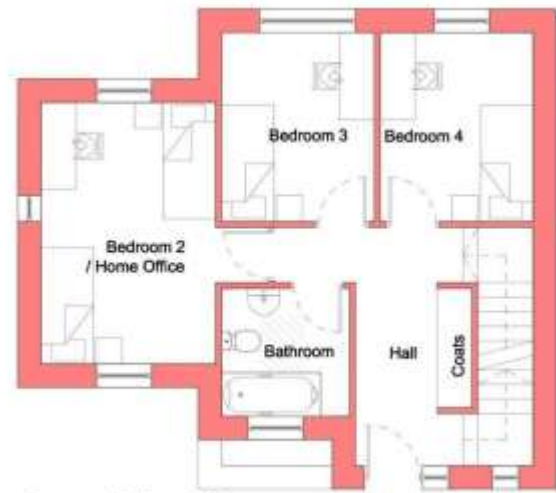
### *COUNCIL TAX BAND F*

### *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.



Lower Ground Floor Plan



Ground Floor Plan



First Floor Plan

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