



Heather & Lay
The local property experts

31 Vicarage Close, Budock Water, TR11 5DB

Guide Price £595,000

Glorious south facing views through Budock Valley to the sea beyond, from this lovely light, bright, impressive and hugely deceiving detached house. Providing over 2000 sqft of stylish spacious and beautifully appointed accommodation on two levels. Such flexibility with three/four bedrooms, sitting room with separate dining room/bedroom 4, well-appointed kitchen, large home office, shower room and bathroom. Garage with driveway parking for several cars. All within a select close on the outskirts of this popular village, just two miles from Falmouth town, harbour and beaches.



Heather & Lay
The local property experts

FALMOUTH	2 MILES
TRURO	11.5 MILES
HELSTON	11.9 MILES
NEWQUAY	23.8 MILES
EXETER	97.7 MILES

- Outstanding family house
- Superb setting with glorious views
- Three/four bedrooms, master en-suite
- Fine reception room with views looking out over Budock Valley to the sea beyond
- Spectacular contemporary kitchen, sitting room and separate dining room
- Large home office
- South facing garden
- Integral garage with driveway parking



THE LOCATION

Vicarage Close is a sought-after area of individual and varying detached homes lying off the approach road to Budock Water.

Budock is a popular village about two miles from the harbour town of Falmouth.

The village has an active community and benefits from good local amenities including a general store, Trelowarren Arms public house and Village Hall. The village is served by a regular bus route running to and from Falmouth and lies en-route to Mawnan Smith and the glorious Helford River with some of the loveliest coastline and countryside in Cornwall.

THE PROPERTY

Rarely are we so surprised by a property we visit where initial impressions belie what is found within. From the roadside it appears to be a detached bungalow but once inside a hugely appealing split level family home over 2000 sqft is revealed.

The property enjoys perfect positioning within the Close and comprises a spacious sitting room with its open fireplace on the upper floor with sliding patio doors accessing a large covered balcony to enjoy those amazing valley views with the Manacles in the distance.



Also, on the upper floor is a separate dining room/bedroom four, a generous, stylishly fitted kitchen, tiled shower room and separate WC, plus internal access to the garage. On the lower level are three double bedrooms, a family bathroom and access out into the rear garden with a timber decked area to sit, relax and enjoy the afternoon and evening sunshine.

From the front there is access either side of the property to the rear garden and a brick paved driveway leads to a single integral garage. All is modern, beautifully appointed and well equipped, windows and doors are UPVC double glazed and an oil-fired 'Worcester boiler fuels radiator central heating and hot water supply.

31 Vicarage Close is an absolute gem and we highly recommend internal viewing!

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Panelled and glazed front door with fixed side pane, tiled floor with space hanging coats leading into...

HALLWAY

A welcoming entry to this glorious house with immediate views through to the sitting room and out to Budock Valley beyond. White panelled doors to integral garage. Storage and airing cupboards, sitting/dining room, dining room/bedroom four, kitchen, WC, and shower room. Radiator and staircase to ground floor.

SITTING/DINING ROOM 24' 6" x 11' 3" (7.47m x 3.43m)

This light, bright and well-proportioned room with a window in the dining area and UPVC double glazed sliding patio doors in the sitting room leading out onto the large covered balcony with its spectacular views, through the valley looking out to the sea and coast beyond. Open fireplace with timber mantle and tiled hearth. Two Radiators. TV. Power Points.

COVERED BALCONY 14' 4" x 4' 8" (4.37m x 1.42m)

Ample room for a table and chairs. Spectacular views overlooking the garden, across Budock Valley and out to the Manacles in the distance.

KITCHEN/BREAKFAST ROOM 14' 6" x 11' 1" (4.42m x 3.38m)

This is spacious and bright with a UPVC double glazed window again with those amazing views. White fronted cupboards and drawers at base and eye level with roll top work surfaces with inset one and a half bowl stainless steel sink and drainer with mixer tap. A peninsular breakfast bar to one end. Tiled splashbacks. Built-in appliances include an electric oven with a hob above and extraction hood over. Integrated dishwasher. Plenty of storage space and room for freestanding fridge/freezer. Cushioned flooring. Radiator. Door leads back into the hallway to







DINING ROOM/BEDROOM FOUR 15' 9" x 8' 8" (4.8m x 2.64m)

A superb room with room currently used as a dining room but could also be a fourth bedroom with room for a double bed. Ideal for visiting guests. UPVC double glazed window looking out to front garden. Radiator.

SHOWER ROOM 10' 1" x 5' 8" (3.07m x 1.73m)

A large fully wall tiled shower room with obscure windows to front and side. Large walk-in shower cubicle with electric Mira shower and pedestal hand wash basin. Ceiling spotlights. Cushioned flooring. Radiator.

SEPARATE WC

White two piece suite comprising button flush WC and hand wash basin. Obscure window to rear. Cushioned flooring. Radiator.

STAIRS TO GROUND FLOOR

HALLWAY

Large storage cupboard. Radiator. Door accessing rear garden. Doors leading to



BEDROOM ONE (WITH EN-SUITE BATHROOM (JACK AND JILL))

20' 4" x 11' 1" (6.2m x 3.38m)

Large double bedroom with UPVC double glazed window to the rear overlooking the garden. Radiator. Power points.

EN-SUITE (JACK & JILL) BATHROOM 8' 6" x 7' 8" (2.59m x 2.34m)

Majority of the wall is tiled. White three piece suite comprising of button flush WC, panelled bath with shower and glass screen, pedestal wash hand basin. Electric shaver point. Cushioned flooring. Radiator. Ceiling spotlights. UPVC double glazed obscure window.

Connecting door through to

STUDY 13' 7" x 8' 6" (4.14m x 2.59m)

A great space ideal for working from home. Door to hallway.

BEDROOM TWO 11' 4" x 11' (3.45m x 3.35m)

Double bedroom, window to rear over the garden and valley beyond. Radiator. Power points.





BEDROOM ONE



BEDROOM THREE

24' 6" x 9' 2" (7.47m x 2.79m) to smallest point.

A fabulous room, larger than normal with a useful dressing area. UPVC double glazed sliding patio doors lead out onto timber decked area and garden. Three UPVC double glazed windows floods natural light into the room. Radiators. Power points.

Doors with access back into the hallway.

OUTSIDE

REAR GARDEN

From the lower ground floor hallway an obscure UPVC double glazed door leads out onto a timber decked area. Ideal for entertaining and dining and to enjoy the summer sunshine for much of the day.

The garden is South facing, and well enclosed with timber fencing and hedge border. Mainly laid to lawn with established and full of some choice and exotic plants and shrubs. There is a cupboard housing the Oil fired boiler. Outside light and tap. The garden can be accessed via steps on both sides of the property.

FRONT

Lawned garden area to one side. Block paved driveway with oil tank located to the side. Driveway parking leading to

SINGLE GARAGE

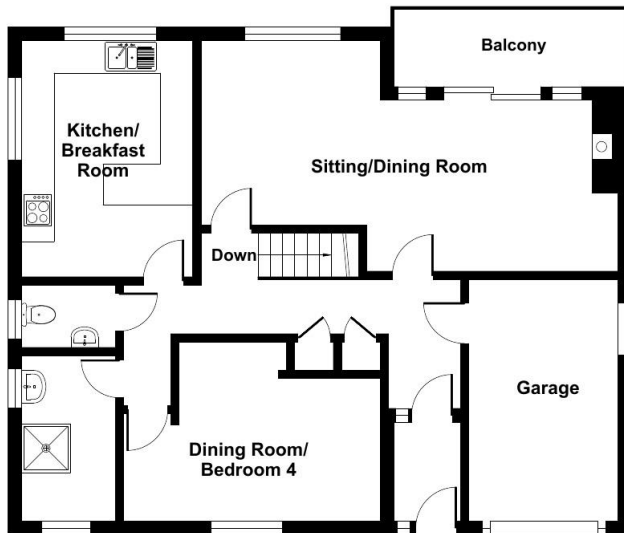
Up and over metal door. UPVC double glazed window to side. Space and plumbing for washing machine and tumble dryer. Plumbed in pressure wash. RCD Electric fuse box and meter. Power and light.



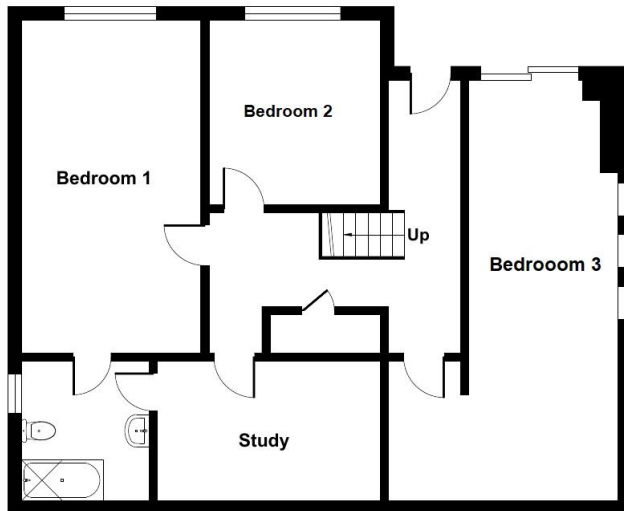
Vicarage Close, Budock Water, Falmouth

Approximate Area = 2040 sq ft / 190 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

DIRECTIONS

From Falmouth take the approach road to Budock Water, opposite the Falmouth football club. Just as you descend Vicarage Hill, turn right into Vicarage Close. Bear around the left hand bend and Number 31 is located on the left.

What3words: ///owner.best.moment

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

LOCAL AUTHORITY Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

TAX BAND – E

EPC RATING – D

VIEWINGS Strictly by prior appointment

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

If asked we will recommend potential buyers use the services of trusted professionals. Should you decide to use the services of the provider you should know that Heather & Lay or the individual member of staff may or may not receive a referral fee.





Heather & Lay
The local property experts

01326 319767
sales@heather-lay.co.uk
www.heather-lay.co.uk
3 Church Street, Falmouth, Cornwall TR11 3DN

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of