



22 Pennance Road, Falmouth

Guide Price £760,000



Heather & Lay  
*The local property experts*



- Wonderful setting at the end of a private road
- Unique detached 1970s bungalow
- Four bedrooms, 2 with en-suite wc's
- Spacious separate sitting & living rooms
- Kitchen and 17' dining room
- Perfectly comfortable 'as is' with scope for development
- Glorious 300ft long garden and plot
- Garage and much parking space

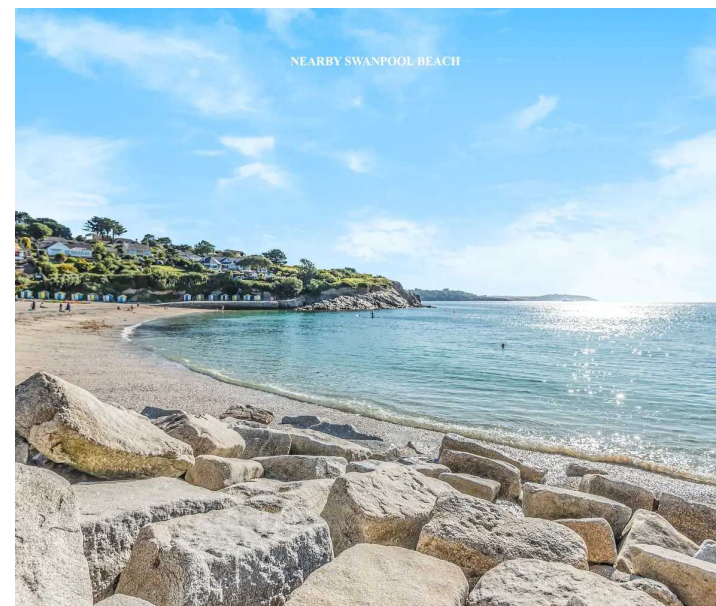
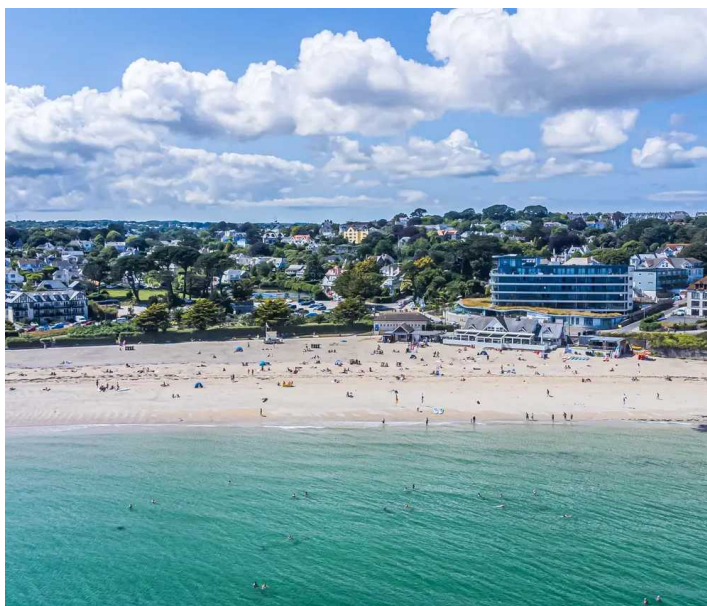
Chances like this are few and far between. We know this because, for the last 35 years, Heather & Lay have consistently sold the Lion's share of quality homes in the most sought after of residential spots, in and around Falmouth's seafront. It is a delight to be selling a home that very few will know of, we certainly didn't; discreetly accessed off Pennance Road along a private drive serving two other homes and culminating here, at Trewint, 22 Pennance Road. The property lies between Falmouth Cemetary and the railway line embankment, set in a generous, landscaped and established garden, about 300 ft long and 0.23 acres in size. Likely built in the 1970s, this individual detached bungalow has 3 / 4 bedrooms and plenty of living space, with large windows flooding light and some lovely open views across the valley. Trewint is perfectly comfortable and livable as is, but equally would be a great project to tweak, reconfigure or redevelop perhaps, according to prospective buyers' requirements, vision and budget. There is a wonderful peace, quiet, and calmness within the interconnecting lawned gardens, where one is private and sheltered, and surrounded by some lovely specimen shrubs and small trees. From the private lane, gates lead onto a 100ft long private driveway leading to a single garage and the parking/turning area for several cars. We are excited by the opportunity to market and sell Trewint which for the last 25 years has been a much-loved home for its current owners.





## THE LOCATION

Trewint occupies a very special situation indeed. Pennance Road is one of Falmouth's prime addresses, although few will know of this property, discretely accessed and approached, along a private lane serving two other homes, culminating at Trewint, which is invisible from the road. Trewint's lovely landscaped garden is 0.23 acres in all and 300ft long, flanked by Falmouth's beautiful, park-like cemetery on one side and the railway line and embankment, on the other. This road is one of the most sought-after residential positions available in Falmouth. Its location is superb, situated on the town's southern side, a short distance from the seafront, Swanpool and Gyllyngvase beaches and the Coastal Footpath. Pennance Road is about a mile from the town and harbour where there is an excellent and diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth Docks are a major contributor to the town's economy and along with Falmouth University (with campuses in Falmouth and Penryn) and Falmouth Marine School, specialising in traditional and modern boat building, marine engineering and environmental science, ensure an all year round and vibrant community. There are five primary schools and one secondary school in the town and highly regarded independent preparatory and senior schools in Truro. Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country. Falmouth is consistently ranked as one of the top five places to live in the UK.





## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Lit entrance to UPVC double glazed front door and side panes into.....

**ENTRANCE** 8' x 6' 8" (2.44m x 2.03m) to the face of mirrored sliding door/cupboard space. Wood panelled ceiling. Wooden effect floor. White panelled door to the sitting room and through to further accommodation. Hardwood frame, glazed panes, and a bevel-glazed door into.....

**LIVING ROOM** 16' 0" x 8' 5" (4.88m x 2.57m)

Open plan into the dining room and kitchen, creating a super open plan and sociable space. Wooden effect flooring throughout. Electric night storage heater. UPVC double-glazed picture window to garden and to elevated wooded and valley view. A 7' 8" (2.34m) wide archway into.....

**DINING ROOM** 17' 10" x 8' 0" (5.44m x 2.44m)

With the continuation of wooden effect flooring and a wide UPVC double-glazed sliding patio door facing South, overlooking the paved courtyard and valley. Electric night storage heater. Opening through to.....

**KITCHEN** 10' 8" x 9' 0" (3.25m x 2.74m)

Fitted oak units at base and eye level with peninsula and roll top work surfaces incorporating a stainless steel sink and drainer with mixer tap. Tile splashback. UPVC double glazed window to the front driveway and planted borders. Space and plumbing for white goods and the electric cooker with extraction hood. Under pelmet spotlights.

**SITTING ROOM** 19' 6" x 12' (5.94m x 3.66m) widening to 21' (6.4m)

with picture window to front and to rear flooding light into the room, with slightly elevated views over the garden and wooded valley. Continuation of wooden effect flooring. Fireplace surround, (nonfunctional), with inset living coal flame electric fire. Wooden panelled ceiling. Electric night storage heater and two digital thermostatically controlled wall mounted electric heaters.











**BEDROOM FOUR/STUDY** 10' 0" x 8' 8" (3.05m x 2.64m) 6' 8" (2.03m) to face of louvre doored cupboard and wardrobe space. Shelving. UPVC double glazed window to garden and wooded valley view.

From the **LIVING ROOM** a white panelled door to.....

**INNER HALL**

Access to loft. Electric night storage heater. Panel doors to airing cupboard, three bedrooms and.....

**BATHROOM** 8' 6" x 5' 6" (2.59m x 1.68m) Wall and floor tiled. White three piece suite comprising button flush WC, hand basin and panel bath with electric shower over. Obscure UPVC double glazed window to front. Wall mounted heater.

**BEDROOM ONE**

14' 8" x 10' 0" (4.47m x 3.05m) UPVC double glazed picture window to rear overlooking the garden, cemetery and valley. Wooden tongue and groove ceiling. Electric night storage heater. Panel door to.....

**EN SUITE**

WC and hand basin. Ceramic tile floor. UPVC double glazed window to rear. Shaver point and light. Wall mounted electric heater.

**BEDROOM TWO** 11' 6" (3.51m) increasing to 18' 4" (5.59m) x 8' 7" (2.62m) UPVC double glazed windows to front and side. Wall mounted electric heater. This room incorporates a walk-in....

**SHOWER CUBICLE**

With electric shower and an en suite .....

**CLOAKROOM/WC**

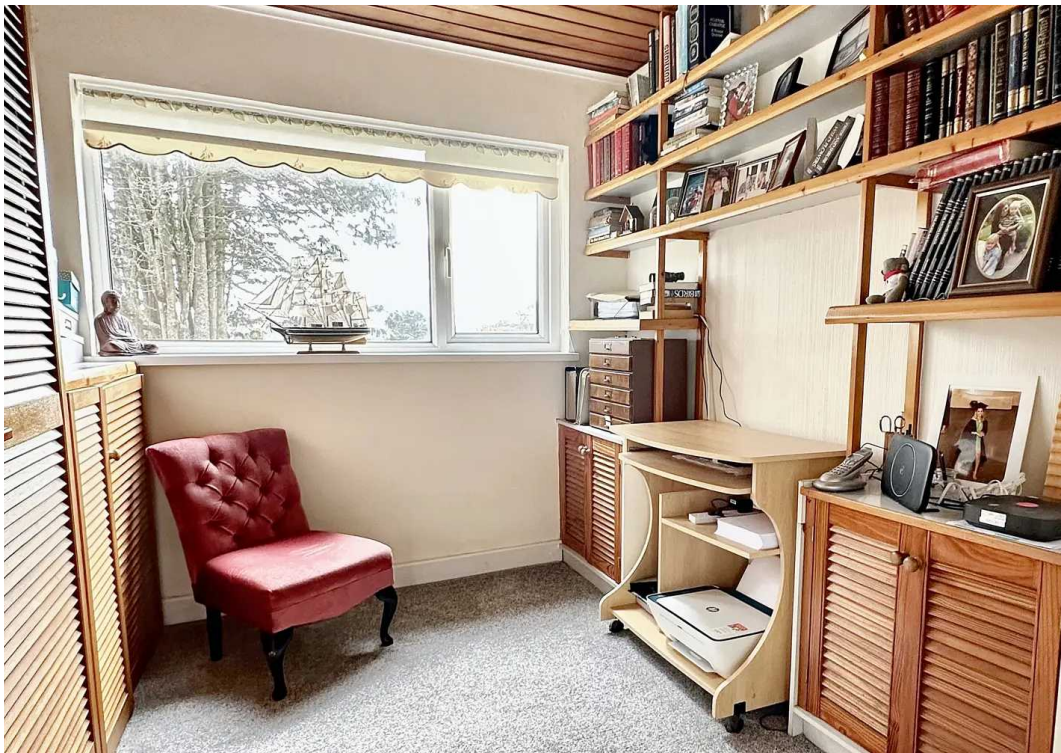
With button flush WC and hand basin. Obscure UPVC double glazed window to side.

**BEDROOM THREE (measurement to be added)**

UPVC double glazed picture window to rear overlooking the garden, cemetery and valley. Wooden tongue and groove ceiling. Electric night storage heater. ..















## GARDEN

From Pennance Road a private drive serving two other homes, culminating through gates at Trewint. Trewint's private tarmac drive measures about 100' (30.48m) long, leading to the garage and a generous area of flint chip parking and turning space for several vehicles. Remarkably, Trewint's garden is about 300' (91.44m) deep in all, the driveway flanked by a wide richly stocked and established variety of plants and shrubs including two wonderful pineapple palms, camellia, pampas, echium and bay. Beyond the parking area, steps lead down to a sheltered garden, with an elderly timber shed about 12' x 8' (3.66m x 2.44m), beside which is a paved terrace, beds and borders. From here, gentle steps down to two lovely areas of interconnecting level lawned garden enclosed by Cornish hedges and timber panel fences and edged with glorious established borders containing bay, camellia, bamboos, a eucalyptus and myrtle tree, to name a few. These areas are private, peaceful and restful, facing South with views over the valley and glimpses to Swanpool. The second garden has a timber summer/potting shed about 8' x 8' (2.44m x 2.44m) and a produce bed. At the garden's end is a super area, home to palms, succulents and hellebores. The 'rear' garden is enclosed and relatively sheltered with two areas of paved terrace, one raised and spacious, leading from the living/dining room and kitchen with views overlooking the cemetery and valley, steps from here down to a paved terrace and lawn with established knowledgeable planted shrub and plant border. Another paved terrace. Aluminium potting shed. Outside tap and lights.





### REAR GARDEN

The 'rear' garden is enclosed and relatively sheltered with two areas of paved terrace, one raised and spacious, leading from the living and dining room and kitchen with views overlooking the cemetery and valley. Steps from here down to a paved terrace and lawn with established knowledgably planted shrub and plant borders. Another paved terrace, beside which is an Aluminium potting shed. Two outside taps and courtesy and security lights.

### SINGLE GARAGE

18' x 10' (5.49m x 3.05m) (9' (2.74m) minimum) UPVC double glazed door to side. Metal up and over door to front. Power and light.

Council Tax band: E

Tenure: Freehold

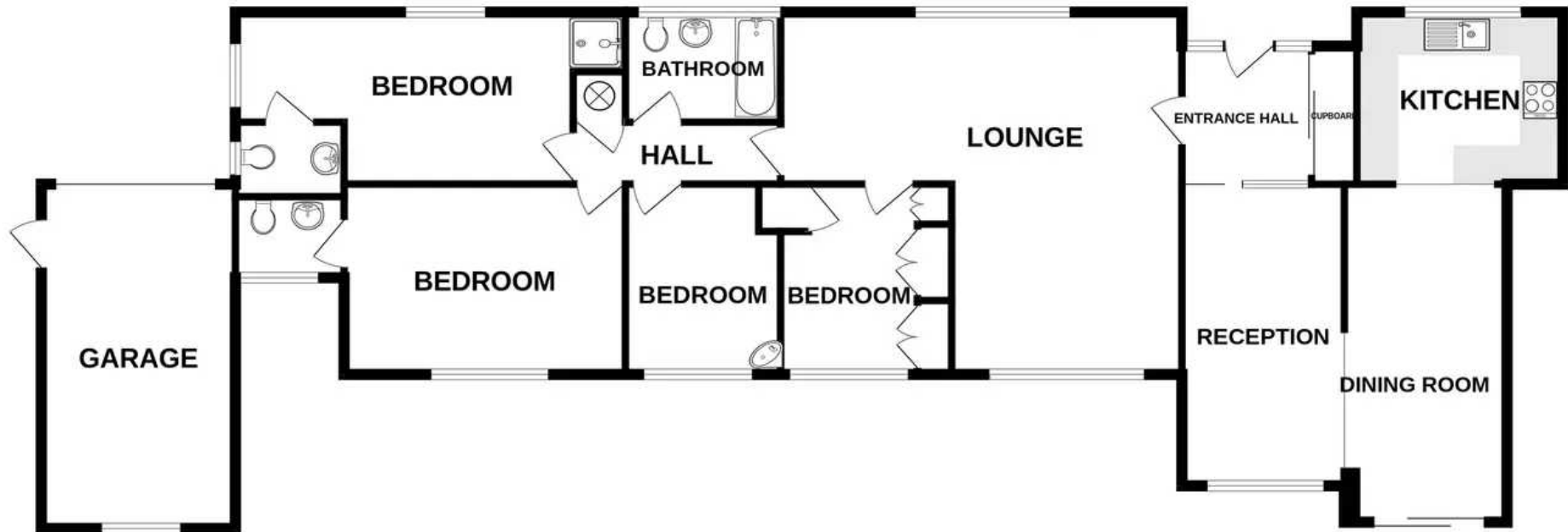
EPC Energy Efficiency Rating: E

SERVICES: Mains electricity, water & drainage.





GROUND FLOOR  
1549 sq.ft. (143.9 sq.m.) approx.

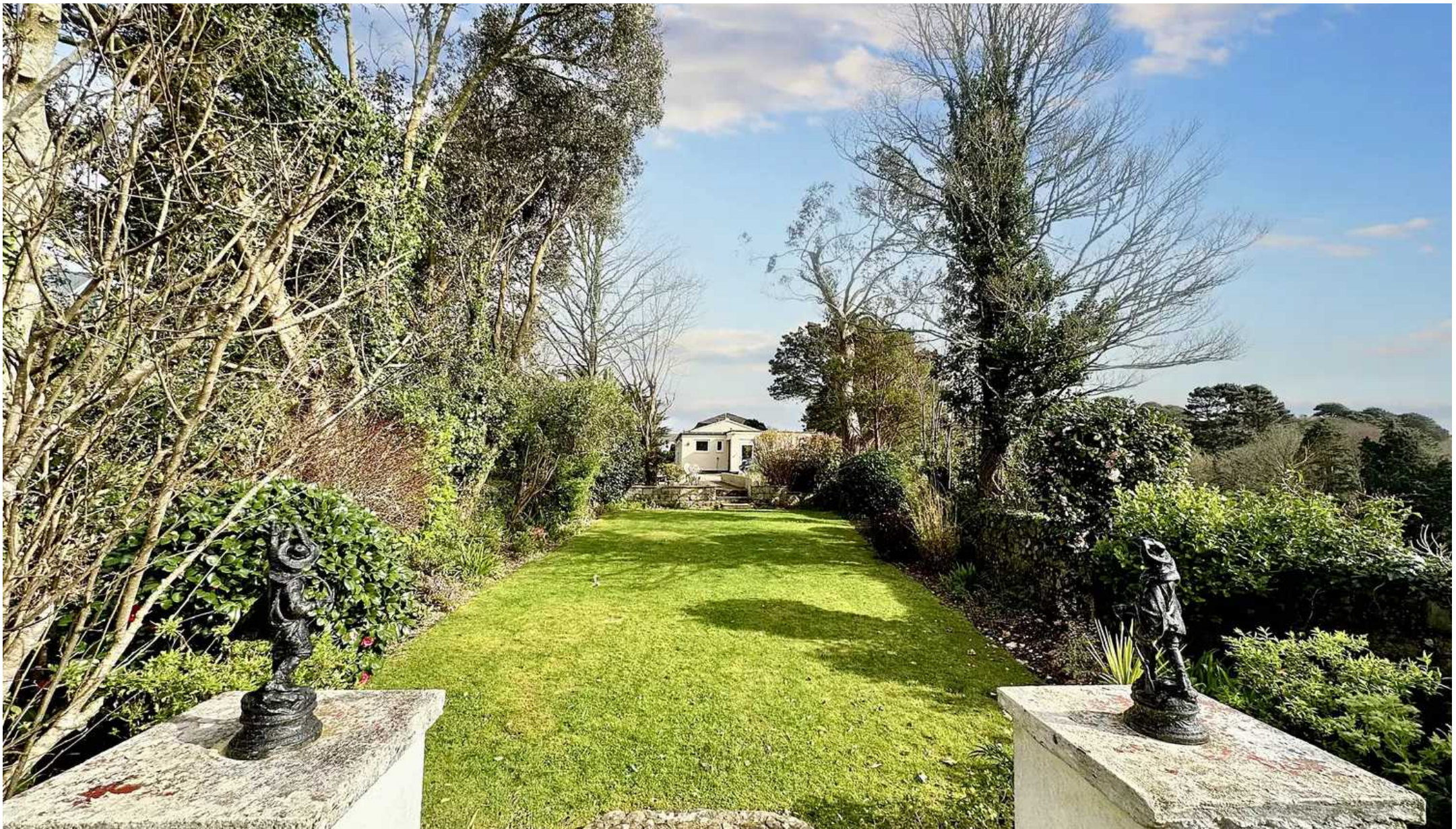


TOTAL FLOOR AREA : 1549 sq.ft. (143.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Heather & Lay

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