



## Boslowick Road, Falmouth

Guide Price £270,000



Heather & Lay  
*The local property experts*

A truly impressive and individual detached home, providing spacious accommodation throughout and with planning consent (ref. no. PA21/06946) for an extension to provide a second bedroom with en-suite. Rear garden and an off-road parking space. NO ONWARD CHAIN.

#### THE LOCATION

The property is conveniently located in Falmouth, with Swanpool Nature Reserve and beach accessible via a leafy tree-lined public footpath within 0.7 miles. Boslowick shops, petrol station, amenities and the early til late Co-op are all within a short walk away from the property with Falmouth town centre approximately less than a mile away. There is a regular bus service providing access into Falmouth and Penmere Train Station is a few hundred yards away which offers railway links both into Falmouth Dell, The Docks, Penryn and onto Truro, with links to Penzance, London Paddington and other principle cities. Falmouth is renowned for its beautiful period buildings and wonderful sailing waters; a true sailors town Falmouth has seen a renaissance over the past ten years and offers a vast array of bars, restaurants and pubs to suit all tasters. Famed for its many inspired eateries, festivals and regattas, the town also offers a good selection of shops, from boutiques to high street retailers. No wonder then, that Falmouth is consistently voted in the top ten favourite places to live in the UK.

- Modern & stylish one bedroom detached house
- Convenient location
- High quality & immaculately presented throughout
- Lovely enclosed & established southerly facing rear garden
- Successful & lucrative Airbnb investment - figures available
- Consent To Extend In Perpetuity To Create Second Bedroom (PA21/06946)
- Off-road parking



# Minus One, Boslowick Road

Falmouth

## THE PROPERTY

We love this modern detached property in Falmouth, not only is the presentation and finishings to this home impressive, the accommodation layout and the added benefits to parking and a Southerly facing rear garden, what more could you want? First time to the market as its own freehold title and originally built in the 1980's with a conversion and extension in 2013 and was then fully renovated throughout in 2022 by the current owners. The interior is comfortable and well equipped with a considered and thoughtful layout as each room provides plenty of space and top quality finishings. To the ground floor the kitchen/diner is the main social space of the house with triple bi-folding doors leading out to the rear Southerly facing garden. The kitchen is to be fully appreciated in its own right with integrated appliances, plenty of wall and base units as well as a breakfast bar and quartz worktop surfaces. The separate dual aspect sitting room continues its stylish and spacious feel with two double glazed windows providing plenty of natural light and plenty of space for furniture. The shower room is a real joy with designer features, fully tiled wall and floor tiling and a large walk in shower. To the first floor is the large bedroom with plenty of natural light provided by two double glazed windows facing the rear and facing Southerly. Outside there is off road parking to the front and a side gate provides access to the rear garden with a raised decked area connecting through to the kitchen/diner by the triple bi-folding doors and steps down to a further lawn area with modern timber fencing. Internal viewing is highly recommended to fully appreciate this home and credit to the current owners with the recent renovations. Strictly by appointment only with Heather & Lay as it is currently rented out as a successful Airbnb with selected dates available for viewings.



**ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)**

A modern composite front door leading to...

**ENTRANCE HALL**

A welcoming area to this superb immaculately presented home with an opening to the beautiful kitchen/diner (through to the rear garden) and an oak wooden door leading through to the sitting room. Quality laminate flooring, handmade double wooden doors for the understairs cupboard housing the modern 'OSO' immersion hot water tank (installed December 2022) with heating controls. Automatic lighting. Coat hooks. Space for shoes.

**KITCHEN/DINER 18' 10" x 10' 5" (5.74m x 3.18m)**

A simply stunning, bright room being the primary social hub of the house, featuring high quality 'Origin' triple bi-folding doors which seamlessly connect the outside and indoor spaces together. A luxurious and contemporary integrated kitchen including a fridge/freezer, 'Zanussi' oven, 'Samsung' induction hob and extractor fan over, pull out bin draw and a slimline 'Smeg' dishwasher. Quality quartz work surfaces with 'Bert & May' artisan tiled splashback and a breakfast bar with 'Pooky' Dexter glass pendants and spotlights. Butler dual sink with brass mixer tap, soft close drawers and cabinets with a good level of wall and base units, 'Corston Architectural' kitchen handles and electrical sockets and continuation of the wooden flooring. Space for washing machine/dryer and space for table and chairs. Electric radiator with wooden shelving above. Wooden oak door leading to..

**INNER HALL**

Access to the shower room and staircase up to the first floor bedroom. Modern electric fuse box.

**SITTING ROOM 12' 1" x 11' 2" (3.68m x 3.40m)**

Accessed from the entrance hallway by a oak wooden door, a dual aspect and bright room with two powder coated aluminium double glazed windows facing the front and side. Continuation of quality laminate flooring and ample space for furniture. TV points and electric radiator.





### **SHOWER ROOM**

12' 0" x 6' 5" (3.66m x 1.96m)

A perfectly presented, stylish and fully tiled room, all is top quality design and a very generous size. Comprising a large walk-in shower cubicle with brass rainfall shower fixing over, fully tiled surround and extractor fan fixing attachment to wall, 'Tika Moon' Terrazzo basin with brass mixer tap and underneath a 'Tika Moon' oak vanity unit wall attachment. WC with push button flush and concealed cistern. Heated towel radiator. Several shelving units. Shaver point. Ceiling spotlights. Obscure double glazed window to side.

### **FIRST FLOOR**

#### **BEDROOM**

14' 10" x 11' 3" (4.52m x 3.43m)

A fantastic, bright and spacious room with an apex ceiling and perfectly presented and decorated throughout. Two double glazed windows to the rear facing Southerly and with lovely lightly wooded views. Three eaves storage cupboards and a recess area providing space for further storage. Electric radiator. From the top landing there is potential to extend above the flat roof to create a second bedroom due to the current work started on the property, we understand from the owners the planning has not lapsed.





## FRONT GARDEN

From the driveway a pathway leads to the front door with an outside light and a side access with a gate leading to the rear garden. Around to the front of the property is a walkway which offers access for maintenance to the property and could be a useful space for storage or recycling bins store.

## REAR GARDEN

An absolute treat of this beautiful home is its Southerly facing rear garden which enjoys sunshine for much of the day. Split on two tiers with the upper decked area offering a lightly wooded outlook, timbers posts and a rope balustrade, outside lights to either side of the doors. Four steps lead down towards the lower level of the rear garden, mainly laid to lawn and pebbled boarders providing a mixture of plants, shrubs and small trees including a palm tree. The raised decked area offers space for table and chairs and effortlessly flows into the kitchen/diner through the triple bi-folding doors which is a fantastic design and a top quality feature. A gated side entrance from the decking leads to the front of the property and to the other side is a pathway providing access for maintenance to the property and potential for further storage. Modern timber fencing surrounds the rear gardens boundaries and benefits from the neighbour's cherry blossom in their garden which is due to blossom in April.

## PARKING

An off road parking space for one vehicle with wall and panel fencing surround and a tarmac surface.

Council Tax band: A

Services: Mains electricity, water and drainage

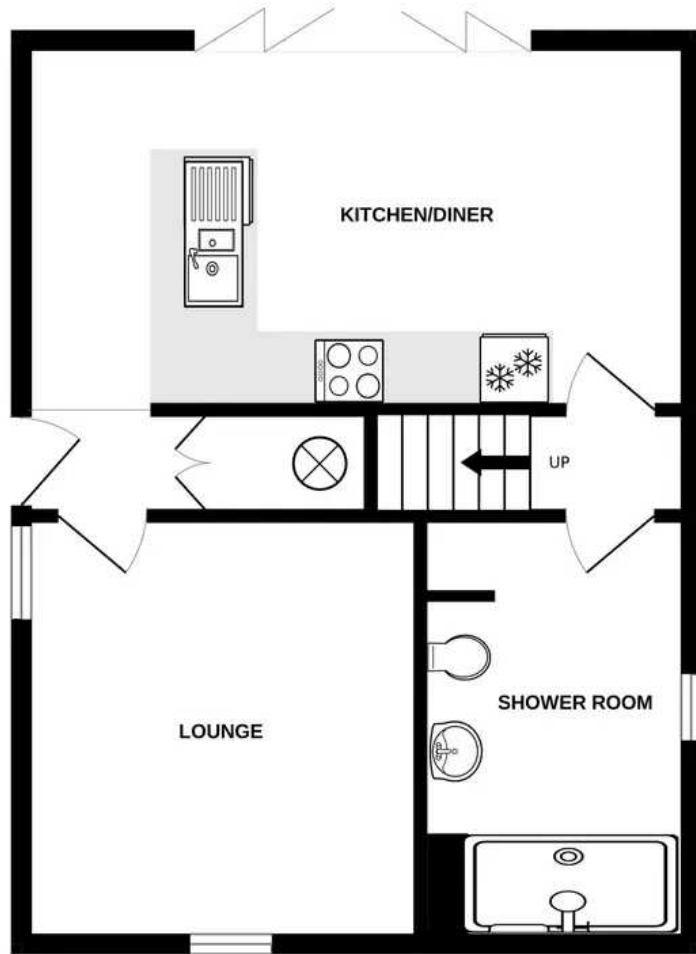
EPC Energy Efficiency Rating: D

## AGENTS NOTE

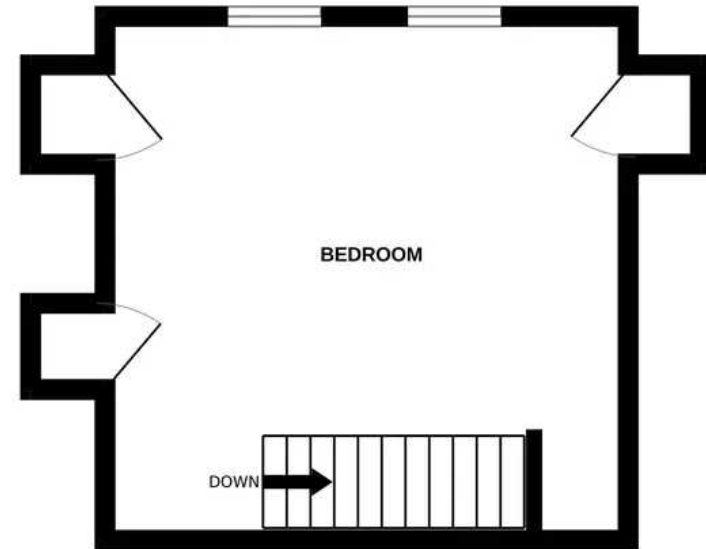
The property is fully booked until 1st October 2024 with Airbnb bookings. Viewings strictly by appointment with Heather & Lay with dates available in between bookings.



GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.2 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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