



2 East Rise, Falmouth

Guide Price £395,000



Heather & Lay
The local property experts

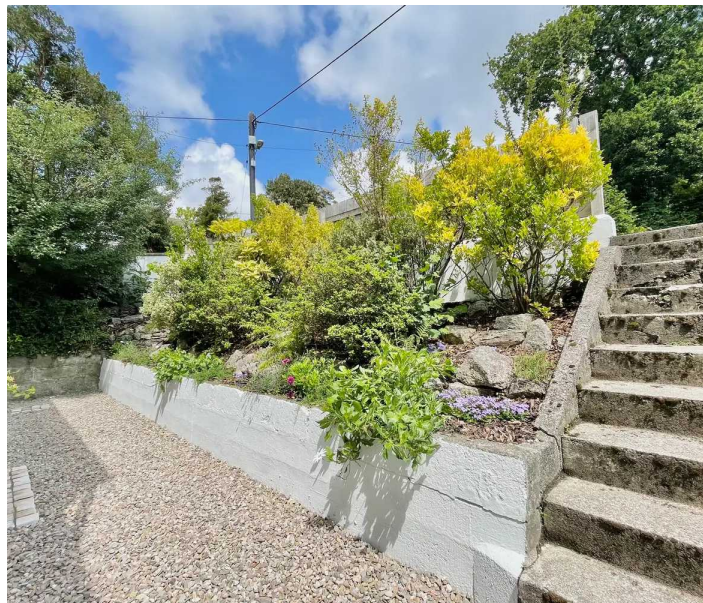


SWANVALE GARDEN SUBURB

During the first quarter of the 20th century the Falmouth Docks & Engineering Co. had need of a rapidly expanding labour force and a requirement for having to be conveniently situated for access to the docks, via a newly constructed Penmere Halt on the G.W.R. Railway. The 300 acres of land they acquired were originally farmed, with leases going back to 1638 in the Parish of Budock. The Managing Director of the Company, John Silley was a businessman and philanthropist, initiated a proposal that the houses should be built for the employees and owned by them and to this end a 'Building Thrift Club' was formed to which the employees contributed to gather funds until it was possible to start building. The start of the construction of 300 freehold homes was reported in the West Briton dated 14th December 1923, beginning in East Rise. Below East Rise was constructed a sports field with tennis courts and a Pavillion. The report in the London Times Newspaper of 1927 enthusiastically states: "An experiment that is being carried out there (Swanvale) is one of the most important that has ever been attempted in the country to secure the most amicable relationships between employers and employees. It is more than a garden village. It is a garden village and a village by the sea in one. There are now 100 cottages completed." The London architect employed were well known designers in the Tudor, Arts & Crafts tradition with houses influenced by the 1919 Housing Manual. The development incorporated a 'village' green, a crescent and dormer cottages at East Rise.

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 tastes. 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.

THE PROPERTY

An impressive and spacious semi-detached home with a lightly wooded outlook towards Goldenbank at the rear and a private driveway parking for two vehicles. This four bedroom accommodation has been tastefully update by the current owners and features include oak laminate flooring within the open-plan living areas and kitchen. A modern and contemporary bathroom and a shower en-suite both updated, a large open plan living area including a sitting room with a white painted brick fireplace and wood burner, kitchen with integrated appliances and fittings and a large dining area with sliding doors out to the sunroom which leads out to the rear gardens. The current owners have reconfigured the bathroom area to the ground floor and utilising the space well, by creating a beautifully presented main bathroom and a utility room with large storage cupboards and plumbing available for a washing machine and tumble dryer. A fourth bedroom/separate sitting room is also located to the ground floor which is currently used as an office room. To the first floor are three bedrooms, with the master bedroom now benefitting from a modern shower en-suite with a walk in shower and some of the bedrooms featuring characterful fireplaces (currently not used). The property has undergone a thoughtful scheme of refurbishment and upgrades by the current owner. This includes a modern bathroom, kitchen, a utility room, shower en-suite, oak laminate flooring and creating further storage space to the property. The gardens to the rear, side and front are well established with planted borders, patio and lawn areas, making it ideal for barbecues and gatherings in the summer months, especially as the evening sun floods the side and rear elevations. A side gate provides access to two private off road parking spaces. All is stylish, of good quality and comfortable with a recently installed gas fired boiler fuelling radiator central heating and hot water supply, whilst windows are UPVC double glazed. Overall this is an impressive four bedroom home situated in such a convenient position to town and beaches. We are genuinely excited by this lovely house and instruction.





ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

A half-glazed uPVC front door leading to...

OPEN PLAN LIVING AREA

(TOTALLING 29' 9" x 23' 5').

SITTING ROOM

18' 11" x 10' 9" (5.77m x 3.28m)

An inviting space leads from the entrance hall, presenting a white painted brick fireplace with a wood burner and granite hearth. Large double glazed window to the front aspect with an outlook to the front garden. Continuation of oak laminate flooring, doors accessing the utility room and opening to the dining room. Two recess areas on either side of the fireplace. Radiator.

DINING AREA

10' 10" x 9' 7" (3.30m x 2.92m)

This wonderful open layout between the sitting room, kitchen and dining area, creates a lovely social area perfect for hosting a dinner with friends and family, complete with space for an 8-seater dining table. Sliding uPVC doors lead out to the sun room, continuation of the oak laminate flooring. Radiator.

KITCHEN

12' 2" x 9' 7" (3.71m x 2.92m)

A simply stunning and bright room with a white painted stone wall opening from the dining area and being the primary social hub of the house, featuring a large double glazed window overlooking the rear garden and a uPVC double glazed door leading out to the side gardens. A contemporary kitchen with integrated modern appliances, including a fridge freezer, a double oven, induction hob with stainless steel extractor hood above, dishwasher, bin drawer and ceramic 1.5 sink with mixer tap. Plenty of work top surfaces with 'fired earth' tiled splashback, fitted plug and USB sockets and a cupboard housing the modern gas combination boiler. Ceiling spotlights, under cabinet lights and continuation of the oak laminate flooring.

BEDROOM FOUR/SITTING ROOM/OFFICE

10' 5" x 10' 1" (3.18m x 3.07m)

A good size with a large double glazed window to the front aspect. Currently used as an office space. Continuation of the oak laminate flooring. Radiator.





UTILITY ROOM

Accessed from the living room with space and plumbing for a washing machine and tumble dryer. Created by the current owners with fitted cupboards running along one side and worktop space, electric points and utility area to the other.

SUNROOM

UPVC double glazed windows to three sides and a double glazed door leading out to the rear garden. Useful space for seating or a play area for children as it is currently used. Tiled flooring.

BATHROOM

7' 10" x 7' 0" (2.39m x 2.13m)

Beautifully presented and stylish with porcelain tiling, all is top quality design and a generous size. Obscure double glazed window to the side aspect. Features include a large bath with a glass shower screen, brass mixer tap, rainfall shower fixing over, a separate shower head and hexagon tiling surround. Wash basin with matching brass mixer tap and cabinets under, WC with push button flush and porcelain tiled splash back and shelving above. Brass heated towel radiator. Extractor fan and white panelled door.

FIRST FLOOR

LANDING

Bright landing with a double glazed window to the rear overlooking the garden, wooden doors providing access to the three bedrooms and a loft hatch above which is insulated and partially boarded. Radiator.





MASTER BEDROOM

13' 11" x 10' 4" (4.24m x 3.15m)

A fantastic, bright and spacious room with a double-glazed window to the rear facing Southerly and with beautiful lightly wooded views. Perfectly presented and decorated throughout with a characterful fireplace (currently not used) and fitted wardrobes. Radiator. Door leading to...

SHOWER EN-SUITE

Stylish and modern shower room which was previously a dressing room to the master bedroom. Obscure double glazed window to the front aspect, large shower with glass screen and door, tiled surround with inset shelf, rainfall shower fixing over and separate shower head attached. Wash basin with cabinets under and mixer tap, WC with shelving above and tiled splashback. Heated towel radiator, wooden floorboards and spotlights. Extractor fan.

BEDROOM TWO

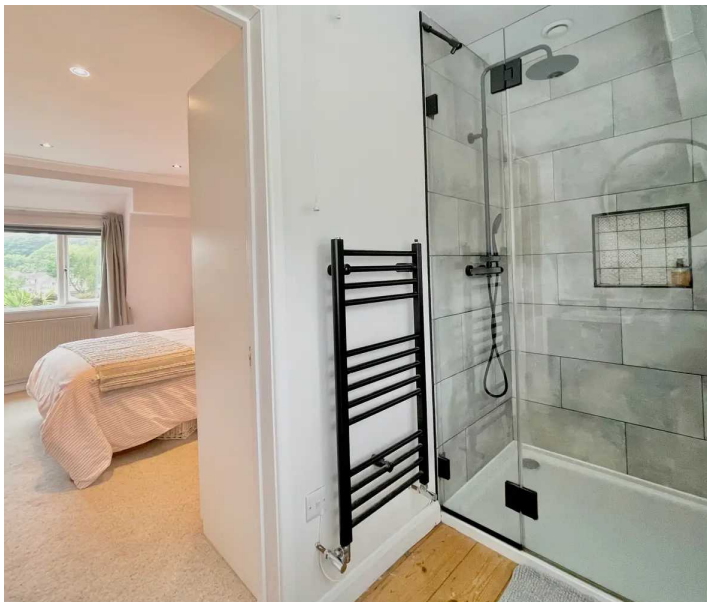
13' 11" x 9' 7" (4.24m x 2.92m)

Large double glazed window to the front and a spacious double bedroom with fitted wardrobes, shelving, fireplace (currently not used) and radiator.

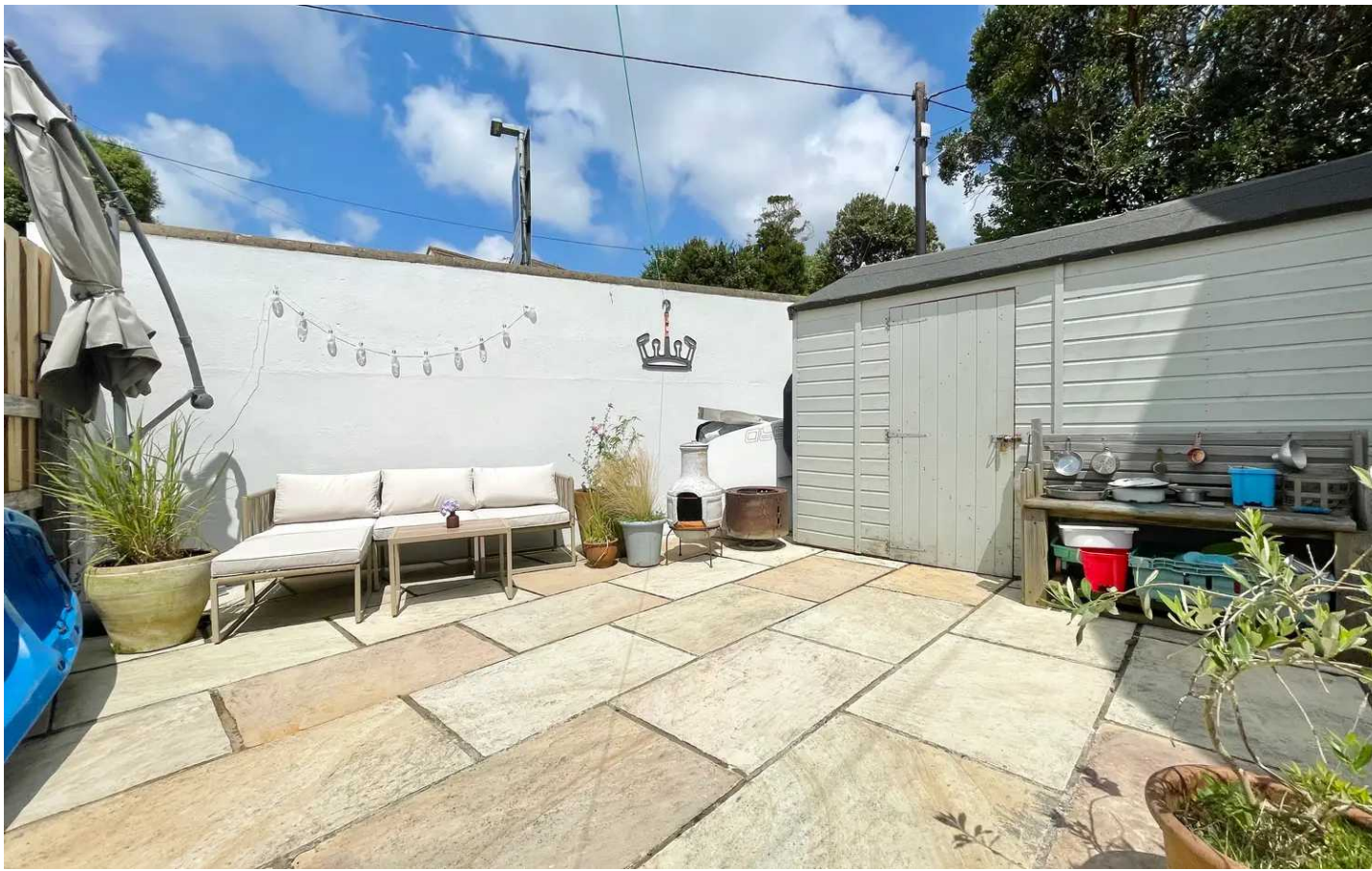
BEDROOM THREE

9' 0" x 8' 1" (2.74m x 2.46m)

9' x 8' 1". Good sized single with a double glazed window to the rear aspect providing a similar outlook as the master bedroom. Fitted wardrobes and shelving. Radiator.







FRONT GARDEN

Steps lead down to a gravelled area with a raised terraced garden providing a mixture of colour and privacy. Access to the front door and a side gate leading through to the side and rear gardens. Fencing for the front borders above the raised terraced garden.

SIDE GARDEN

A sunny patio terrace with space for seating and ideal for outside dining and barbecues. Accessed from the external kitchen door, side gate and rear gardens this area is a lovely spot to enjoy with steps up to the paved area. A side gate accessing the two private off road parking spaces. Wall and wooden fencing surround its boundaries.

REAR GARDEN

An absolute treat of this beautiful home is its southerly-facing rear garden for much of the day. Mainly laid to lawn with a large patio area providing space for seating and raised sleepers with a mixture of plants and shrubs. Wooden fencing surrounds all three sides of the boundaries offering a good level of privacy. A lightly wooded outlook to the rear and with the sunshine throughout the day make it a very enjoyable space to enjoy and relax. A few steps lead up to the sunroom. Pathway leading around to the side garden and gate.

PARKING

Two off road parking spaces available with wall and panel fencing surround and a tarmac surface.

AGENTS NOTE

This property was mundic tested by surveyors Stimson & Teiken in January 2021 and is a satisfactory A1 clear result. The surveying company are ready to re-assign this mundic report at a charge for the purchaser to satisfy their purchase and lender if required. Please enquire further for more details.

EPC: D

Council Tax: C

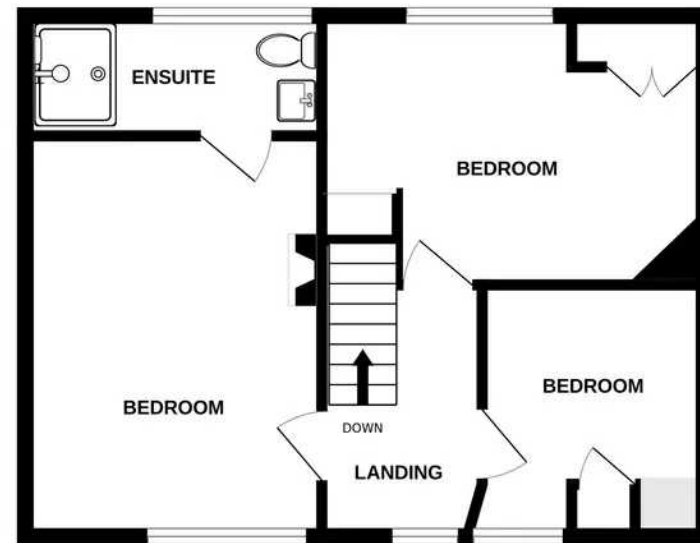
SERVICES: Mains electricity, gas, water & drainage



GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.4 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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