



6 Trenoweth Road, Falmouth

Fixed Price £650,000



Heather & Lay
The local property experts

6 Trenoweth Road

- Modern detached family home
- 4 Double bedrooms, 3 bath/shower rooms
- 3 Reception rooms
- Ground floor utility room
- Well-equipped kitchen/dining room
- Elevated position and side views to sea
- Integral twin garage & multiple driveway parking
- Delightfully landscaped & planted gardens
- Short walk to Swanpool beach & Nature Reserve

THE PROPERTY - This much sought-after, and rarely available split-level design of house provides comfortable, bright, and spacious accommodation ideal for family living. There are four double bedrooms and three bath/shower rooms, with the master bedroom benefitting from an en-suite. The sitting room is a generous size with a large window looking sideways towards Swanpool, Falmouth Bay and the countryside, the kitchen/dining room and conservatory positioned at the rear overlooks the beautiful landscaped and maintained gardens. On the ground floor there is a double bedroom, shower room and a twin garage that accesses the utility room, this would be ideal for a teenager or multigenerational family with its own access from a side garden and also to the lower tiered rear gardens. There is also possible potential to convert the ground floor and garage into an annexe subject to necessary planning consent and building regs (others on the road have done this). The integral twin garage is great to have and there is also plenty of driveway parking for several vehicles. The gardens to the front and rear are delightful, having been thoughtfully landscaped and planted with areas of large, paved terraces, lawn, flower beds and borders containing fine shrubs, perennial plants and hedging, all ideal for privacy and alfresco dining. All in all a very special home and highly recommend a viewing to fully appreciate this property and position.





THE LOCATION - Trenoweth Road lies within a popular modern development on the outer fringes of Falmouth, approximately two miles from town and one mile from the coast and beaches. Number 6 is in a lovely open and elevated spot with views out to sea and a glorious well orientated, landscaped garden. The development is on a regular bus route to and from the town and seafront; primary and secondary schools together with local shops at Boslowick and an 'early til late' Co-op are all within about a mile. Close by there are breathtaking scenes of various creeks and the Carrick Roads and the walks to the beaches and coastal paths do impress. There are several fine sandy beaches and the town is also served by the railway branch line, which connects to the Cathedral City of Truro (10 miles distant) for a mainline service to Paddington, London. There is also air transport available approximately 26 miles away at Newquay, connecting with other UK airports and beyond.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) External steps lead up to a wooden front door, giving access into..

ENTRANCE HALL

Double glazed window to front. High ceilings. Radiator. Staircases leading down to the ground floor and up to the first floor.

FIRST FLOOR LANDING

White panel doors to sitting room, kitchen/dining room, three bedrooms and the family bathroom. Loft access. Shelled airing cupboard housing the modern Heatre Sandia "Mega Flow" cylinder and immersion. Radiator.



SITTING ROOM

14' 1" x 11' 1" (4.29m x 3.38m)

A spacious and bright room with a wonderful box bay window to the front with side views to Swanpool and the sea. French glazed doors leading through to the kitchen/dining room. Feature fireplace with marble surround and hearth and wooden mantel over. (There is a gas connection that is capped should someone wish to install a gas fire). Engineered oak flooring. Two radiators. TV point.

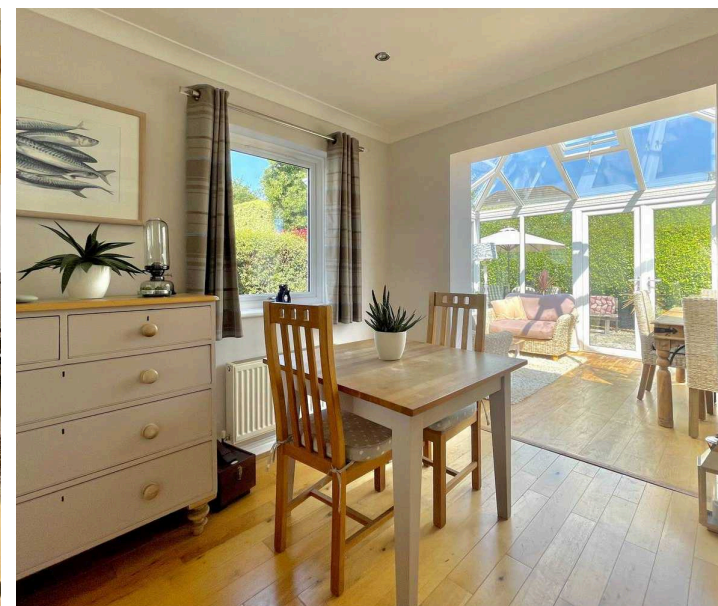
KITCHEN/DINING ROOM

22' x 9' (6.71m x 2.74m) 9' (2.74m) in dining area. An excellent range of base and eye level units on three sides with many meters of useable work surfaces with inset one and a half bowl stainless steel sink and drainer with mixer tap. Tiled splashback, ceiling spotlights and tiled flooring. Integrated appliances including fridge/freezer, dishwasher, NEFF double oven with four ring gas hob and extractor over. Double glazed door leading out to the rear garden and a double glazed window to the rear overlooking the gardens. Opening to the dining area with a double glazed window to the side. Radiator. Continuation of the engineered oak flooring and a further opening into the...

CONSERVATORY

13' 0" x 11' 0" (3.96m x 3.35m)

Double glazed windows to three sides with a multi-function opening either tilt forward or swung open as well as a roof air window. French patio doors leading out into the rear garden. Continuation of the engineered oak flooring. A great addition to the property providing comfortable living areas and enjoying an outlook to the gardens with some privacy. Electric radiator.







BEDROOM ONE

12' 1" x 11' 1" (3.68m x 3.38m)

Double glazed window to the rear overlooking the garden. Twin fitted wardrobes with double doors. Radiator. Door to ...

EN SUITE SHOWER ROOM

5' 1" x 5' 1" (1.55m x 1.55m)

Obscure double glazed window to rear. Three-piece suite comprising tiled shower cubicle with corner entry and mains shower head over, low flush WC and hand wash basin. Partial wall tiling. Shaver point. Radiator. Tiled floor. Ceiling spotlights. Extractor fan.

BEDROOM TWO

14' 0" x 8' 0" (4.27m x 2.44m)

Large double glazed window to the front with a similar outlook as the sitting room towards Swanpool Beach and Falmouth Bay. Another good-sized and bright double bedroom twin fitted wardrobes with double doors. Radiator.

BEDROOM THREE

10' 1" x 8' 11" (3.07m x 2.72m)

Double glazed window to the front with a similar outlook to bedroom two. Double bedroom currently used as a work from home office. Radiator.

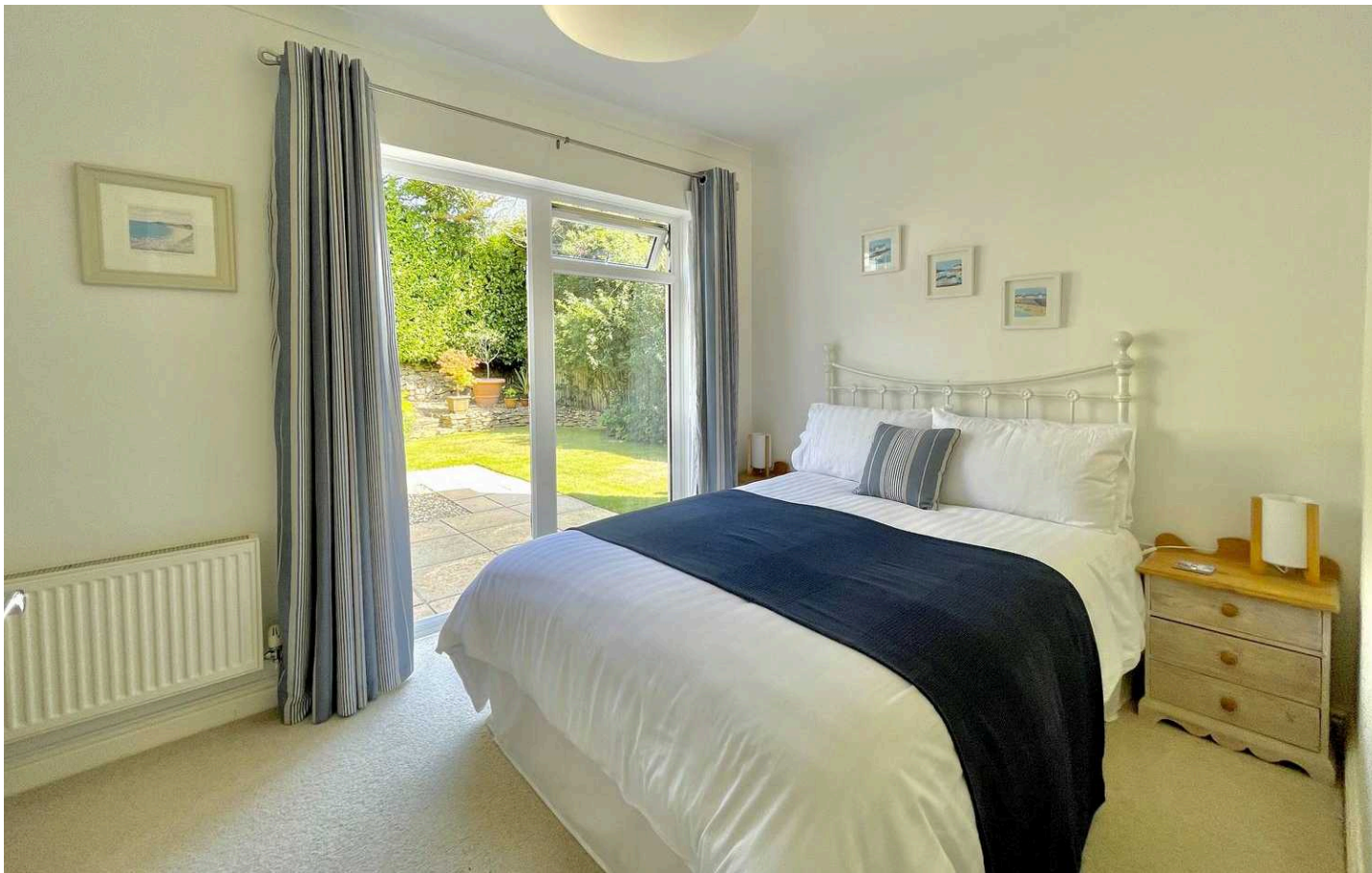
FAMILY BATHROOM

6' 10" x 5' 1" (2.08m x 1.55m)

White three-piece suite comprising bath with wooden side panel, fully tiled surround above the bath, handheld shower attachment, pedestal hand wash basin and low flush WC. Ceramic tiling to floor. Ceiling spotlights. Large mirror. Radiator. Extractor fan.







GROUND FLOOR

From the entrance hallway staircase leading down to.....

INNER HALL

White panel doors to bedroom four, shower room and the integral garage/utility room.

BEDROOM FOUR

12' 0" x 8' 0" (3.66m x 2.44m)

A good-sized double bedroom with double glazed French doors leading out into the rear garden. Built-in wardrobe. Radiator.

EN SUITE SHOWER ROOM

White suite comprising fully tiled shower cubicle with chrome mixer shower and bi-fold glazed doors, WC and pedestal hand wash basin. Heated towel radiator and a separate radiator.

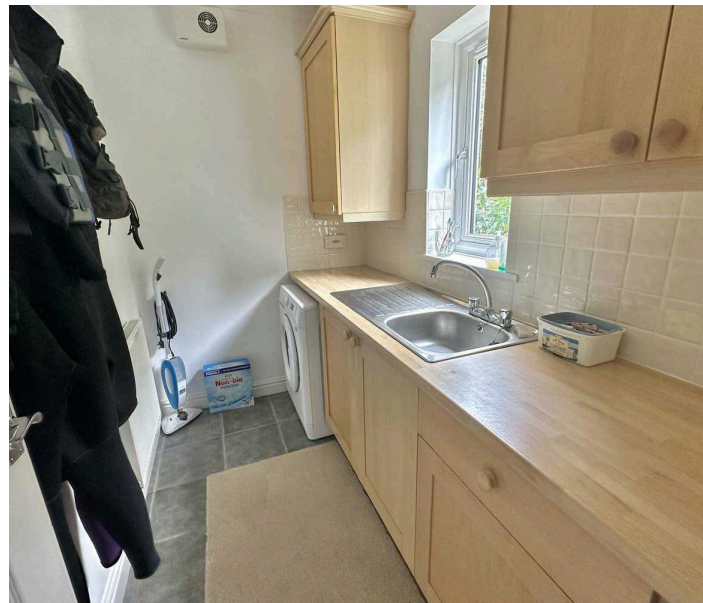
INTEGRAL DOUBLE GARAGE

19' (5.79m) reducing to 15' 1" (4.6m) x 17' 1" (5.21m) A superb space with two individual up and over doors. Power and light. RCD fuse box. An external half glazed double door provides access to the side garden. To the rear of the garage a further door leads into a

UTILITY ROOM

8' 0" x 5' 0" (2.44m x 1.52m)

Double glazed window to side. Base and eye level units stainless steel sink with a swan neck mixer tap, tiled splashback. Space and plumbing for washing machine. Cupboard housing the modern Worcester boiler fuelling radiator central heating and hot water supply. Tiled floor. Radiator. Extractor fan.





OUTSIDE

FRONT

Herringbone brick driveway spanning the right-hand side of the house in front of the twin garages and extending to the left providing a parking area for a number of vehicles. Professionally landscaped mainly laid to lawn with a mixture of shrubs and plants. Steps and a handrail leading up to the front door.

REAR

The rear gardens have also been professionally landscaped to provide an upper and lower tier to take full advantage of the sun throughout the day. All is interesting and well stocked with generous areas of nicely paved terrace, lawns, some fine shrubs and flowering bulbs whilst borders are of Cornish hedging and wooden fencing which offers privacy to the rear. The top tiered area of garden is accessed from the kitchen area or conservatory, mainly paved and gravelled with high hedges for its boundaries and surrounded by beautiful plants, ideal for alfresco dining. There is a side gate leading around the front and also two separate 'stairways' one with handrails accessing the lower garden area which is mainly laid to lawn with two further patio areas and raised flower beds with a variety of plants and shrubs. Accessible from the garage, bedroom four and a side gate leading around the front.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

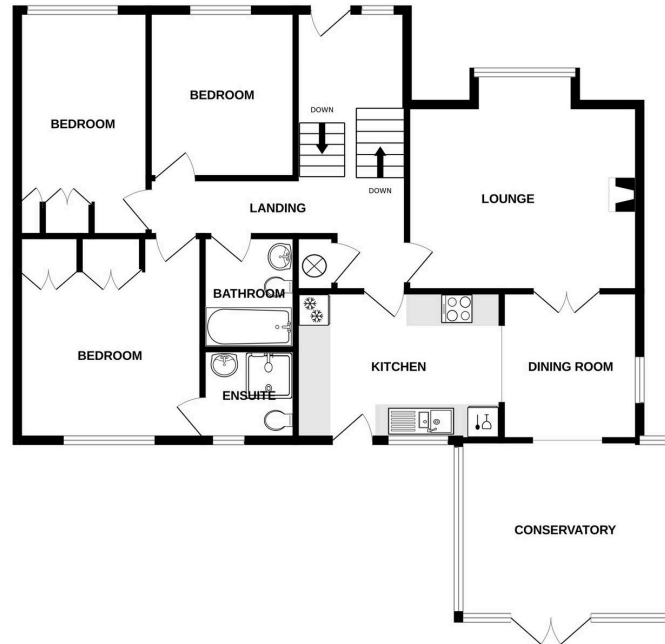
SERVICES Mains electricity, gas, water & drainage



GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.

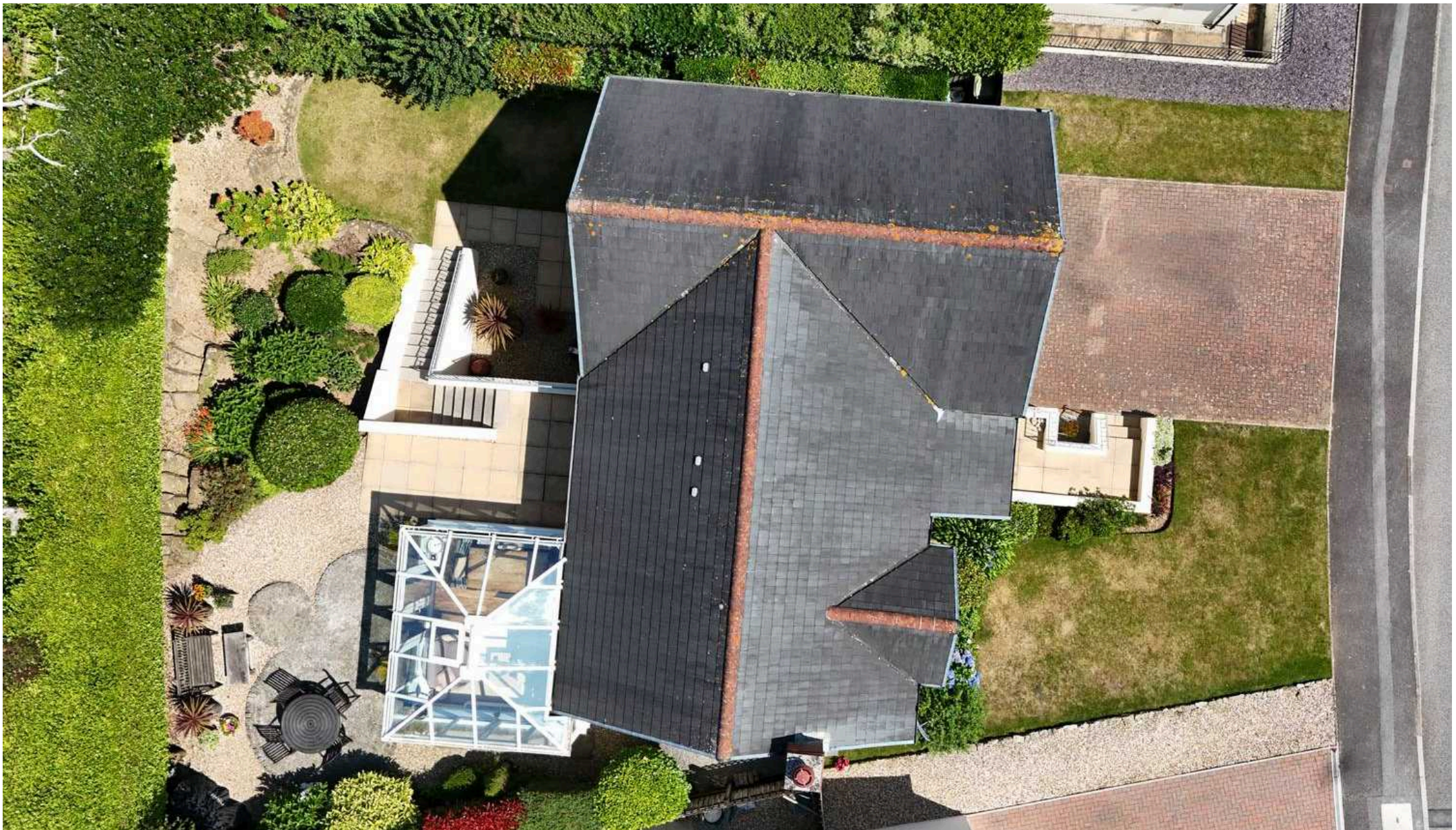


1ST FLOOR
1130 sq.ft. (105.0 sq.m.) approx.



TOTAL FLOOR AREA : 1685 sq.ft. (156.5 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

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

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