



23 EAST RISE



**23 East Rise, Falmouth**  
Guide Price **£295,000**



**Heather & Lay**  
*The local property experts*



- Double Fronted Home Set On A Favourable Road
- Beautifully Enclosed & Established Sunny Rear Gardens
- Approx Over 150 Feet In Lenth To The Rear Garden
- Convenient Location With Walks To Swanpool Beach, Amenities, Town & Penmere Station
- Characterful Features & Wood Burner
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Multiple Outbuildings & Summerhouse

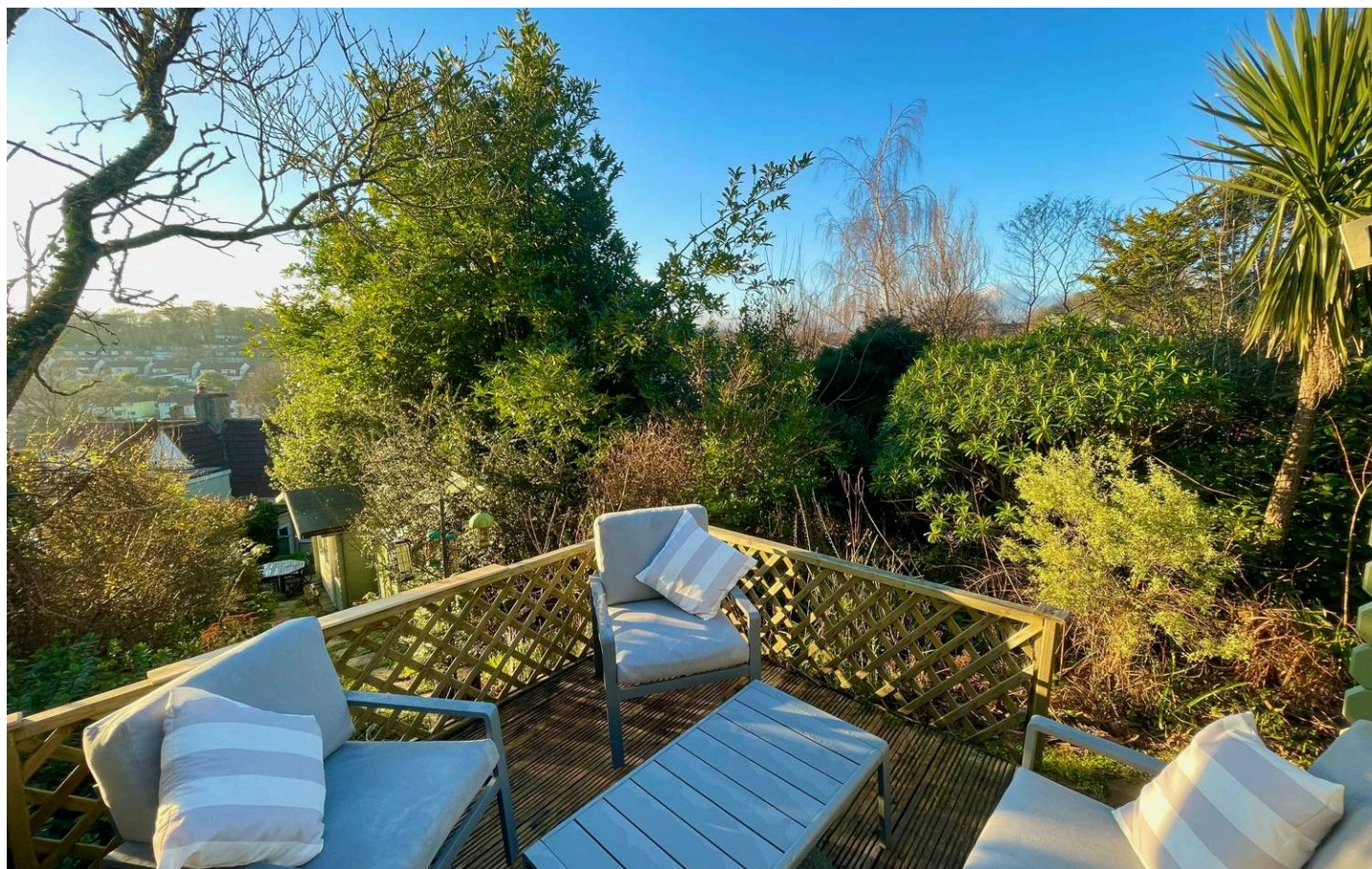
### SWANVALE GARDEN SUBURB

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 Thri 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 & Cras 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 less than a mile away. Boslowick shops, petrol station, amenities and the early til late Co-op are all within a short walk from the property with Falmouth town centre approximately 1 mile away. A regular bus service provides access to 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 principal 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** Number 23 is positioned in a mid terrace of three, tucked behind the green and nestling in its delightful garden. Built with brick in the 1920's with a popular double fronted design, boasting character throughout and reminiscent of a traditional country cottage. The accommodation is charming and nicely proportioned with the ground floor comprising a modern fitted kitchen/dining area, a bathroom and a separate dual aspect living area with a feature exposed brick fireplace and inset wood burning stove for cosy Winter evenings. Upstairs are two large double bedrooms with dormer windows offering nice far reaching views over Boslowick. The real 'star of the show' with this property though is the garden - difficult to measure but approx over 150ft long space tiered into the hill across five separate levels. The initial patio area is accessed directly off living room French patio doors or from the rear porch door with steps rising to the further four levels - a wonderful mixture of seating areas, lawned spaces and all enclosed with established planted beds and trees. All encompassing a 'secret garden' feel which rises to the highest level with super views back across the valley. All is stylish and good quality with a gas fired combination boiler fuelling the radiators and hot water supply and double-glazed windows throughout. Highly recommended to view the property and I am sure this would appeal to those appreciating a garden in a great location.









## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

The pedestrian walkway grants access to a contemporary paved garden path with mature bushes and shrubs surrounding offer some privacy. This path leads to a modern partially glazed front door opening into...

### ENTRANCE HALL

White panelled doors accessing the living area and kitchen/diner. Central staircase rising to the first floor. Tiled flooring and cupboard above housing the electric fuse box.

**LIVING AREA** 16' 3" x 11' 10" (4.95m x 3.60m) Dual aspect with a double glazed window to the front overlooking the garden and distant views towards Boslowick and a set of French patio doors leading out to the courtyard and rear gardens. A nice sized room with an impressive feature exposed brick fireplace with an inset wood burning stove and stone hearth. Tall modern radiator and wooden laminate flooring.

**KITCHEN** 9' 11" x 9' 9" (3.03m x 2.98m) A modern fitted kitchen with gloss white wall and base units and plenty of rolled worktop surfaces. Integrated modern appliances including a fridge freezer, dishwasher, oven, stainless steel sink with drainer and mixer tap, induction hob with splashback and extractor hood over. Double glazed window to the front aspect with a similar outlook as the living room and space for dining. Radiator, ceiling spotlights and laminate flooring.

**BATHROOM** 9' 11" x 5' 9" (3.03m x 1.75m) Comprising a three piece white suite including a panelled bath with tiling surround, shower screen, rainfall shower attachment over and separate shower head, a wash hand basin and WC with low level flush. Obscure double glazed window to the rear aspect. Tiled flooring, heated towel radiator and a storage cupboard under the stairs. Cupboard with space and plumbing for a washing machine and dryer. Extractor fan.

### REAR PORCH

Rear half glazed door leading out onto the rear courtyard and gardens. Tiled flooring.



## FIRST FLOOR LANDING

Bright landing with double glazed window to the rear aspect overlooking the rear gardens. White panel doors accessing both double bedrooms. Loft access above.

**BEDROOM ONE** 14' 9" x 10' 5" (4.49m x 3.17m) Spacious bedroom with a double glazed dormer window to the front aspect with a window seat, offering elevated West-facing views and a delightful outlook of the lightly wooded area towards Boslowick. Well presented with a characterful fireplace (currently not used) and space for furniture. Radiator.

**BEDROOM TWO** 14' 9" x 9' 10" (4.49m x 2.99m) Another good sized bedroom with a double glazed dormer window to the front aspect, with a similar outlook as bedroom one. Recess area and a storage cupboard over the stairs. Recess area housing the gas combination boiler fuelling the radiators and hot water. Radiator.

## AGENTS NOTE

This property has recently had a mundic test completed by surveyors May Whetter & Grose in January 2025 and is a satisfactory A1 clear result. The surveying company is prepared to reassign the mundic test to the purchasers in order to meet the requirements for funding from a lender. Please enquire further for more details.

## SERVICES

Mains electricity, gas, water & drainage

EPC: C

COUNCIL TAX: A





**FRONT GARDEN** From the green and pavement, a pathway with steps lead up to a well presented and mature front gardens with ample space for storage and seating areas to enjoy an elevated position looking over towards Boslowick facing West. Patio area with hedging to both sides offering some privacy and pathway leading to the front door.

**REAR GARDEN** An absolute delight, totalling approximately 150 feet in length from the courtyard leading right to the top tier of the garden. Wonderfully established and full of interest and colour throughout the seasons, credit to the owners for maintaining and looking after this mature established garden. Gently rising up along a meandering pathway, passing a paved terrace, some outbuildings and halfway there is a summerhouse with a seating area enjoying pleasant views towards the valley into the summer sunshine. A mixture of mature hedging, shrubs and vegetation to either side of the boundary. The owners have installed some posts with netting to secure the property for their dogs. Distinctive areas as you walk up to each tier of the garden and can see its been well cared for and loved over the years.

**UPPER GARDEN** To the higher tier of the garden is a further outbuilding with a section currently used as a vegetable patch and further space to enjoy. More potential to the garden with the flexibility on space and plenty of storage in the outbuildings with some offering water supply and electricity. A fantastic elevated view from the middle and top tiers of the garden offering a sense of privacy and ideal spot to enjoy the summer sunshine for most of the day and evening. **SUMMERHOUSE** With windows to front with its own decked terrace for seating and a lovely outlook over the garden and looking over gardens and roof tops into the valley with a lightly wooded outlook. **TIMBER SHED** With windows and a pitched roof. **TIMBER SHED** Larger shed with windows and a pitched roof.

#### **ON STREET**

Residential parking is available outside the property on East Rise Road with no restrictions.

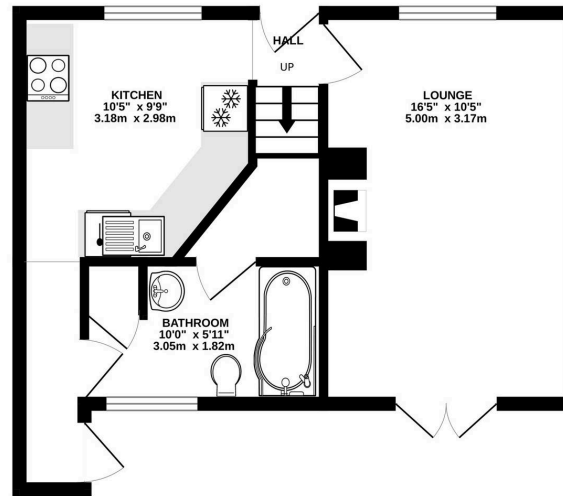




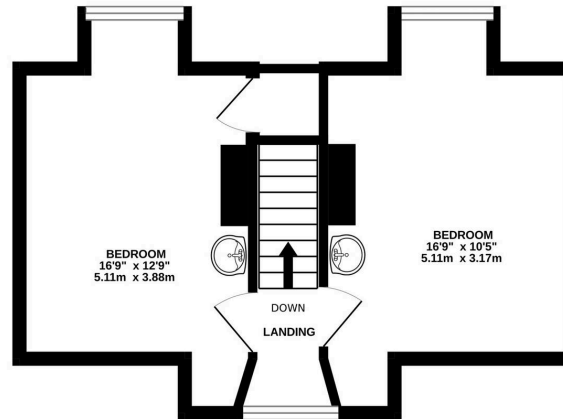




GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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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## Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • [sales@heather-lay.co.uk](mailto:sales@heather-lay.co.uk) • [www.heather-lay.co.uk/](http://www.heather-lay.co.uk/)

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