



## 41 Pengarth Rise, Falmouth

Guide Price £375,000 FREEHOLD



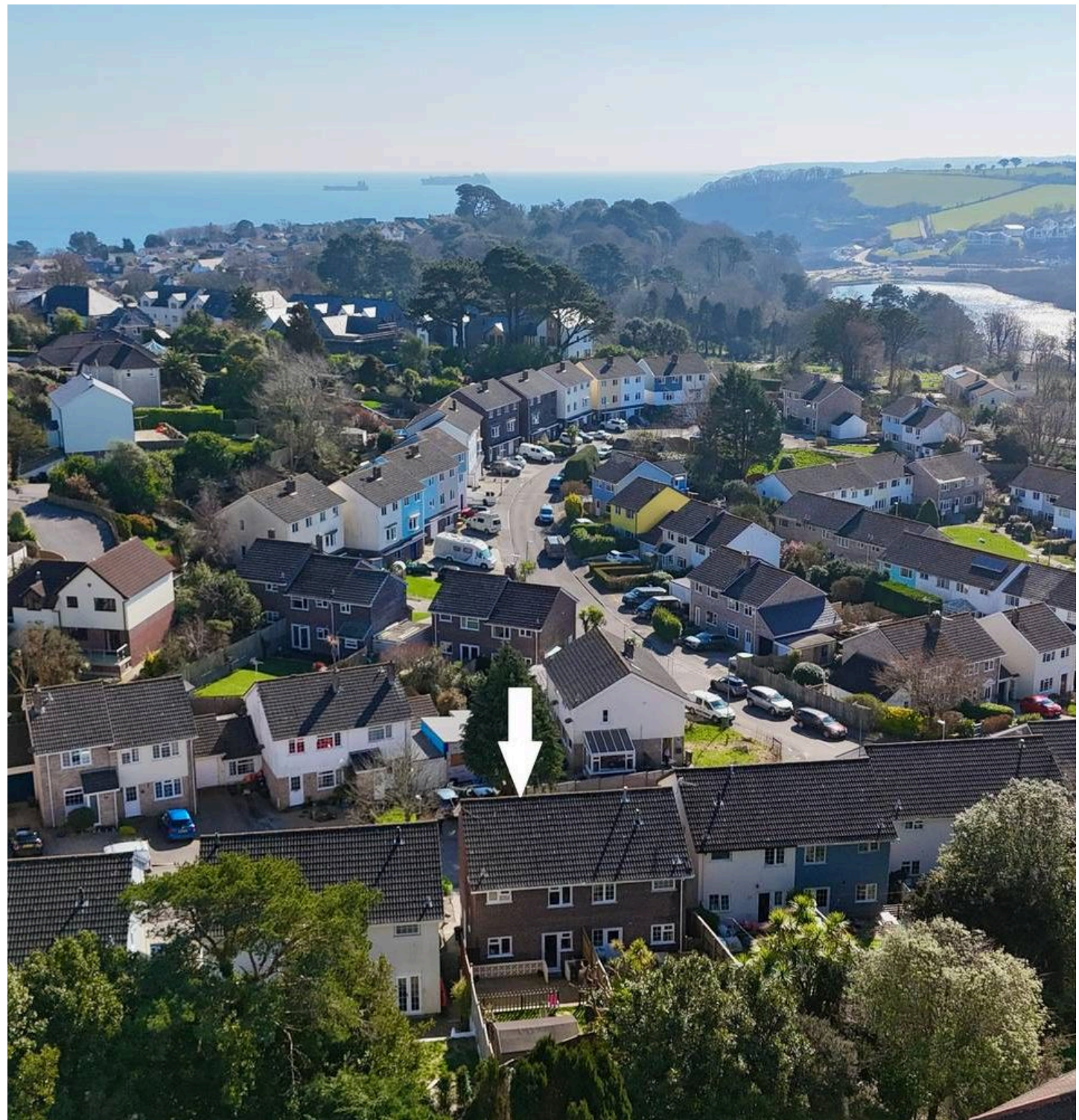
Heather & Lay  
*The local property experts*



- Well-presented & Impressive 3-Storey Town House
- Spacious 4 Bedroom Family Home
- Ground Floor Bedroom & Shower En-suite
- Mature, Landscaped and Tiered Rear Gardens
- Private Driveway Parking For 2 Vehicles
- Gabarron Electric Energy Efficient Heaters & Double Glazing
- Well Located for Falmouth Town, Gyllyngvase & Swanpool Beaches
- Excellent Access To Local Schooling

### THE LOCATION

Pengarth Rise is one of our favourite developments in Falmouth, offering the perfect balance of peace and proximity to the town centre. Tucked away from the hustle and bustle, yet only a leisurely 15-minute walk to the shops and harbourside, this location offers the best of both worlds. Gyllyngvase Beach and the Swanpool Nature Reserve are just a stone's throw away, providing fantastic walks and some of the most scenic surroundings right on your doorstep. With Pengarth Rise being on a regular bus route and Penmere Railway Station close by, travel couldn't be easier. Penmere offers direct links to Falmouth Town and, in the other direction, to Truro City with onward connections to London Paddington. Families will appreciate the choice of two excellent local Primary Schools, Marlborough and King Charles, while Falmouth Secondary School is just a mile away. Falmouth is renowned for its stunning period architecture, breathtaking sailing waters, and a wealth of bars, restaurants, and pubs catering to all tastes. With its vibrant food scene, bustling festivals, and world-famous regattas, the town is a hub of cultural activity. Whether you're exploring unique boutiques or enjoying the wider selection of high street retailers, Falmouth consistently ranks among the top ten places to live in the UK. A wonderful blend of tranquil surroundings and fantastic amenities – Pengarth Rise is a perfect spot to call home.





## THE PROPERTY

Nestled in the sought-after development of Pengarth Road and Rise, built by the respected SNW Homes in the 1980s, Number 41 is a superb example of the popular three-storey design. Known for offering more generous plot sizes and amenity space compared to many modern developments, this property has been thoughtfully and extensively improved throughout, creating a home that perfectly blends quality, style, and practicality for modern living. The accommodation is beautifully presented, offering a well-proportioned layout across three levels. On the top floor, you'll find three spacious bedrooms and a bathroom. The middle floor is a fantastic sociable space, featuring a large sitting room to the front with plenty of natural light. The kitchen / diner is located to the rear, with the rear aspect overlooking the garden with a rear patio glazed door accessing the stunning garden, perfect for entertaining and relaxation. The ground floor has been cleverly converted, from a generous single-sized garage now offering flexible living space. Currently used as a double bedroom with space for furniture and a modern shower en-suite, this area could easily adapt to suit your needs, whether as additional living space or a home office. The rear garden is a true highlight, landscaped with an eye for style and minimal maintenance. It features two levels, with the first tier offering a terraced area ideal for al fresco dining, while the second tier boasts a large private lawn, complete with a 10' x 8' outbuilding that provides useful storage or a hobby space. At the front of the property, the driveway offers off-road parking for two vehicles, with steps up to the side of the property leading to the rear gate for convenient access. The property benefits from UPVC double-glazed windows. In conclusion, 41 Pengarth Road is a standout property in a fantastic location, offering a blend of modern comfort and style. With its spacious living areas, thoughtfully designed garden, and flexible layout, it comes highly recommended for those seeking a quality family home in Falmouth.

## ACCOMMODATION IN DETAIL

**(ALL MEASUREMENTS ARE APPROXIMATE)** From the front driveway, a path leads to a composite front door with part obscure glazing opening into...







### ENTRANCE HALL

Staircase rising to the first floor with double glazed window to the side, white panel doors accessing a guest bedroom with en-suite and a storage cupboard. Electrical consumer unit. Electric radiator.

### BEDROOM THREE 16' 1" x 8' 6" (4.90m x 2.60m)

Originally the garage, which has been converted by the current owner into a generously sized guest bedroom with a shower en-suite, ideal with ground level access from the front door and perfect for a relative or teenage children wanting their own space. A large UPVC double glazed window to the front overlooks Pengarth Rise. Ceiling lights. Electric radiator. White panel door to....

### EN SUITE SHOWER ROOM

A useful addition to the guest bedroom, all modern with shower cubicle with clear glazed folding door, a electric powered shower and stylish tiling surround. Low level flush WC and hand basin. Recessed obscure double glazed window to rear. Extractor fan, electric towel radiator and vinyl flooring. Shaver points and shelving.

### FIRST FLOOR

Stairs from the entrance hallway to first floor.....

### LANDING

Double glazed window to side. White panelled doors to the living area and the kitchen/diner. Electric radiator.

### KITCHEN/DINER 15' 8" x 10' 6" (4.78m x 3.19m)

A well-proportioned room, benefitting from plenty of natural light from two sets of double glazed windows positioned at the rear overlooking the gardens. Fitted range of base and eye level cupboards complemented by a hardwood work surface with a one and a half bowl ceramic sink with drainer and mixer tap. Tiled splashback. Space and plumbing for freestanding washing machine, electric oven with hob, fridge freezer and dishwasher. Wood effect flooring. This is an ideal family kitchen with plenty of storage and space for a large dining room table and chairs. Double glazed door leading out to the rear terraced garden.





**SITTING ROOM 15' 8" x 14' 7" (4.77m x 4.44m)**

Lovely bay window to the front offering plenty of natural light and a pleasant, elevated outlook over Pengarth Rise with distant countryside views across to Falmouth Golf course and the fields at Swanpool. Deep windowsill. Ceiling lights. Electric radiator. Telephone point and sockets. Wooden staircase leading to the.....

**SECOND FLOOR LANDING**

Double glazed window to the side aspect. White panelled doors to three bedrooms, a family bathroom and an airing cupboard housing the electric hot water immersion tank plus slatted shelving for useful storage. Hatch above with ladder attachment accessing the partially boarded loft. Electric radiator.

**BEDROOM ONE 13' 7" x 8' 7" (4.14m x 2.62m)**

Double glazed window to front with plenty of natural light and an outlook over Pengarth Rise with distant scenic views looking across to Falmouth Golf course and the Goldenbank area in close proximity to Swanpool.

**BEDROOM TWO 11' 9" x 8' 3" (3.57m x 2.52m)**

Another good proportioned double bedroom with a double glazed window to the rear overlooking the terraced garden.

**BEDROOM FOUR 10' 8" x 8' 3" (3.25m x 2.52m)**

Double glazed window to the front with plenty of natural light and a similar outlook as the main bedroom. A good size with a single bed built-in above the stair box and further space for office desk space and furniture.

**FAMILY BATHROOM 6' 11" x 8' 1" (2.11m x 2.47m)**

Obscure double glazed window to the rear. A white three-piece suite comprising a panelled bath, mains shower fixing over, glass shower screen and fully tiled surround, low flush WC and hand wash basin with mixer tap. Extractor fan.







## FRONT GARDEN

Driveway parking for two cars in tandem, which in turn leads up to the front door. Side access and steps up to the rear gate and garden.

## REAR GARDEN

A beautifully landscaped and mature gardens over two tiers with modern wood fencing providing its boundaries and a sun trap garden for much of the day with plenty of space for seating. The first tier of garden is accessed from the kitchen/diner or the rear gate with steps leading down to the front of the property. Low level white painted brick wall with space for storage and an outside tap. Steps up to the second tier which is mainly laid to lawn with raised flower beds to either side. Large 10' x 8' outbuilding. Outside electricity sockets for all year round use. A good level of mature plants and trees providing shelter and privacy to the rear, a real sun trap and good space. This is a great example of a mature and well looked after garden to enjoy all year round with summer sunshine for much of the day.

## DRIVEWAY PARKING

2 Parking Spaces

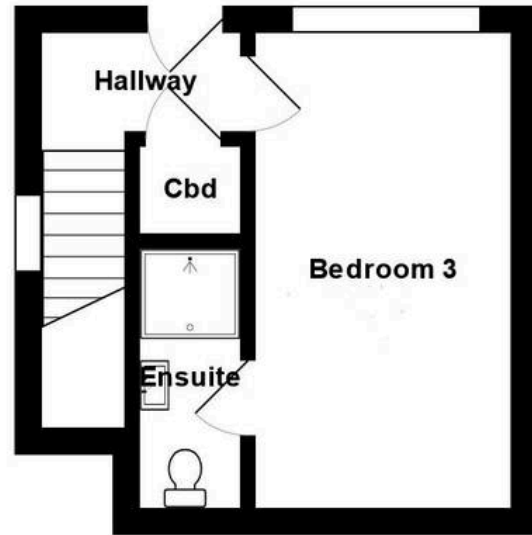
SERVICES: Mains electricity, water & Drainage

EPC: D

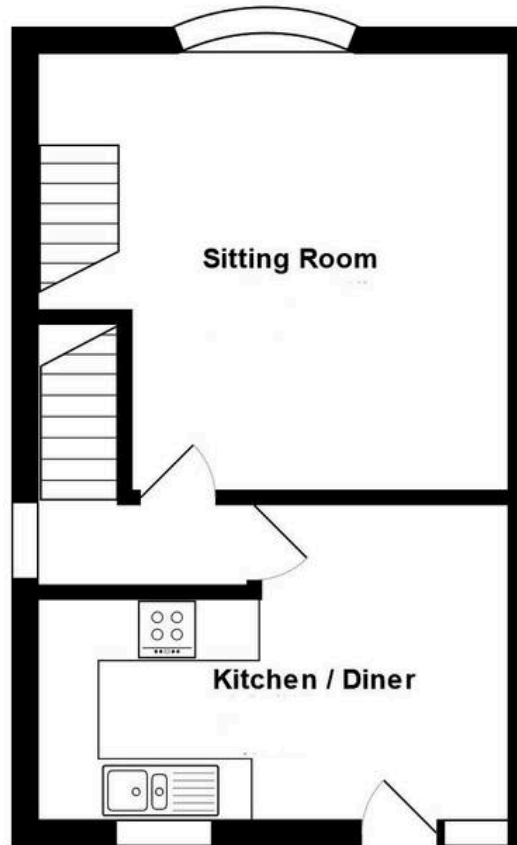
COUNCIL TAX: C



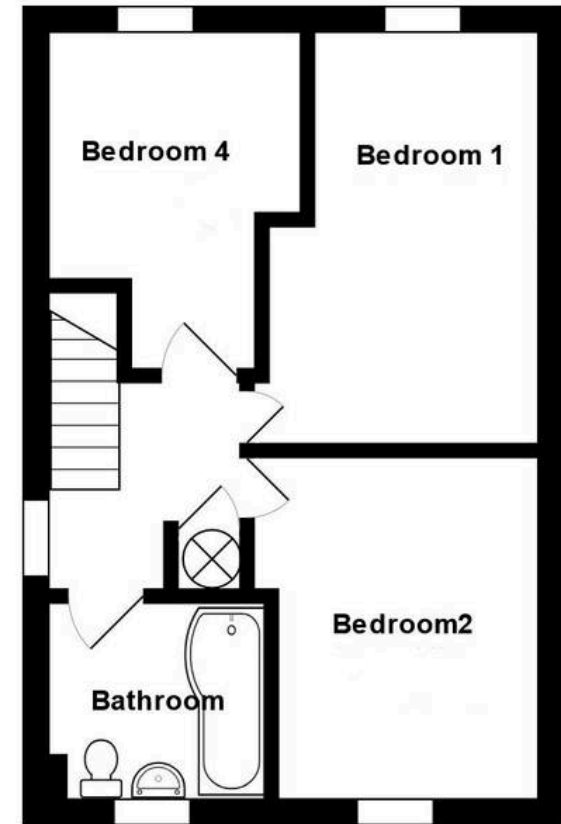
41, Pengarth Rise, Falmouth, TR11 2RR  
Total Approx Area: 96.9 m<sup>2</sup> ... 1043 ft<sup>2</sup>



**Ground Floor**  
Approx Area: 22.9 m<sup>2</sup> ... 247 ft<sup>2</sup>



**First Floor**  
Approx Area: 37.1 m<sup>2</sup> ... 400 ft<sup>2</sup>



**Second Floor**  
Approx Area: 37.1 m<sup>2</sup> ... 399 ft<sup>2</sup>

All measurements are approximate and for display purposes only





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