



Heather & Lay

The local property experts

The Ivy, 17 Lansdowne Road, Falmouth, TR11 4BE

Set along one of Falmouth's most sought-after residential roads, this fantastic, detached house was built in 2007 in a period style in keeping with the fine neighboring Lansdowne Road houses. The four-bedroom accommodation is set over three floors with flexible lower levels, double garage, off road parking space and a South facing terrace.



Heather & Lay
The local property experts

FALMOUTH TOWN	5 minute WALK
PENRYN	3.9 MILES
TRURO	10.8 MILES
NEWQUAY AIRPORT	29.3 MILES

- Imposing 2007 built detached house
- Prime residential road
- Four bedroomed accommodation over three floors
- Fine bay window reception room
- Kitchen/breakfast room – French door to South facing terrace.
- Double garage/utility and driveway parking
- Convenient position between town & harbour. Seafront and beaches
- No onward chain



THE PROPERTY

The Ivy, 17 Lansdowne Road was built in 2007 within the garden of a neighbouring property having been designed in a period style to fit in nicely along the road. The house is prominent and impressive with the large double garage and utility space set on the lower ground floor. Planning permission has been granted here to convert to living space and there is certainly great flexibility to adapt to owners' requirements, subject to necessary planning consents. The middle floor is for living space and a fine reception room with wide triple aspect bayed window. The kitchen/dining room is a sociable dual aspect room with French doors onto a South facing terrace. Upstairs are four bedrooms and the luxurious family bath and shower room. This is an outstanding chance to secure a modern 4 bedroom family house with double garage in this sought after and incredibly convenient spot – recommended!

THE LOCATION

Lansdowne Road is much sought after by discerning home hunters appreciative of its remarkable position where fine & individual period properties lie so near to the seafront and beaches, the town and the harbourside.

The location is possibly as central as can be found, with so much of what excites about Falmouth on one's doorstep. Falmouth has a diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent.

Nearby train stations (Falmouth Town and Docks) provide a convenient link to the mainline at Truro for Exeter and London, Paddington.

There are five primary schools and one secondary school in the town and highly regarded independent preparatory and senior schools in Truro.

Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country. The town is consistently ranked as one of the top five places to live in the UK.



ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Columned entrance to panel and glazed front door into....

HALLWAY 8' 3" x 6' (2.51m x 1.83m) Of 'L' shape with stairs to lower and upper floors. 9' 6" (2.9m) ceiling height. White panelled doors to.....

CLOAK/STORE CUPBOARD, CLOAKROOM/WC & SITTING/DINING ROOM Glazed and panel door to...

KITCHEN/BREAKFAST ROOM 18' x 11' 3" (5.49m x 3.43m) in kitchen and 8' 3" (2.51m) in breakfast area.

A wonderfully bright dual aspect room with wide French doors and window South and a window to the West, all flooding light. 9' 6" (2.9m) high spotlight ceiling and solid engineered oak floor.

Gloss cream flush fronted base cupboards and drawers with stainless steel handles and wood trim tiled worktops. Composite dual bowl sink and drainer. Space for Range cooker, stainless steel splashback. American style fridge/freezer and dishwasher.

BREAKFAST AREA

With its sunny aspect and French doors to the South facing terrace outside, this is an easy flowing and enjoyable room. Radiator. Boiler controls.

SITTING/DINING ROOM 25' (7.62m) x 11' 3" (3.43m) reducing to 8' 6" (2.59m in dining area).

First measurement into wide bayed triple sash window with two further windows to side. Wooden laminate flooring. Two radiators. High spotlight ceiling.

CLOAKROOM/WC White modern suite comprising button flush WC and wash basin. Engineered oak floor. Radiator. Extractor.



FIRST FLOOR Turning staircase with two obscure sash effect double glazed windows on the half and

FULL LANDING Access to loft space. White panelled doors to four bedrooms and....

BATH/SHOWER ROOM 9' x 8' 6" (2.74m x 2.59m)

A super room with double glazed sash style window to side. Stylish four-piece white suite comprising oversized boiler fed shower cubicle with rain spray. Deep bath, central mixer and shower. Hand basin in stone surround, button flush WC, slate tile floor. Partial wall tiling. Chrome heated towel radiator. Spotlit ceiling. Extractor.

BEDROOM ONE 13' 5" x 9' 6" (4.09m x 2.9m) Sash style window to two aspects. 9' 3" (2.82m) ceiling height. Bamboo floor.

BEDROOM TWO 11' 4" x 9' 2" (3.45m x 2.79m) Double glazed sash effect window to side.

BEDROOM THREE 8' 6" x 8' 5" (2.59m x 2.57m) Sash style double glazed window to front.

BEDROOM FOUR 10' x 8' (3.05m x 2.44m) Sash style double glazed window to front.





LOWER GROUND FLOOR

From the main hallway, turning stairs down to rear entrance. Engineered oak floor. Glazed and panelled door to outside. Radiator. Door to.....

GARAGE/WORKSHOP/UTILITY ROOM

26' 10" (8.18m) reducing to 17' (5.18m) x 19' 4" (5.89m) reducing to 18' (5.49m) and 16' 3" (4.95m)

A superb and flexible space with twin up and over folding retractable doors, one with electric remote opening. Space and plumbing for washing machine and tumble dryer as well as plenty of storage/gym/workshop space. Two double glazed windows to side. Worcester gas 'Greenstar Highflow 440' boiler fueling radiator central heating and hot water supply. Versatile as is with obvious scope to self-contain, if desired.

AGENTS NOTE

Planning permission APP PA21/12212 granted 16/03/2022 to convert the internal garage to a bedroom with en-suite plus storage space.

OUTSIDE

From the roadside, a driveway and hard standing for three cars leading to the garage. From the pavement a galvanised gate and tiled pathway up to a paved terrace, facing South and West to French doors and the kitchen and around to the covered portico and front door. The pathway is flanked by a flint chipped bed containing an olive tree, palm, pear and roses. Side steps and wide pathway to the rear. A gate in the boundary wall opens into an area of land (under 'Title Possessory' registered at Land Registry) which provides garden space laid to lawn with gravelled pathway and raised beds.

OUTSIDE STORE

8' 6" x 3' 6" (2.59m x 1.07m) and 7' 6" (2.29m) ceiling height

SERVICES Mains water, electricity, gas & drainage

LOCAL AUTHORITY Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

TAX BAND - E

EPC RATING -C

VIEWINGS Strictly by prior appointment

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

If asked we will recommend potential buyers use the services of trusted professionals. Should you decide to use the services of the provider you should know that Heather & Lay or the individual member of staff may or may not receive a referral fee.

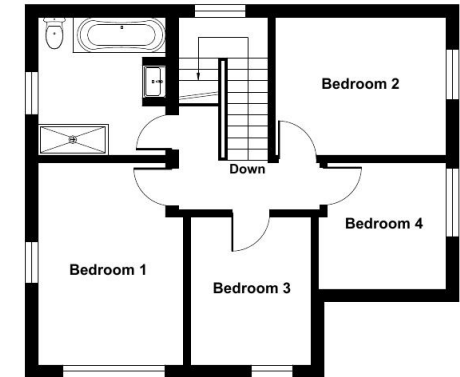
Lansdowne Road, Falmouth, TR11

Approximate Area = 1700 sq ft / 157 sq m

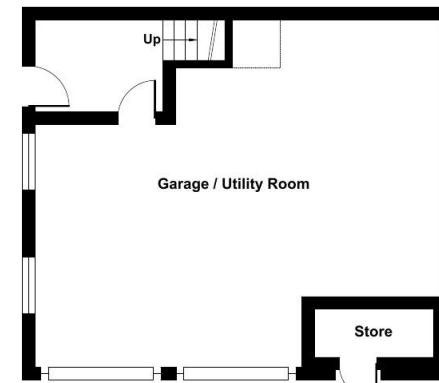
Outbuilding = 24 sq ft / 2 sq m

Total = 1724 sq ft / 159 sq m

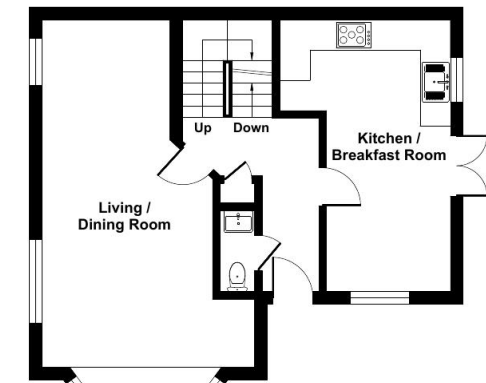
For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Heather & Lay Estate Agents. REF: 945659



Heather & Lay
The local property experts

01326 319767

sales@heather-lay.co.uk

www.heather-lay.co.uk

3 Church Street, Falmouth, Cornwall TR11 3DN

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.