



10 The Green, Goldenbank

Guide Price £675,000



Heather & Lay  
*The local property experts*



# 10 The Green

Goldenbank, Falmouth

- Detached Eco home built in 2021
- Highly efficient with free electricity until the end of Dec 2029
- Three bedrooms with master en-suite
- Open-plan living area
- Large terrace with South and West aspects
- Edge of golf course with an abundance of wildlife & close to Swanpool beach
- Off-road parking for 3 plus a garage
- NO ONWARD CHAIN

## THE PROPERTY

Our vendors were the first to move in on this fantastic development and had the “pick of the bunch”. Number 10 is located inside the main crescent and away from road noise and with no passing traffic. Designed and built as an “upside-down” house due to its remarkable countryside views over and beyond the golf course, with a stunning terrace off the living room that is both large and sunny and where the owners can watch the sunset. The property is highly efficient with a focus on green energy, solar panels, air sourced heat pump, triple glazing, mechanical ventilation, large electrical storage battery and latest technology insulation. Currently our vendor has a deal running with Octopus Energy whereas they pay no energy bills until 31st December 2029 (This has been checked and can be transferred to the new owner). The three bedrooms will all accommodate double beds and have built-in wardrobes plus the main bedroom has an en-suite facility. Outside you have a small garden with patio seating and to the front there are three parking spaces and a good sized garage with electric car charge point. Very well-presented and perfect for those who golf or just enjoy the countryside. CAT 5 wired and fibre optic broadband. Electric sun blinds.







## THE LOCATION

Just a 6-7 minute walk from/to Swanpool beach and adjacent to the much admired Falmouth Golf Course number 10 benefits from being so well positioned and the walk into Falmouth Town is pretty and quite easy along the South West coastal path or along other routes. There is a regular bus that stops just outside the development. On the golf course there is also a recently built clubhouse which is open to non-members and is a lovely place to eat and drink with views over the bay and out to sea. Falmouth town and harbourside has an excellent and diverse selection of restaurants and bars 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 Penmere Halt) provide a convenient link to the mainline at Truro, for Exeter and London, Paddington. Falmouth Docks and Pendennis Shipyard are major contributors to the town's economy and along with Falmouth University (with campuses in Falmouth and Penryn) and Falmouth Marine School, specialising in traditional and modern boat building, marine engineering and environmental science, ensure an all-year-round vibrant community. There are five primary schools and one secondary school in the town and another in Penryn, as well as highly regarded independent preparatory and senior schools in Truro. Falmouth boasts the third deepest 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. Falmouth is consistently ranked as one of the top five places to live in the UK.



## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Through the front door into the...

### HALLWAY

Stairs to the first floor. Doors to each of the three bedrooms and family shower room. Due to this property being designed as an “upside down home” we will start upstairs on the first floor.

### FIRST FLOOR

#### OPEN PLAN LIVING/KITCHEN/DINING ROOM

28' 8" (8.75m) x 18' 11" (5.79m) reducing to 8' 10" (2.71m) At the top of the stairs you are welcomed into the main living space with a high ceiling and huge windows that flood the whole room with natural light. Wood flooring with underfloor heating. There are defined areas for seating, dining and kitchen. The kitchen is modern with base and eye level units with white fronted door and drawers. The grey worktop compliments the units and is extensive and also incorporates a breakfast bar. There are many built-in appliances that include fridge, freezer, dishwasher, high level oven, hob with extractor over and washing machine. The seating and dining areas are in the widest part of the room and have glorious views. Bi-fold doors lead out to the....

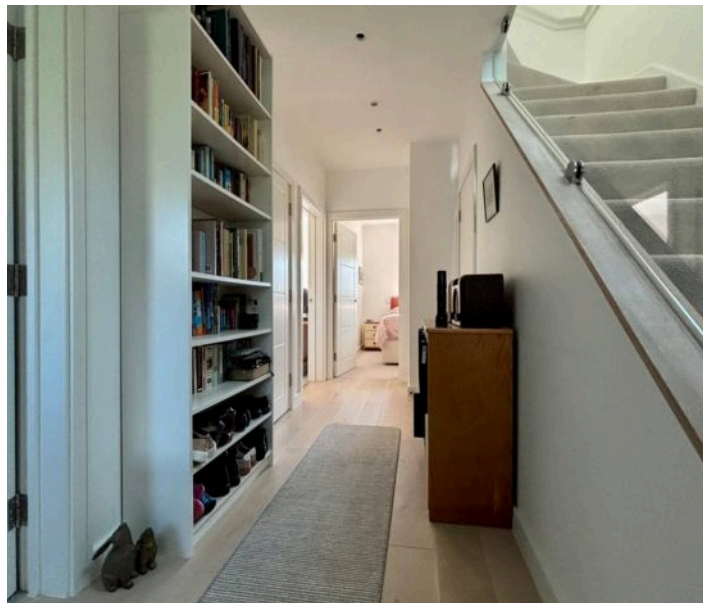
#### TERRACE

What an amazing area. With South and West views this raised area has a glorious vista over the golf course and countryside and makes the most of the sunshine and where one can watch the sun set. Glass balustrade and chrome rail, composite anti-slip decking. Lighting and power points.

#### CLOAKROOM/WC

6' 8" x 3' 6" (2.02m x 1.06m)

From the stairwell a corridor gives access to the upstairs WC where you will also find a cupboard that houses the mechanical ventilation system.



















## GROUND FLOOR

### HALLWAY

large under stair cupboard housing the pressurised hot water tank.

### BEDROOM ONE

10' 0" (3.05m) x 8' 6" (2.61m) increasing to 9' 4" (2.86m) Window to the rear. Underfloor heating. Built-in wardrobe. Door to...

### EN SUITE

10' 4" x 4' 8" (3.16m x 1.42m)

Very stylish, walk-in shower cubicle with plumbed shower, WC, hand wash basin on vanity unit. Obscure window to the rear. Chrome ladder style heated towel radiator. Fully tiled walls and floor with underfloor heating.

### BEDROOM TWO

11' 6" (3.51m) increasing to 13' 9" (4.21m) x 8' 11" (2.73m) Fully glazed door to the rear. Underfloor heating. Built-in wardrobe.

### BEDROOM THREE

9' 1" x 7' 7" (2.77m x 2.32m)

Window to the front. Under floor heating. Built-in wardrobe.

### FAMILY SHOWER ROOM

8' 10" x 6' 6" (2.69m x 1.97m)

Again very stylish, walk-in shower cubicle with plumbed shower, WC, hand wash basin on vanity unit. Obscure window to the side. Chrome ladder style heated towel radiator. Fully tiled walls and floor with underfloor heating.











## FRONT GARDEN

To the front there is parking for three vehicles and no passing traffic. A small front garden and access to the house and also the garage. Paths lead to the rear from both sides of the property.

## REAR GARDEN

The rear garden is petite but lovely. Stone patio slabs with seating area and a walk straight onto the golf course and surrounding countryside.

## GARAGE

17' 1" x 11' 0" (5.21m x 3.37m) Electric vehicular access door from the driveway. Utility area to the rear. Electric, lighting and water feed. Electric vehicle charge point. Storage battery for solar panels.

**DRIVEWAY PARKING** for 3 cars

## DEVELOPMENT/ESTATE CHARGES

Approximately £200 half yearly for private road and small common parts, however actual budget not yet set.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A

**AGENTS NOTE** - LED lighting throughout the house. Mechanical ventilation & heat recovery system. Wired internet cable in living room & all bedrooms. TV points in all bedrooms. Remote controlled electric blinds in living room.

**SERVICES** Mains electricity, water & drainage





GROUND FLOOR  
738 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1239 sq.ft. (115.2 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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