



95 Rosva Morgowr, Falmouth

Guide Price **£415,000 FREEHOLD**



Heather & Lay
The local property experts

- Modern, Eco-Efficient Three-Storey Home (EPC B)
- Four Bedrooms With Three WC's
- Master Bedroom With Shower En-Suite
- Glorious Wooded Outlook onto To Swanpool Nature Reserve
- Professionally Landscaped Sunny Rear Garden
- 10 Minute Walk To The Beach & Amenities
- Garage & Parking Space
- Traffic Free Position

LOCATION

Tucked away in a peaceful, traffic-free setting on the edge of Falmouth, this home enjoys a surprisingly idyllic position accessed via Goldenbank from Bickland Water Road. Just a short stroll from the house leads to the Swanpool Nature Reserve, with its picturesque lake, streamside pathway, and direct access to Swanpool beach. Nature lovers will appreciate the charming woodland boardwalk through Prislow Woods to Boslowick, while everyday convenience is ensured with a 'early til late' Co-op and Penmere railway station providing links to Falmouth Town and the City of Truro in the other direction, all within walking distance of the property. What a treat after work to take a relaxing walk from the property, and within a few minutes reaching Swanpool beach and looking out to sea! Falmouth itself is a thriving coastal town, regularly ranked among the top places to live in the UK. It offers a vibrant mix of independent shops, galleries, eateries, and year-round festivals including Falmouth Week and the Sea Shanty Festival. The south-facing seafront provides access to sandy beaches and the South West Coast Path, while the nearby sailing waters of the Helford and Falmouth Rivers add to the area's appeal. With excellent transport links via train to the City of Truro and onwards to London and Cornwall's far West, this location perfectly balances natural beauty, community life, and connectivity.





95 ROSVA MORGOWB

THE PROPERTY

Occupying a prime, tucked-away position within this popular development, this beautifully maintained home enjoys a peaceful setting opposite open green space with a leafy, tree-lined outlook. Just steps from a pedestrian walkway leading directly into Swanpool Nature Reserve, the property offers a unique blend of tranquility and convenience. Built in 2019 and arranged over three levels, the home benefits from the remainder of a 10-year NHBC warranty. The accommodation to the ground floor comprises a welcoming entrance hallway with cloakroom/WC, leading to a comfortable sitting room with bespoke window shutters and understairs storage. To the rear, a spacious kitchen and dining area spans the full width of the home, seamlessly connecting to the stunning rear garden via French patio doors, perfect for both everyday living and entertaining. The first floor hosts three well-proportioned bedrooms and a family bathroom, while the top floor is dedicated to a superb master suite. This impressive room runs the full length of the property, offering dual-aspect windows, an abundance of natural light, and a modern en-suite shower room. The current owners upgraded several features when purchasing the home new, enhancements that continue to add comfort and quality. The standout feature is undoubtedly the beautifully landscaped, sun-filled rear garden. Set over two tiers for both visual appeal and practicality, it includes a patio ideal for alfresco dining, raised flower beds filled with varied planting, and an upper lawned area. A side gate leads to a further paved and gravelled area, perfect for outdoor storage. Steps from the garden provide access to the rear of the single garage, which also benefits from a private driveway to the front. Lovingly cared for and thoughtfully enhanced, this exceptional home offers a welcoming, low-maintenance lifestyle in a peaceful yet well-connected part of Falmouth—moments from natural beauty, local amenities, and excellent transport links.







ACCOMMODATION IN DETAIL

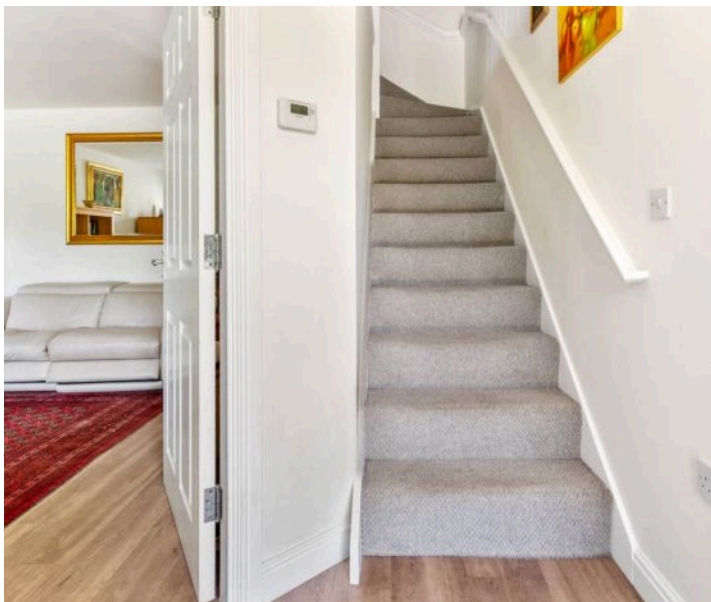
(ALL MEASUREMENTS ARE APPROXIMATE)

Half-obscure glazed triple lock front door entering into....

ENTRANCE HALLWAY White panel doors accessing the sitting room and cloakroom/WC. Half turn staircase with handrail rising to the first floor. Wood effect flooring. Radiator.

LIVING ROOM The sitting room offers a cosy yet functional space, featuring a double-glazed window with bespoke shutters to the front aspect enjoying a pleasant view onto open green space and a lightly wooded area. Seamless flow to the kitchen/diner via a white panel door and the ideal social hub of the home for everyday living and entertaining. Under stairs storage cupboard, telephone points and sockets. Continuation of the wood effect flooring. Radiator.

KITCHEN/DINER A spacious, full-width kitchen and dining area stretches across the rear of the home, featuring French patio doors that open directly onto the beautifully landscaped rear garden—perfect for entertaining and effortlessly blending indoor and outdoor living. The modern kitchen comprises a range of high gloss wall and base units, with worktop surfaces and a tiled splashback. The integrated appliances include a fridge freezer, double oven with induction hob and stainless steel extractor fan over, dishwasher, washing machine and inset 1.5 bowl sink and drainer with mixer tap. Double glazed window to the rear aspect overlooking the rear garden. Wall mounted gas combination boiler set within one of the gloss cabinets which fuels the hot water and radiators to the property. The dining area offers space for a 6-8 seater table with the French patio doors opening onto the rear garden. Continuation of the wood effect flooring. Radiator.



CLOAKROOM/WC Obscure double-glazed window to the front aspect, a modern white suite comprising a pedestal wash basin with tiled splashback and mixer tap and a low level WC with push button flush. Continuation of the wood effect flooring. Radiator.



FIRST FLOOR White painted timber handrail and balustrade from half turning staircase to....

LANDING White panel doors providing access to the three bedrooms, family bathroom and a further door leading to the second floor master bedroom.

BEDROOM TWO Enjoying a pleasant outlook onto open green space and a lightly wooded outlook via a double glazed window to the front aspect with custom made shutters. Radiator.

BEDROOM THREE Double glazed window to the rear aspect with the custom made shutters and an outlook onto the rear landscaped gardens. Another good sized double room. Radiator.

BEDROOM FOUR A good size single currently set up as a dressing room area with fitted wardrobes. Double glazed window to the rear aspect with a similar outlook as bedroom three and also benefitting from custom made window shutters. Radiator.

FAMILY BATHROOM Modern white three-piece suite comprising a panelled bath with electric shower over, fully tiled surround and glass screen, pedestal wash basin with mixer tap and splashback and WC with push button flush. Obscure double glazed window to the side aspect, extractor fan, shaver points and heated towel radiator.





SECOND FLOOR LANDING White panel door from the main landing with double glazed window to the front aspect overlooking the open green space, with a radiator below and additional stairs that rise to the master bedroom and en-suite.

MASTER BEDROOM A generously proportioned and impressive room spanning the full length of the property, the master bedroom enjoys an abundance of natural light thanks to its dual-aspect double-glazed windows overlooking both the front and rear. This bright and airy space offers a peaceful retreat with ample room for furnishings and a comfortable layout. White panel door accessing the shower en-suite. Access to loft space above. Radiator.

EN SUITE SHOWER ROOM Comprising a double width shower enclosure with glass sliding door, mains shower fixing over and fully tiled surround. Pedestal wash hand basin with mixer tap, WC with low level flush and a half tiled splashback. Heated towel radiator, extractor fan and shaver points.





FRONT GARDEN The property enjoys an attractive approach with a level paved patio leading to the front door, bordered by lawned areas and neat hedging. Set opposite open green space, it benefits from a peaceful outlook, with steps up to the road and a charming pathway leading directly to the Swanpool Nature Reserve woodland walk. Outside lighting. Side path provides gated access to the rear garden.

REAR GARDEN One of the standout features of this home is its sunny, private and professionally landscaped rear garden. An inviting and low-maintenance outdoor space designed for year-round enjoyment. Arranged over two tiers, the garden includes a generous patio area ideal for alfresco dining, with raised flower beds bursting with a variety of plants and shrubs. The upper level is mainly laid to lawn, offering a perfect spot to relax or play. A wide side garden area, finished with patio, gravel, and hedging, provides valuable additional storage with a side gated access leading around to the front. Surround via wooden fencing offering privacy to neighbours. Outside tap and lighting. Steps at the rear lead up to a pedestrian door into the single garage, which opens onto the property's designated driveway at the front of the garage door.

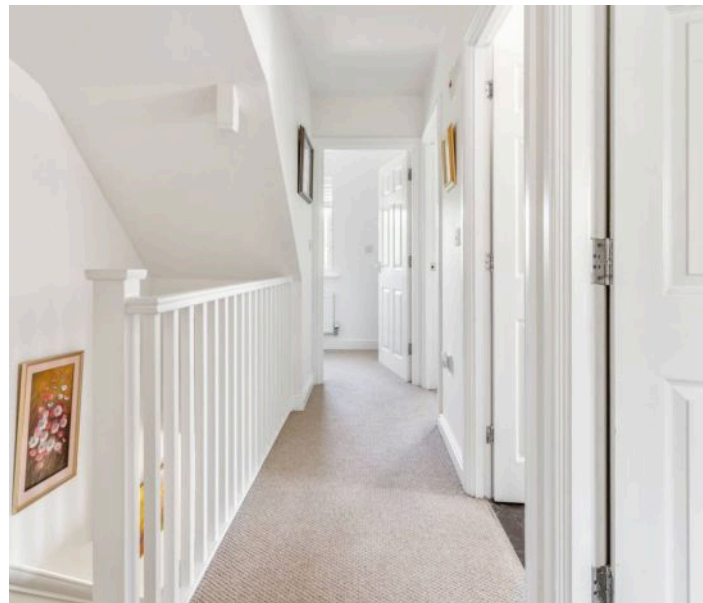
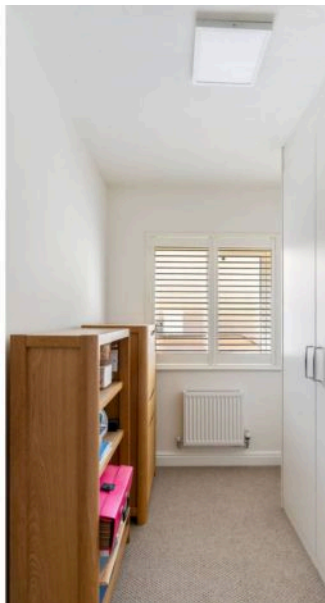
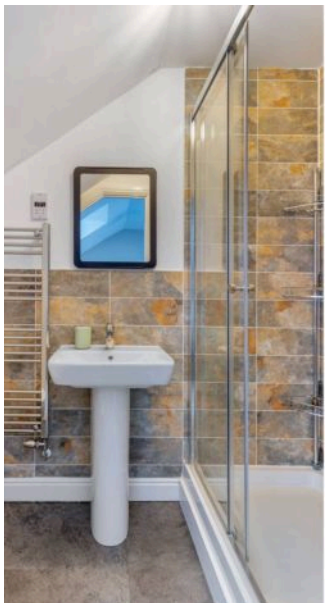
SINGLE GARAGE The property has the added advantage of a single garage that is set to the rear of the back garden. The garage is set in a block of four below a coach house property, it has a pedestrian door from the garden with an up and over garage door to the front that provides access to the designated parking space. The garage is on a leasehold basis, with a peppercorn ground rent.

Services: Mains water, gas, electricity & drainage

Council Tax band: D

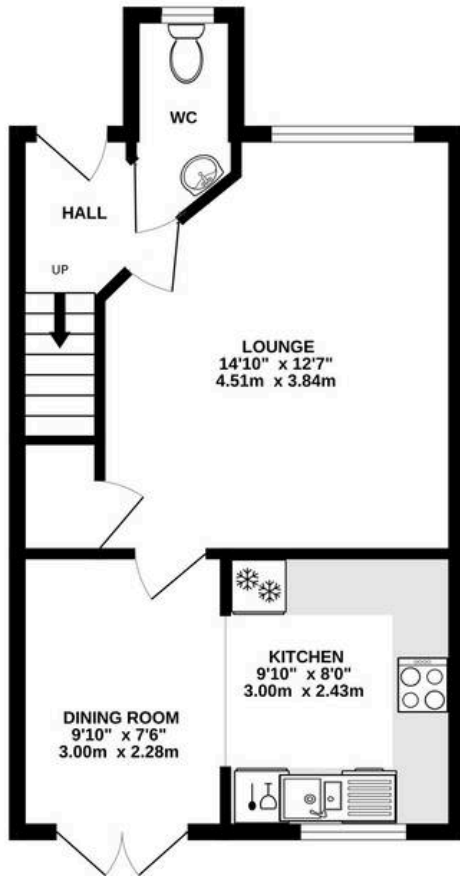
EPC Energy Efficiency Rating: B

AGENT'S NOTE There's a small communal estate charge of approx £180.00 per annum. This contributes to the maintenance of the communal grounds; including the play area and keeping the development clean and tidy.

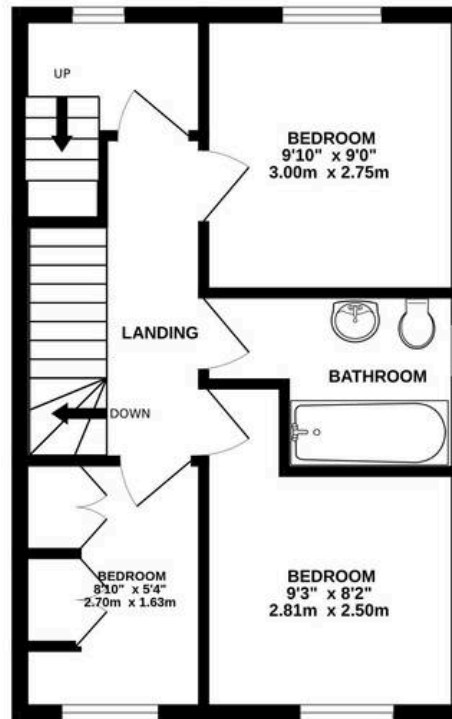




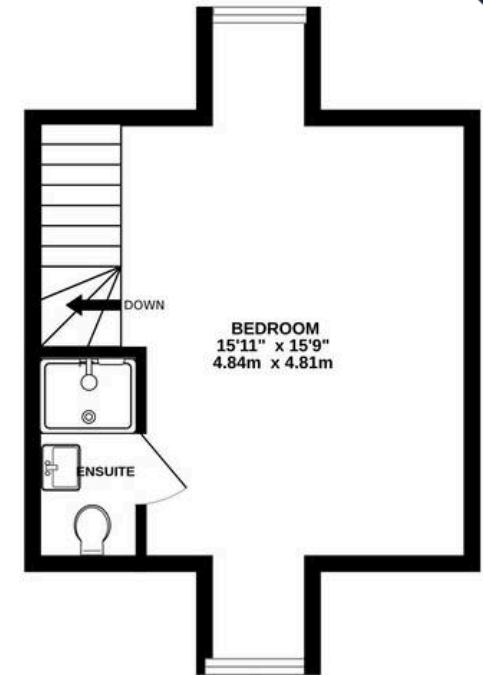
GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



2ND FLOOR
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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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