



5 Hillhead Rise, Falmouth

Guide Price **£475,000**



Heather & Lay
The local property experts

5 Hillhead Rise

Falmouth

- Modern, Eco-Efficient Home Filled with Natural Light (EPC B)
- 4/5 Bedrooms With Three WC's
- Master Bedroom With Shower En-Suite
- Professionally Landscaped Mediterranean Style Garden With Pizza Oven
- Double Glazing & 'Tado' Smart Gas Heating
- Situated Near The Top Of Eve Parc With Distant Views To Falmouth Bay
- Garage With Boarded Roof Space Above & Fitted Cupboards; Private Driveway & Multiple Visitor Parking Available
- NO ONWARD CHAIN

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

SERVICES: Mains gas, electricity, water and drainage. Fibre broadband to the premises offering ultra fast speeds.

THE LOCATION - This modern property is ideally located on the outskirts of Falmouth, just off Bickland Water Road near Falmouth Town Football Club, set on an elevated hillside that offers pleasing views across the town and out to sea. The property enjoys a desirable position at the top of a quiet cul-de-sac, set off the main route through the development and close to open green spaces opposite, creating a peaceful and semi-rural setting. 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.



THE PROPERTY - Occupying an elevated plot, away from the main route through the development and opposite a 'leafy' tree lined front aspect with distant views to Falmouth Bay. A 'Chedworth' design, is a double fronted detached four/five bedroom home, arguably the most favoured design on the development with versatile living and a flexible layout. Built in 2020, the property benefits from the remainder of the 10 year NHBC Warranty. To the ground floor is a large sitting room with built-in 'Dolby Atmos' surround and speaker system, ideal for cosy evenings and getting tucked into a series or film. A further reception room currently used as a snug room and houses a sofa bed, suitable for guests but could also work as an additional dining room or office space. The modern kitchen and dining area is situated to the rear and fitted with a range of contemporary and stylish gloss units and a worktop surface with a built-in breakfast bar. This is the main social hub of the home and connects beautifully to the professionally landscaped rear gardens with French patio doors from the dining room, great for entertaining. The utility room houses space and plumbing for a washing machine and separate dryer with further access to a downstairs WC. A spacious first-floor landing providing access to the main bathroom and four bedrooms, including a master with fitted wardrobes and an en-suite shower room; three of the bedrooms enjoy distant views toward Falmouth Bay. The professionally landscaped Mediterranean style garden to the rear is a real 'wow' factor and has everything from privacy to the neighbours opposite, patio and grass areas over two tiers, a built-in pizza oven / fireplace, outside lighting and plug sockets, multiple spaces for outside seating and dining, beautiful plants and shrubs and a waterfall! There's no wonder the owners spend so much time in their garden and throughout the evening as the garden faces West. To the front of the property there is an attached garage with its own electric supply and storage above and a private parking space in front. Visitor parking for multiple vehicles opposite the property. If you are looking for a home to suit a large family or a property that's ready to move in to with the most magnificent garden, then we highly recommend a viewing!

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, second sitting room / bedroom five and a glazed wooden door accessing the kitchen/diner. Staircase rising to the first floor. Radiator









LIVING ROOM

A lovely light and airy reception room with a large double glazed window that overlooks the front of the property with open green space opposite and distant views looking towards Falmouth Bay. Currently the owners have installed 'Dolby Atmos' surround sound and speakers which can be included with the property. Radiator.

LIVING ROOM TWO/BEDROOM FIVE

Large double glazed window to the front aspect with similar views as the main living area. Currently housing a sofa bed for guests or could be a multi-use room for a play area, snug room or office space. Radiator.

KITCHEN/DINER

A beautifully presented full width kitchen/dining space with French patio doors that open out to the enclosed rear garden. The modern kitchen comprises an integrated oven, electric hob, extractor hood above and a 1.5 bowl stainless steel sink with a mixer tap. A double glazed window with an outlook over rear garden. Space for a dishwasher and a tall standing fridge freezer. Plenty of upstand worktop surfaces with wall and base fitted units. Ceiling spotlights, wood effect flooring and a radiator. The dining area provides space for a six-eight seater dining table enjoying a pleasant outlook to the rear garden. White panel door to...

UTILITY ROOM

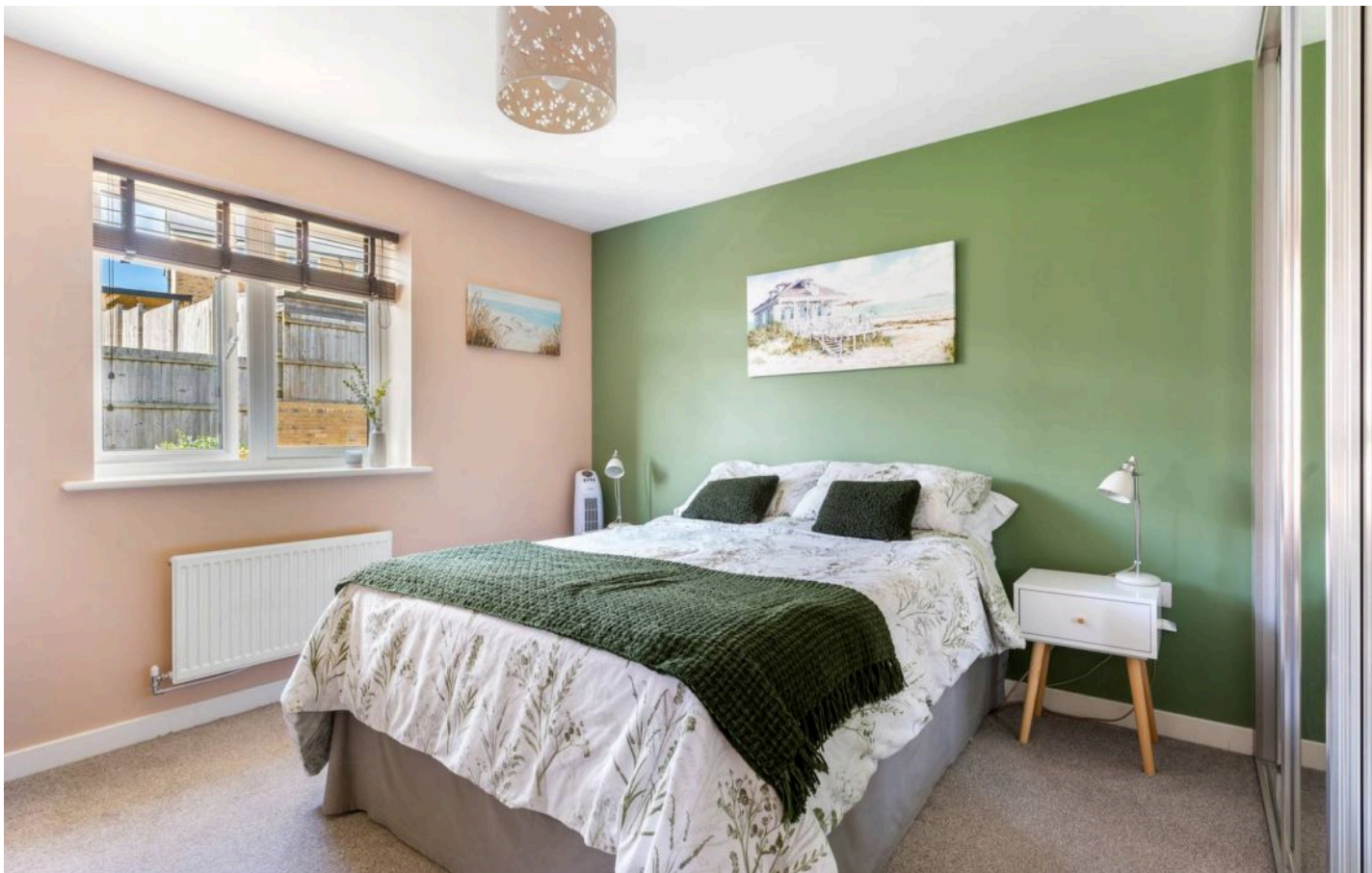
UPVC glazed rear door accessing the garden. Cupboard housing the gas combination boiler fuelling the radiators and hot water. Space and plumbing for washing machine and separate tumble dryer. Base cupboard unit with upstand worktop surfaces. Radiator. White panel door to under stair ...

CLOAKROOM/WC

Obscure double-glazed window to the side 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 Turning staircase with handrail and balustrade leading to a spacious, light-filled





LANDING

Window to side. White panel doors accessing the four bedrooms, family bathroom and a storage cupboard. Loft access above. Radiator.

MASTER BEDROOM

A bright double bedroom with a double glazed window to the rear aspect overlooking the rear garden. . Fitted wardrobes with mirrored sliding door. Radiator. White panel door accessing the

EN SUITE SHOWER ROOM

Obscure double glazed window to the rear aspect, a white piece suite comprising a shower cubicle with mains shower attachment, glass door and tiling surround, pedestal wash basin with mixer tap and WC. Half tiled surround, extractor fan and heated towel radiator.

BEDROOM TWO

Another double sized bedroom with a double glazed windows to the front aspect enjoying a pleasant outlook to open green space, lightly wooded trees and distant views looking towards Falmouth Bay. Radiator.

BEDROOM THREE

Double glazed window to the front aspect with a similar outlook as bedroom two and four. Double bedroom size with fitted wardrobes currently in the bedroom which could be removed. Radiator.

BEDROOM FOUR

Currently set up as a crafts room but could also be used as a large single sized bedroom, office space or playroom. Double glazed window to the front aspect with a similar outlook as bedroom two and three. Radiator.

FAMILY BATHROOM

Modern shower room with a walk-in shower with a tinted glass screen and fully tiled surround. Pedestal wash basin with mixer tap, tiled splashback and a WC. Obscure double glazed window to the rear aspect. Extractor fan and a heated towel radiator.

AGENT'S NOTE

On most modern developments like this one, there's a small communal estate charge of approx £190.00 per annum. This contributes to the maintenance of the communal grounds; including the play area and keeping the development clean and tidy.









OUTSIDE - FRONT

At the front of the property there is a level area of lawned garden with hedging to its front borders and a pathway that leads to the front entrance door. A side pathway leads around to a wooden gate, providing access to the rear gardens.

REAR - The current owners deserve full credit for creating this truly impressive, Mediterranean-inspired landscaped garden, a space designed to be enjoyed from morning to evening. French patio doors from the kitchen/diner open directly onto the rear garden, providing a seamless transition into a beautifully arranged social space, perfect for family life and entertaining. At the heart of the garden is an extended patio area, offering generous space for alfresco dining and outdoor lounging. A built-in pizza oven and fireplace add to the charm and functionality, great for summer evenings with friends and family. On one side, steps framed with a rope banister lead to the upper tier of the garden, where a well-kept lawn is divided into two sections by a trellis and gated archway — ideal for creating distinct zones, such as a pet-friendly area and a children's play space. Surrounding the patio are vibrant beds of flowers and mature shrubs, complemented by a tranquil waterfall feature that adds a sense of calm and natural beauty. The garden is fully enclosed with timber fencing and brick walls, ensuring privacy and security. A side gate accesses to the front of the property, while a second gate leads to a practical storage area. There is also a rear access door into the garage from the patio. Additional features include outdoor lighting, electric sockets, and water taps for added convenience. This garden has been lovingly maintained and thoughtfully designed, a true highlight of the home and a space that the next owners are sure to cherish for years to come.

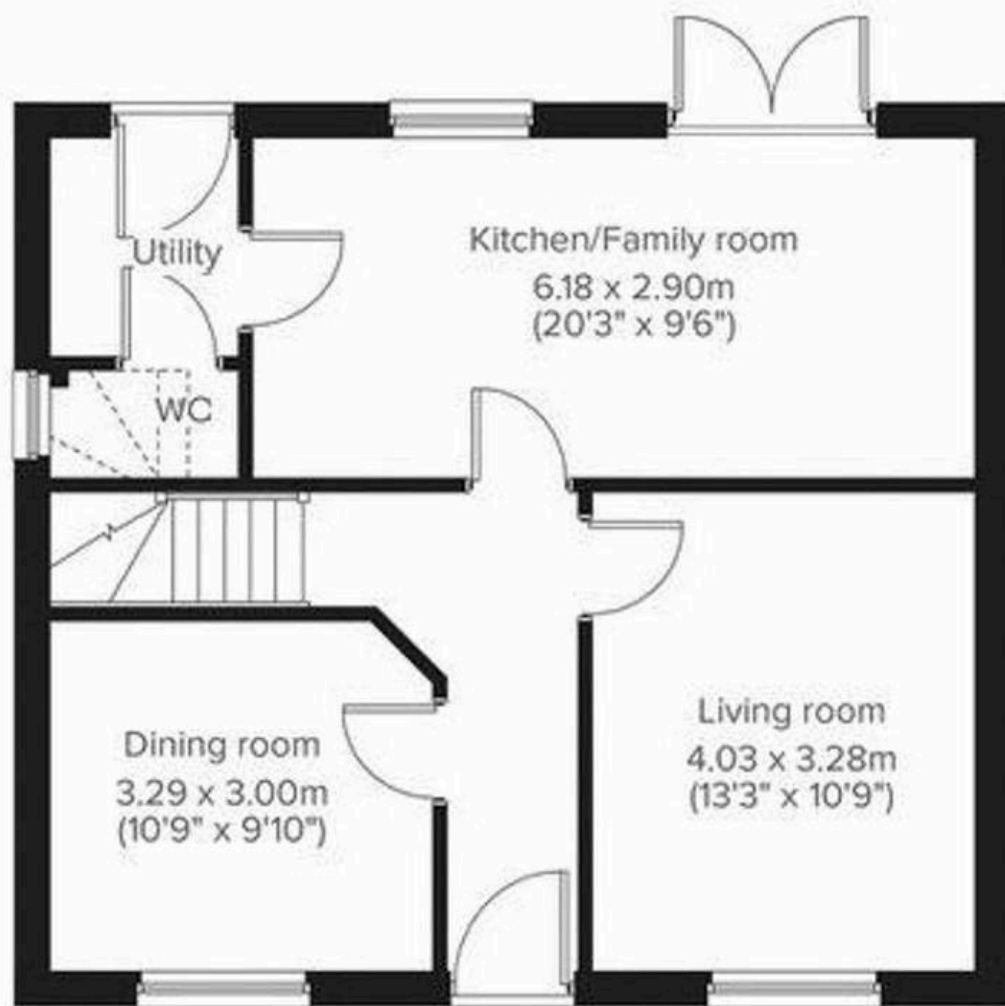


GARAGE 19' 4" x 9' 8" (5.91m x 2.96m) The garage benefits from its own electricity supply separate to the house and pipework has been fitted should someone wish to install a water supply to the garage. Up and over roller door and a rear glazed door accessed from the rear garden. The roof has been boarded with fitted shelving to provide extra storage.

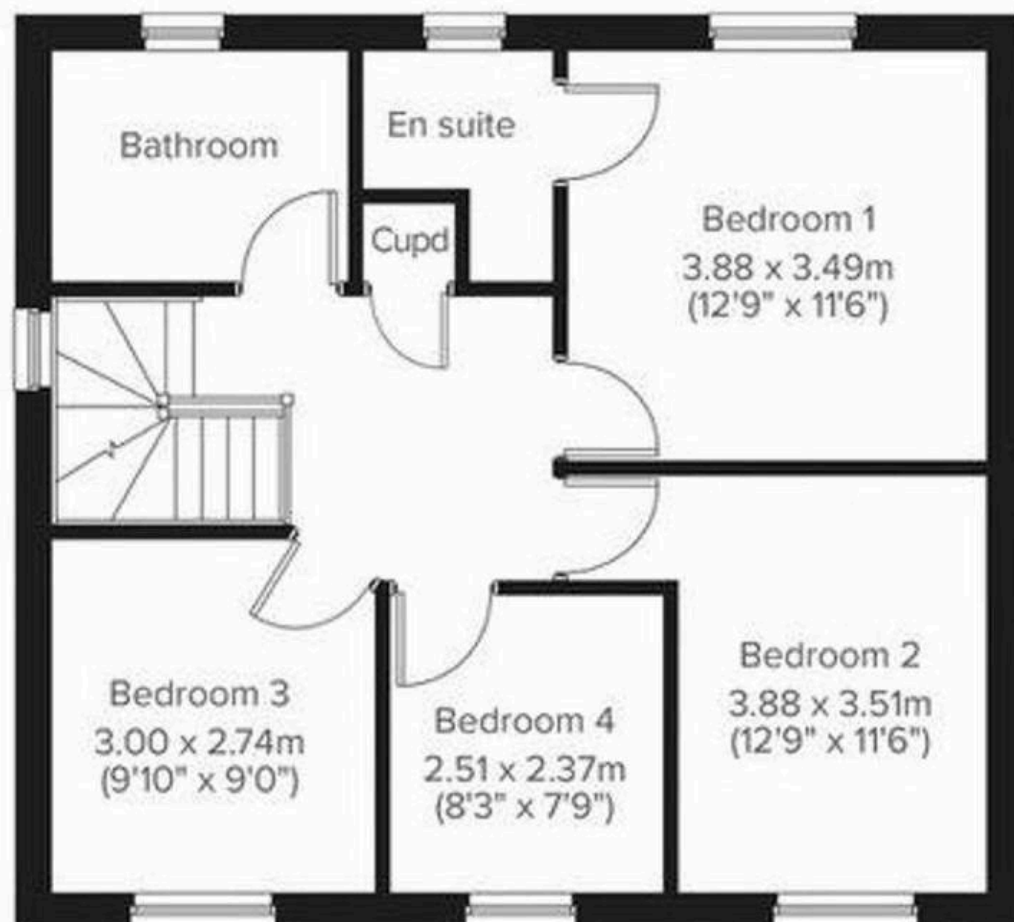
DRIVEWAY Private driveway parking space to the front of the garage.

ON STREET Additional parking can also be found opposite the property providing unrestricted on street parking and multiple visitor parking bays available.

Ground Floor



First Floor





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