



3 Penmere Drive, Falmouth

Guide Price £685,000



Heather & Lay
The local property experts



- Detached Modern Family Home Over Three Levels
- One Of Seven Homes On This Select Development
- Set Within The Four Acre Woodland Grounds Of Penmere Manor Hotel
- Walking Distance To Swanpool Nature Reserve & Beaches
- Four Double Bedrooms, Top Floor Master Suite With Sea Views
- Beautifully Landscaped Gardens Approx Plot Size 0.1 Acre
- Several Outbuildings & Outside Kitchen
- Parking For Several Vehicles

THE LOCATION - Penmere Drive is set within the four-acre woodland grounds of Penmere Manor Hotel, originally known as Penmere House and built by one of the captains of the Cornish Packet Ships. Penmere House was converted into a hotel in the late 1950s and has remained family-owned and operated ever since. This is a highly regarded residential location in Falmouth, sought after by those "in the know," offering ultimate convenience to all the town has to offer. It's an excellent family-friendly area, with schools, convenience stores, and the hospital all within close proximity, while Falmouth town center is just a mile away (a 30-minute walk), and Swanpool Beach is similarly accessible. Public transport options are plentiful, with multiple bus stops nearby, and Penmere train station, a short walk away, offers direct links to Truro and London Paddington. Falmouth itself boasts a wide range of bars, restaurants, and pubs to suit all tastes, along with a variety of shops, from boutiques to high-street retailers. Known for its festivals and regattas, Falmouth also features sandy beaches, Henry VIII's Pendennis Castle, and stunning walks along the South West Coast Path. The town is home to the third-largest natural harbour in the world and is renowned for its maritime facilities, providing some of the best boating and sailing opportunities in the country—no wonder it's consistently ranked among the top five places to live in the UK.



THE PROPERTY - A spacious, detached modern family home over three storeys and set in a select development of just seven homes.

Accommodation provides four double bedrooms, including a master suite with distant sea views and set within landscaped gardens offering a beautiful wooded outlook. Offering over 1450 square feet of internal space and comes with off road parking, several outbuildings, and within close proximity to amenities, a train station, town and walks to Swanpool Nature Reserve and beach. An impressive and modern design only built in 2020 with number three benefitting from the largest plot out of the seven properties on site. The accommodation is set across three storeys - the ground floor level comprises a wide entrance hall, three double bedrooms and a bathroom whilst upstairs is devoted solely to providing an excellent master bedroom complete with en-suite shower room and Velux windows offering views over Swanvale valley looking towards Falmouth Bay. The lower ground floor is dedicated to the living space - a modern kitchen / living area with a set of patio doors leading out to the rear gardens and a separate dining or living space also with rear access. A fully fitted kitchen is of high specification with integrated appliances and resin Quartz worktop surfaces. A utility/WC room was an addition to the property providing space for white goods with plumbing available. The living area is an ideal social setting for families or friends to enjoy. To the rear is an enclosed and much improved landscaped gardens mainly laid to patio with enclosed boundaries offering a good level of privacy and distant views toward Falmouth Bay. Outbuildings including a chalet is situated in the rear garden with plenty of additional space to enjoy including a covered outdoor kitchen for those summer evenings. This is an exciting opportunity for those looking for a spacious family home with individuality throughout and set in a very convenient and desirable location in Falmouth.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE) From development road, paved pathway leading to the front door with side panel into...

ENTRANCE HALL - Solid oak doors to bathroom and three bedrooms. Window to front, radiator, lighting. Recess area for storing coats and shoes. From the entrance hallway stairs lead up to the first floor and down to the....









LOWER GROUND FLOOR

KITCHEN 11' 2" x 9' 2" (3.40m x 2.80m)

A fully fitted and modern kitchen with resin Quartz worktop surfaces and comprising from integrated appliances including a Bosch oven, induction hob with hood over, fridge freezer, washing machine, dishwasher and a inset sink and drainer with mixer tap. Sky light above to the front aspect. Underfloor heating and a pantry.

LIVING ROOM 16' 9" x 14' 5" (5.10m x 4.40m)

Currently used as a living and dining area with double glazed patio doors accessing the rear gardens and an open plan space connecting to the kitchen. Ideal social hub of the home. Underfloor heating.

DINING/LIVING AREA 13' 9" x 8' 6" (4.20m x 2.60m)

Perfect as a cosy TV room, dining space or work from home office. Dual aspect with a double glazed window to the side and patio doors leading out to the rear gardens. Continuation of the underfloor heating.

UTILITY ROOM/WC 15' 5" x 4' 11" (4.70m x 1.50m)

Accessed through a door near the kitchen, a useful separate utility space with worktop, base level units, basin and drainer, under counter space and plumbing for washing machine and dryer/supplementary freezer. WC with low level flush and extractor fan. Glazed external door accessing the rear gardens.

GROUND FLOOR

BEDROOM TWO 15' 1" x 9' 10" (4.6m x 3m)

A spacious dual aspect double bedroom with double glazed windows to the front and rear. Enjoying a pleasant outlook to the rear gardens, woodland and distant views towards Falmouth Bay. Radiator.

BEDROOM THREE 13' 1" x 8' 8" (4.00m x 2.65m)

Good-sized double bedroom. A box bay window to the rear aspect with a similar outlook as bedroom two. Radiator.



BEDROOM THREE

13' 1" x 8' 8" (4.00m x 2.65m)

Good-sized double bedroom. A box bay window to the rear aspect with a similar outlook as bedroom two. Radiator.

BEDROOM FOUR

10' 6" x 8' 8" (3.20m x 2.65m)

Single bedroom or study. Window to the rear aspect with a similar outlook as bedroom two. Radiator.

BATHROOM

Generously sized bathroom comprising low-level flush WC, wash basin, bath with shower over and tiled surround. Double glazed obscure window to front aspect. Heated towel rail. Extractor fan and ceiling spotlights.

FIRST FLOOR

From the entrance hallway stairs to the first floor

LANDING

A large cupboard providing eaves storage. Door to.....

BEDROOM ONE

22' 8" x 10' 6" (6.90m x 3.20m)

Lovely large master bedroom with two double glazed Velux windows to the rear aspect. Radiator. Dressing area with restricted head height. Door to...

EN SUITE

Comprising low-level flush WC, wash basin, double-width shower with tiled surround. Velux window to front. Heated towel rail. Extractor fan and ceiling spotlights.

AGENTS NOTE

The property was built in 2020 with a 10 year Build-Zone warranty. There is a management charge of £600 yearly to cover the communal grounds upkeep, lighting and insurance. The company is called Penmere Drive Residents Ltd where all seven owners on site contribute to the annual estate charges.







FRONT - Low maintenance gravelled areas either side of pathway to front door.

REAR - Measuring approximately 70' (21 meters) wide and 82' 1 inch (25 meters) in length, the property backs onto beautiful woodland with distant sea views over the treetops. The stunning, low-maintenance landscaped gardens feature patio areas, steps, and sloped access from the front drive, leading to a level area with a covered outside kitchen space perfect for year-round enjoyment, complete with water and electricity supply. This area serves as a real social hub of the property, surrounded by modern wooden fencing, with a large plot at the rear offering further potential. Additional features include an outside tap, lighting, and external power points, along with several patio areas to relax and enjoy the peaceful surroundings. The level entrance from the lower ground floor living areas connects seamlessly to the garden, creating an ideal space to listen to the birds sing and feel connected with nature. Two large outbuildings with one providing ample storage and the other a insulated chalet with electricity offering the perfect potential for a home office or workspace. The mature trees including Oak trees, Elm, Beech and Turkey Oak are TPO protected and planning permission would be required with the local council for any maintenance within the properties boundaries.

GARAGE - The developer had planning permission also granted for a garage which wasn't built for number 3 as they decided to keep this house and plot. As the property was built a purchase has the option to build the garage to the planning conditions but it is still subject to current building regulations.

DRIVEWAY - Driveway parking for several vehicles to the front of the property. A boiler room is located to the side of the house housing a modern gas combination boiler.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

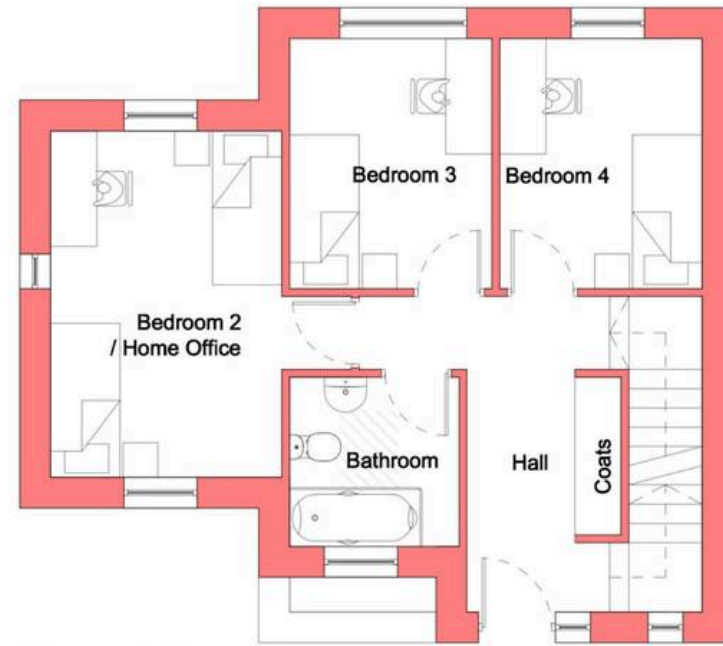
EPC Environmental Impact Rating: B

SERVICES: Mains electricity, gas, water & drainage





Lower Ground Floor Plan



Ground Floor Plan



First Floor Plan



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