



Heather & Lay

The local property experts

11 Tredynas Road, Falmouth, TR11 4LS

Opportunities like this are incredibly rare where one finds a substantial detached family house, set up above Castle Beach, and looking out to sea in one of Falmouth's most sought after cul de sacs. This bright uplifting 1950s house is set within a lovely established plot and garden and presents flexible four/five bedroom, two/three reception room accommodation, complete with extensive parking and carport.



FALMOUTH TOWN	0.6 MILES
FALMOUTH STATION	1.4 MILES
PENRYN	1.8 MILES
TRURO	11 MILES
NEWQUAY AIRPORT	30 MILES

- Individual detached coastal residence
- Glorious sea & South facing location
- Intensely sought after Close
- Spacious, flexible 4/5 double bedroom accommodation
- 3 Generous living rooms
- 2 Bath/shower rooms, 3 WCs
- Lovely established garden
- Much parking space
- A few minutes' walk to beach & town
- One of Falmouth's finest homes!

THE PROPERTY

Number 11 Tredynas Road enjoys an enviable spot within the Close and is one of the most distinctive homes here. It was built in 1953 by Percy Williams Building Company Ltd, a respected firm renowned for their specialist conservation work and for building eco friendly homes, as well as for restoring Arwenack Manor. This house has had just two owners in its lifetime; our client has loved living here for the past 37 years. We believe the house to be one of the finest detached family homes likely to be found in Falmouth with such a valuable combination of position, plot, views and spacious accommodation that is incredibly rare to find. Accommodation is light, bright and flexible with four double bedrooms, two that face the sea and two bath/shower rooms upstairs. 'Living' space is generous with a double reception room, sociable kitchen and dining room plus adaptable, large downstairs room suited as a fifth bedroom, sitting room, office or whatever suits. All is comfortable, cared for and well equipped and with the practicality of much storage space.

The garden is established and interesting, with sea view terraces and great privacy at the side and rear. There is much parking space provided by a 75' long, 15' wide driveway which culminates at a carport, beside which is a store and workshop.

THE LOCATION

Tredynas Road is an exclusive Close, set discretely off Castle Drive where the few, distinctive homes here are highly sought after. The location is outstanding, set up above Castle Beach and looking out to sea, with the historic Pendennis Castle as ones' near neighbour. The scenery and walks here are spectacular, with the castle grounds and the outlook from Castle Drive and Pendennis Point encompass stunning coastline, estuary and sea, all on one's doorstep. Castle Beach and Falmouth seafront are a few minutes walk away whilst Falmouth Harbour and town are reached within a leisurely 15 minutes on foot. The town has an excellent, diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Events Square and the National Maritime Museum are close by and regularly host activities and events throughout the year including Falmouth Classics, Falmouth Week and the Oyster and Sea Shanty Festivals. The nearby train station at Falmouth Docks provides a convenient link to the mainline at Truro for Exeter and London, Paddington.

Tredynas Road is such a special place to live and acutely sought after by those in the know.





ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Gentle steps to arched entrance with panelled and obscure glazed door to.....

ENTRANCE HALL

Turning staircase to first floor. UPVC double glazed window. Arched and glazed door to walk-in under stair cupboard. Radiator. Multipane door to sitting room. Panel door to.....

CLOAKROOM/WC

UPVC double glazed window to rear. Modern fitted room with white button flush WC, hand basin with countertop and cupboard beneath. Tile splashback. Ceramic tile floor. 'Rionte' programmable electric heater.

SITTING & DINING ROOM

A double reception room, formerly separate sitting and dining rooms, now as one with each area clearly defined. Central squared archway and two large UPVC double glazed windows to the front looking South to Falmouth Bay and the sea, and along coastline to Maenporth Beach, Rosemullion Head and to the mouth of the Helford River and Gillan Creek and from the dining room window towards Porthallow and the Manacles Reef.

THE SITTING ROOM has a brick surround fireplace with inset, gas, living coal flame fire, slate hearth and timber mantle. Two radiators. As well as the sea facing windows, a second side window provides an elevated and interesting view back towards Falmouth and the seafront.

DINING ROOM - Two recesses, one arched. Radiator.

Obscure multipane door to...

KITCHEN/BREAKFAST ROOM

A sociable room with solid oak engineered floor and a UPVC double glazed window to front with Falmouth Bay view. UPVC double glazed door and window to the side, out to the carport and driveway and the other side on to the terrace, side and rear garden. A stylish, cream, panel effect range of base and eye level cupboards and drawers, including two integrated fridge drawers, solid hardwood worktops and a central island and breakfast bar with a red stone polished worktop. One and a half bowl ceramic sink with mixer tap. 'AEG' stainless steel double oven and grill at chest height, integrated microwave above and warming drawer below the oven. Space for fridge/freezer. 'AEG', gas, five element hob with stainless steel and glass splashback. Hardwood shelving. Corner cupboards. Space and plumbing for cupboard concealed washing machine and tumble dryer. Integrated 'Bosch' dishwasher. Pantry cupboard. Cupboard housing 'Worcester' gas boiler fuelling radiator central heating and hot water supply. Two radiators. Ceiling spotlights. Tripping switches.

RECEPTION ROOM/BEDROOM FIVE

UPVC double glazed window to each side. Radiator.

FIRST FLOOR

Turning stairs. UPVC double glazed window to rear, up to...

HALF LANDING

Branching to the front of the house (three bedrooms and main shower room) and rear of the house, to bedroom one and adjacent family bath and shower room.











BEDROOM ONE

Side facing UPVC double glazed window with pleasant, elevated views over greenery and rooftops towards Falmouth Harbour, to Flushing, and Falmouth town and seafront. Wide UPVC double glazed doors lead out onto the terrace and the rear garden. Radiator.

BATH/SHOWER ROOM

Five piece white suite comprising walk-in boiler fed shower cubicle, panel bath, bidet, WC and hand basin with cupboard beneath. Shaver point. Ceramic tiling to floor and part wall. Obscure UPVC double glazed window to side. Radiator.



LANDING

UPVC double glazed window to town and waterfront view. Loft access. Radiator. Panel doors to walk-in, lit, shelved store and airing cupboards housing the insulated electric immersion heater, supplementing the gas boiler water heating system.

BEDROOM TWO

Sea facing UPVC double glazed window, looking into Falmouth Bay and all along the coast from Falmouth seafront, towards Swanpool Beach and Stack Point to Rosemullion Head, the mouth of the Helford River and Gillan Creek and along the coast to the Manacles Reef. UPVC double glazed side window looking into Falmouth Harbour, waterfront and town. Wardrobe. Radiator.

BEDROOM THREE

UPVC double glazed window looking into Falmouth Bay and all along the coast from Falmouth seafront, towards Swanpool Beach, Stack Point to Rosemullion Head, the mouth of the Helford River and Gillan Creek, along the coast to the Manacles Reef.





BEDROOM FOUR

UPVC double glazed window to side with sea glimpses. Radiator.

SHOWER ROOM/WC

Modern and stylish with large walk-in wipe clean shower cubicle, electric shower, button flush WC, hand basin and countertop with cupboard beneath. Obscure UPVC double glazed window to side. Heated towel radiator.

OUTSIDE

Number 11 is set within a generous established garden, having the great benefit of a brick paved driveway over 15' wide and 75' deep providing side by side parking for multiple cars and culminating at the carport. The front garden sets the property nicely back from the cul de sac road with screening afforded by many heathers, shrubs and plants. A side gateway and brick path passes established raised beds leading to the main entrance and, via a wooden gate around to the.....

SIDE & REAR GARDEN

A lovely, interesting garden and space that is private and uplifting with hedges to shelter and enclose areas of paved terrace. Produce area with raised beds, apple, pear and plum trees. The top terrace affords views to sea and coast. The garden is a delight with mature shrubs, plants and small trees including a maple, pittosporum, tree peony and Cornish staples such as rhododendron and camellia. There are several established climbers, a rose arch and agapanthus. Outside taps and lights.

BASEMENT/CELLAR

With gas and electric meters.

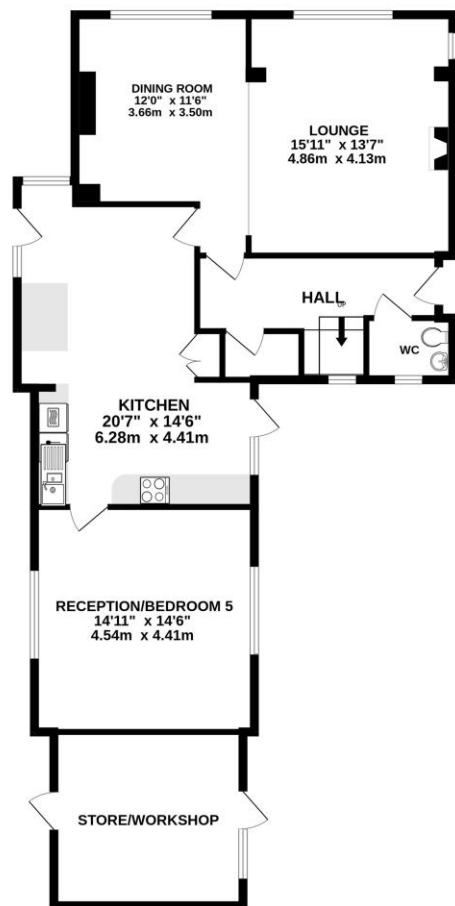
STORE ROOM - 12' x 11' 6" accessed from the driveway and garden. power and light.

GREENHOUSE - 8' x 6' Solid base.

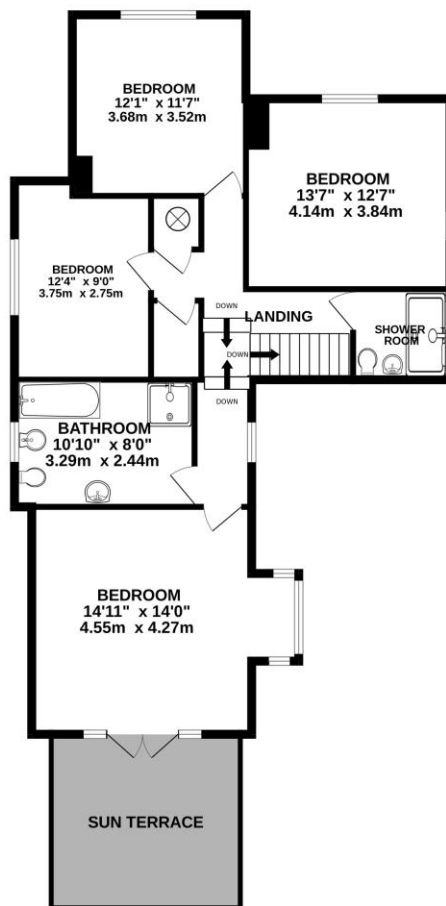




GROUND FLOOR
1125 sq.ft. (104.5 sq.m.) approx.



1ST FLOOR
944 sq.ft. (87.7 sq.m.) approx.



TOTAL FLOOR AREA: 2069 sq.ft. (192.2 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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LOCAL AUTHORITY Cornwall Council, Truro, TR1 3AY.

Telephone 0300 1234100

TAX BAND – E

EPC RATING – D

SERVICES Mains electricity, gas, water & drainage

AGENTS NOTE:

A Clear, Class A mundic test was carried out by May Whetter & Grose Surveyors in 2007. We understand this can be re-assigned to a purchaser at a cost of £280 plus VAT.

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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



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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.