



ROHRS & ROWE



The White House
11 Boscawen Road
Falmouth
Cornwall
TR11 4EN

- Spacious period property
- Wonderful sea views
- Broad entrance hallway
- Sitting room with views of the bay
- Conservatory/ dining room
- Drawing room
- Kitchen / breakfast room
- Master bedroom
- 3 further bedrooms
- Family bathroom
- Self contained annexe
- Large garage
- EPC D
- Council Tax Band G



ROHRS & ROWE



FABULOUS 4 BEDROOM COASTAL HOUSE OFFERING LOVELY SEA VIEWS AND SPACIOUS, FLEXIBLE ACCOMMODATION, WITH A PRIVATE GARDEN AND ANNEXE FOR GUESTS

PROPERTY

The White House is set a short distance from the ever-popular Gyllyngvase Beach; in a quiet setting that enjoys lovely views to the bay. The property offers excellent accommodation throughout with the majority of the rooms enjoying sea vistas. The entrance hallway opens through to a lovely drawing room which in turn leads to the conservatory; currently used as a dining room. This also opens out to the private rear garden making it ideal for entertaining.

The kitchen is spacious and the sitting room provides another pleasant space to relax with its bay views. Upstairs there is a good-sized master bedroom with lovely views of the bay and there are three further bedrooms and a family bathroom.

To the front of the property is a spacious area of garden with a broad courtyard to the side offering ample parking. A doorway provides access into the generous rear garden, set out on a raised level terrace making it perfect for a spot of sunbathing. To the side is the annexe – 'The Boat House'. This provides an ideal space for guests, with its sitting room/kitchen/diner on the upper floor opening out to a balcony with an attractive view to the sea, and on the ground floor there is a one bedroom en suite, utility area and a conservatory.











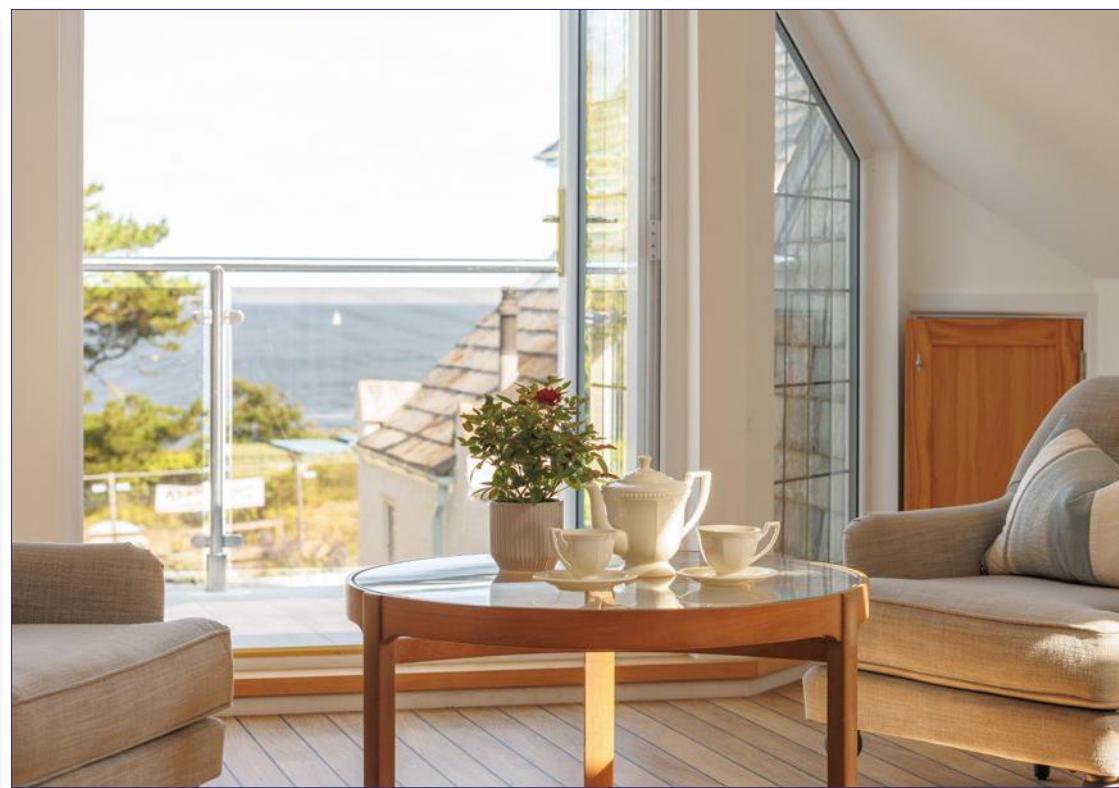
LOCATION

Falmouth has long been held in high regard, having previously been voted as the best place in the UK to live by readers of the Sunday Times. The location is ever popular for its easy access to the stunning Gyllyngvase Beach which provides a wide range of leisure and lifestyle opportunities to enjoy with the restaurant conveniently placed. There are further fabulous beaches to enjoy in the area, with several to choose from.

Falmouth also offers a wide variety of shopping opportunities with many high street names as well as a good selection of interesting boutique shops along with a fabulous selection of bars and restaurants to enjoy. The town also offers all the services required for business with a range of banking options, many support services and of course several marinas as sailing is a major pastime in the area.

DISTANCES

Gyllyngvase Beach: 180 Metres • Swanpool Beach: 0.8 Mile • Falmouth Town Centre: 1 Mile • Maenporth: 2 Miles • Flushing: 4.5 miles • Mylor Yacht Harbour: 5.5 Miles • Truro: 11.5 Miles • St Mawes: 16.5 Miles • Newquay Airport: 30 Miles • St Ives: 29 Miles • Fowey: 34 Miles



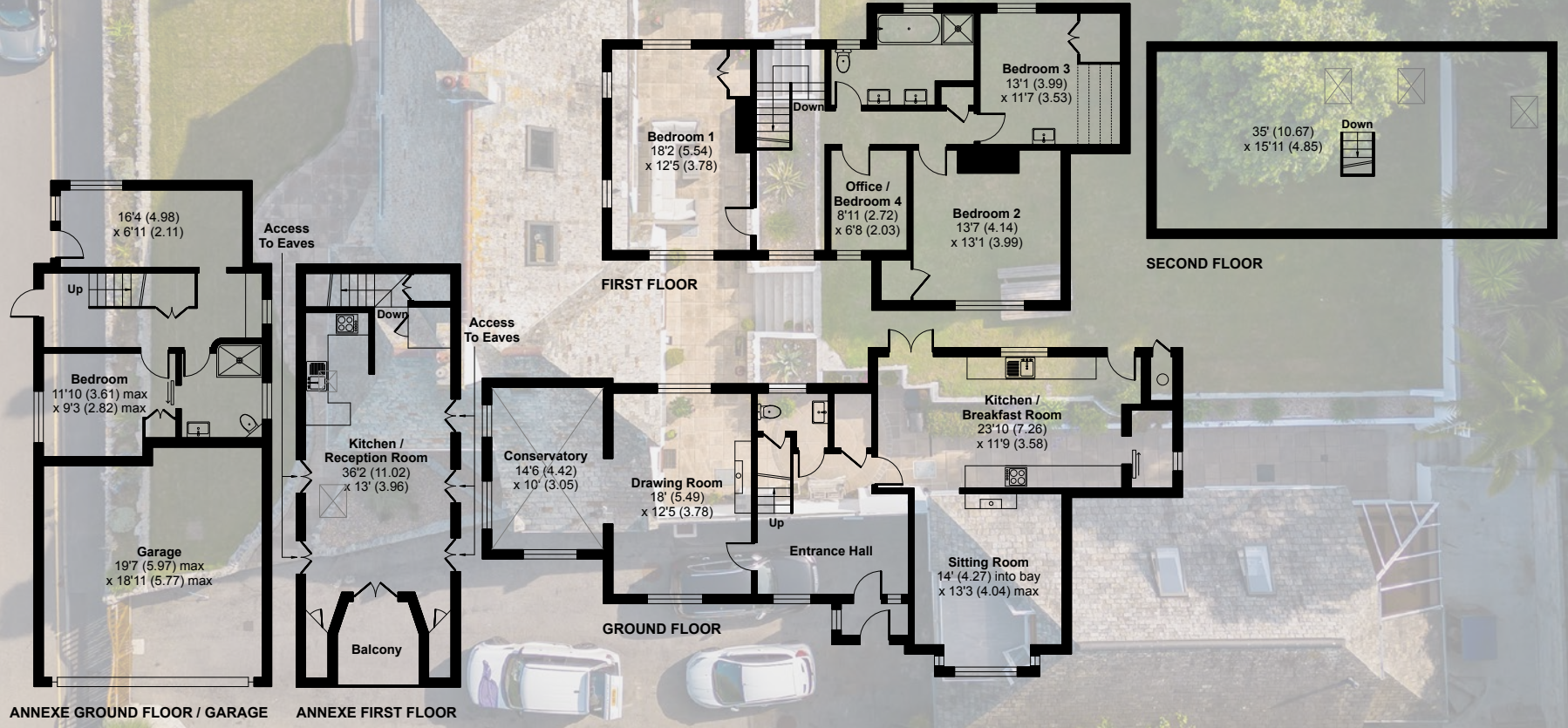
Boscawen Road, Falmouth, TR11 4EN

Approximate Area = 2576 sq ft / 239.3 sq m
 Limited Use Area(s) = 28 sq ft / 2.6 sq m
 Annexe = 831 sq ft / 77.2 sq m
 Garage = 386 sq ft / 35.9 sq m
 Total = 3821 sq ft / 355 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Rohrs and Rowe. REF: 1014044





Services: Mains Water, Electricity, Gas and Drainage.

Directions: What3Words: ///beats.snaps.stick

IMPORTANT NOTICE: Rohrs & Rowe, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of the client or otherwise. Rohrs & Rowe assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statement or representation of fact. All areas, measurement or distance are approximate. The descriptive text, photographs and plans are all for guidance only and are not in any way comprehensive. It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Rohrs & Rowe, their clients and any joint agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspecting or otherwise. Any items, equipment or fixtures and fittings shown may not necessarily be included within the sale.



ROHRS & ROWE

TELEPHONE

01872 306 360

EMAIL

Info@RohrsAndRowe.co.uk

WEBSITE www.RohrsAndRowe.co.uk

