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Mongleath Road, Falmouth



## Mongleath Road, Falmouth

Falmouth Town (The Moor) 1.5 miles | Swanpool Beach/Falmouth Golf Club 1.7 miles | Truro centre 11 miles | Helston 12 miles | Newquay Airport 30 miles | Exeter M5 100 miles (Distances are approximate)

A beautifully presented versatile home located in a sought after location on the edge of Falmouth. The current configuration has the main house with three/four bedrooms with a two bedroom separate annexe which could also be incorporated into the main house if needed.

Main house - Entrance porch | Rear Porch | 15' Lounge | 26' Kitchen | Ground floor bedroom/further lounge/reception room | Ground floor shower room | Three bedrooms | First floor bathroom | Annexe – Lounge/kitchen/dining room | Two bedrooms | Bathroom | Gardens to front | Off-road parking

**Offers in Excess of £600,000**  
**Freehold**





## Description

The property has been occupied by the present owners for approaching fifty years and now having brought up their family, they are now looking to downsize and enjoy their continued retirement.

The owners have improved the property significantly with a fabulous fitted kitchen, refitted shower room and the conversion of the original garage into a two storey, two bedroom annexe several years ago.

Overall, there are five/six bedrooms with three/four in the main house and two in the annexe, the main house has gas central heating, the annexe has underfloor heating and there is double glazing and off-road parking for several cars.

This is a quality home in a great location with very flexible accommodation for the new owners.

## Location

As the name suggests the home was originally a farm built, we believe, in 1905. Located in the very popular Mongleath/Boslowick area it is ideal for families with both St Mary's and St Francis Primary Schools being within a few hundred yards of the property and the main secondary school in Falmouth approximately one mile away.

The town of Falmouth has a wide range of commercial and leisure facilities all with easy access from the home with Boslowick shops at the bottom of Mongleath Road providing a small supermarket, hairdressers and fish and chip shop amongst other facilities.

Truro the cathedral city of Cornwall is approximately eleven miles away which offers private schooling and further commercial facilities.

## ACCOMMODATION COMPRISES

Front door opening to:-

### ENTRANCE PORCH 4' 11" x 2' 10" (1.50m x 0.86m)

Tiled floor, storage for shoes and coats. Door leading into:-

### LOUNGE 15' 5" x 11' 10" (4.70m x 3.60m) maximum measurements into recess

Feature fireplace and coal effect gas fire with decorative surround slate hearth and wooden mantel. Two double radiators. Double glazed window to front overlooking garden. Double doors separate the room from:-

### BEDROOM FOUR/FURTHER RECEPTION ROOM 11' 10" x 10' 6" (3.60m x 3.20m)

Originally this room formed part of the lounge and could easily do so again. This is separated from the current lounge with some folding doors, the present owners having converted this in recent years to be used as a bedroom on the ground floor. There is a double glazed window to the front and a double radiator.

### INNER HALLWAY

Stairs to first floor. Large double shelved storage cupboard and contains the blocked off door which would lead into the annexe and could be reopened as needed. There is also a large downstairs storage space. Located off the inner hall is the:-

### REAR PORCH 6' 1" x 4' 5" (1.85m x 1.35m)

Brick steps lead down to the parking area.

### KITCHEN/DINING ROOM 26' 8" x 7' 10" (8.12m x 2.39m)

it is said that the kitchen is the heart of the home and this its very true with this particular property. Beautifully fitted the kitchen has an extensive range of powder blue units with corner carousel, deep drawer units, larder unit and pull out garbage unit amongst several others. There is a built-in 'Neff' induction hob with a 'Neff' extractor over and a further built-in 'Neff' oven and grill. Space and plumbing for dishwasher and space for fridge/freezer. Stainless steel single drainer sink unit with mixer tap and large double glazed window to the rear above which enjoys views across the town to Falmouth Bay, making the chore of washing up a little more pleasurable! There are marble effect work surfaces to two sides at the end of which are two sitting areas for breakfast/casual dining. the dining area also has a feature large double glazed window to the rear and a further one to the side, therefore the whole room is very light and bright. Overall





there are two radiators, wood effect flooring and at one end of the kitchen a double glazed door leads to the outside.

### FIRST FLOOR LANDING

Airing cupboard with pressurised tank and linen shelving. Double glazed window to the rear which enjoys a lovely view across Falmouth and out to Falmouth Bay. Access to the roof space.

### BEDROOM ONE 11' 6" x 9' 8" (3.50m x 2.94m)

Double glazed to front. Built-in double wardrobe with folding doors. Double radiator.

### BEDROOM TWO 11' 11" x 9' 3" (3.63m x 2.82m)

Double glazed window to front. Double radiator.

### BEDROOM THREE/OFFICE 8' 9" x 4' 10" (2.66m x 1.47m)

Small double glazed window to front. Double radiator.

### SHOWER ROOM

The bathroom has been beautifully re-fitted with a walk-in shower, jets, rain shower and hand held shower, wash hand basin set into vanity unit and low flush WC. Frosted double glazed window. Useful built-in vanity/medicine cupboard. Radiator. Inset ceiling spotlighting.

### ANNEXE

The annexe is presently accessed separately with a door located off the parking area. There is underfloor heating on the ground floor. The double glazed door opens to:-

### ANNEXE OPEN PLAN LOUNGE/DINING/KITCHEN 19' 8" x 15' 0" (5.99m x 4.57m) maximum measurements

Double patio doors opening to the garden. The kitchen is fitted with a range of units at both base and eye level and incorporates a built-in oven and four ring gas hob and also has space for a large fridge/freezer and washing machine. Stainless steel single drainer sink unit with mixer tap above inset into roll top edge working surface. There is also a breakfast bar/feature island with matching work surface. Large under stairs storage cupboard with electric boxes. A turning staircase leads to the:-

### ANNEXE FIRST FLOOR LANDING

Shelved recess for books and storage. Double glazed window to the rear enjoying a pleasant outlook over the town. Access to roof space.

### ANNEXE BEDROOM ONE 14' 10" x 7' 3" (4.52m x 2.21m) maximum measurements

Double glazed window overlooking the garden.

### ANNEXE BEDROOM TWO 10' 9" x 7' 6" (3.27m x 2.28m) plus recess

Double glazed window overlooking the garden.

### ANNEXE BATHROOM

Three piece suite comprising panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and low level WC. Double glazed window. Tiled flooring. Further patterned tiling to walls.

### OUTSIDE

There is a long garden to the front with gated access immediately onto Mongleath Road. The garden has been divided with a hedge to allow the annexe to having its own garden but can easily be removed as needed. A gate also provides access into both gardens. On both parts of the garden is a patio/drying area which leads up to the gardens themselves, these are both gently sloping, lawned with the main house garden contains an impressive monkey puzzle tree, palm tree and shed whilst the annexe garden has a walled boundary onto Queen Anne Gardens, a lawn and some mature shrubs and bushes.

### PARKING

At the rear of property providing parking for three to four cars which is also where the front door to the annexe is and the access to the rear porch of the house.

### AGENT'S NOTE

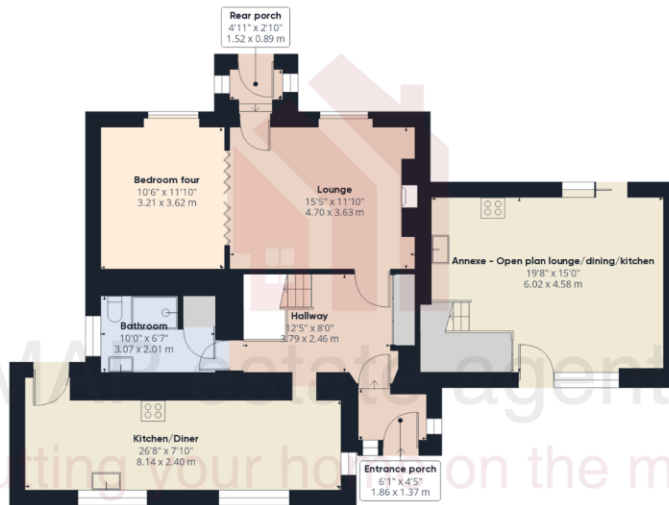
The Council Tax band for the main property is band 'C'. The Council Tax band for the annexe is band 'A'.

### DIRECTIONS

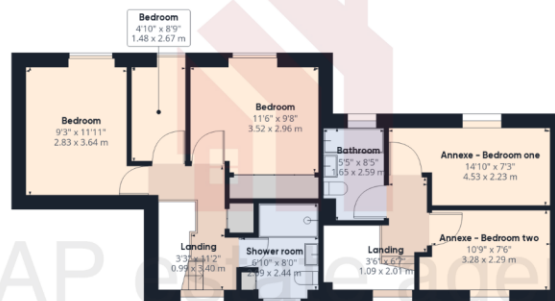
From Union corner roundabout, proceed towards Falmouth Football Club and along Bickland Water Road. After passing through some traffic lights, take the next left into Mongleath Road. Follow Mongleath Road slightly downhill and around to the right, just after this bend the property will be on your left hand side on the corner of Queen Anne Gardens. If using What3words:- singer.rubble.desks



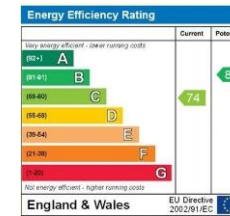




Ground Floor

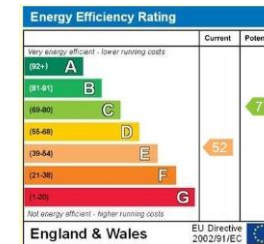


Floor 1



### annexe epc

Approximate total area<sup>18</sup>  
1752.28 ft<sup>2</sup>  
162.79 m<sup>2</sup>



### main house epc

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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MAP's

### Top reasons to view this home

- Detached former farmhouse with annexe
- Main house has three/four bedrooms
- Beautifully re-fitted kitchen with built-in appliances
- Lounge with feature fireplace
- Off road parking for three/four cars+
- Large lawned garden
- Annexe is attached to the house with separate access
- Annexe has two bedrooms and bathroom
- Open planned lounge/diner/kitchen to annexe
- Unusual home in sought after area

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