



MAP estate agents
Putting your home on the map

Mount Stephens Lane
Falmouth

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Falmouth

Falmouth Moor 0.7 miles | Gyllyngvase Beach 1.3 miles | Exeter University Campus, Penryn 3.3 miles | Truro 11 miles | Newquay Airport 30 miles | Plymouth 66 miles | Exeter M5 98 miles
(Distances are approximate)

A sizeable house being sold for just the second time since being built in 1988 and one of only four properties at the end of a private lane located off Trescobear Road.

Entrance hallway | Kitchen/breakfast room Dining room | Utility room | Lounge with balcony | Six bedrooms, one with en-suite bathroom | Walk-in wardrobe | Shower room | Lower floor kitchen/diner | Lower floor lounge | Lower floor bathroom | Garage | Gardens | Outdoor swimming pool with pump room | Driveway parking

Guide Price £850,000

Freehold



Description

Accommodation is arranged over three floors, there are six bedrooms, three reception rooms, three bathrooms and a cloakroom with the lower floor ideally set up for a dependent relative or to be an annexe to provide an income source having its own entrance.

The property has been loved over the years and has been well maintained but also offers scope to update for the new owner, this lovely home has sea views from a bedroom and balcony, a generous garden with swimming pool and barbecue area, a pond and balcony plus a double garage with workshop. There is also driveway parking for several cars.

Location

Mount Stephens Lane is located just off Trescobeas Road, just one of four properties in this location. Trescobeas Road consists of a range of mainly detached properties that are ideally situated for the Falmouth Secondary school, a doctors surgery and Hospital are also all within walking distance of the town.

Falmouth offers a good selection of unique and better known shops together with a vast selection of restaurants and bars. A multi-screen cinema and Events Square at the far end of the town

provides an annual calendar of events of entertainment.

The coastline of Falmouth offers four beautiful beaches and the waters of the Carrick Roads boast some of the best day sailing waters in the world.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:-

ENTRANCE HALLWAY

A spacious entrance hallway with radiator. Double glazed window. Stairs leading up to the first floor and down to the lower floor (annexe). Courtesy door to integral garage and internal doors opening off to:-

KITCHEN/BREAKFAST ROOM 18' 6" x 8' 11" (5.63m x 2.72m) L-shaped, maximum measurements

A very spacious, light and bright dual aspect room with a range of wall and floor mounted units with worktop over incorporating a sink and drainer with tiled surround and a breakfast bar and seating. Tiled flooring. Two double glazed window. Eye level integrated double oven and a hob with extractor hood above. Display cabinets and double glazed door to side elevation. Door opening to dining room and door to:-

UTILITY ROOM 8' 7" x 6' 4" (2.61m x 1.93m)

Double glazed window with sink and drainer under. Range of wall and floor mounted cupboards with worktop over and tiled splashback. Plumbing for washing machine.

DINING ROOM 12' 2" x 11' 9" (3.71m x 3.58m)

Double glazed window enjoying a lovely outlook over the garden to the countryside beyond. Two steps down through an archway to the:-

LOUNGE 19' 8" x 15' 5" (5.99m x 4.70m) maximum measurements, irregular shape

Feature fireplace housing a gas fire with a slate hearth and shelving to the side. Radiator. Sliding doors open out to the:-

BALCONY 19' 11" x 5' 0" (6.07m x 1.52m)

The balcony enjoys a spectacular elevated view over the countryside with a glimpse of the sea. Paved flooring and enclosed with metal balustrades.

CLOAKROOM

Alarm control panel. Low level WC and pedestal wash hand basin with tiled splashback and mirror above. Radiator. Space for coat storage.



BEDROOM TWO 15' 4" x 12' 2" (4.67m x 3.71m)

Double glazed window with views over the garden towards the countryside and sea. Radiator. Fitted wardrobes, bedside tables and chest of drawers. Door to:-

EN-SUITE BATHROOM

Five piece bathroom suite with pedestal wash hand basin with mirror and cabinet above with tiled splashbacks, bidet, corner bath, low level WC and shower cubicle. Tiled walls. Radiator.

WALK-IN WARDROBE 6' 2" x 5' 11" (1.88m x 1.80m) L-shaped, maximum measurements

A useful storage space with airing cupboard housing the immersion tank.

FIRST FLOOR LANDING

Loft hatch. Doors off to:-

BEDROOM ONE 20' 2" x 18' 11" (6.14m x 5.76m) Reduced headroom to two sides

A large room enjoying views of the surrounding countryside and sea. Three radiators. Eaves storage.

SHOWER ROOM

Shower cubicle, low level WC and pedestal wash hand basin with mirror above. Double glazed window. Tiled. Radiator.

BEDROOM THREE 12' 11" x 10' 1" (3.93m x 3.07m) reduced headroom to two corners

Double glazed window with views over the garden and countryside. Radiator and eaves storage.

BEDROOM FOUR 12' 1" x 10' 0" (3.68m x 3.05m) plus bay, reduced headroom to two corners

A dual aspect room with double glazed windows to the rear and side. Radiator.

BEDROOM FIVE 12' 2" x 9' 9" (3.71m x 2.97m) reduced headroom to one side

Double glazed window. Radiator and eaves storage.

LOWER FLOOR (ANNEXE) LANDING

Under stairs cupboard and radiator. Airing cupboard with walk-in storage and radiator. Doors off to:-

LOWER FLOOR BATHROOM

Half tiled walls. Obscured double glazed window. Shower cubicle, bath, WC and pedestal wash hand basin with mirror above. Radiator.

BEDROOM SIX 12' 10" x 12' 2" (3.91m x 3.71m)

Double glazed window. Radiator and fitted wardrobes.

LOWER FLOOR LOUNGE 19' 8" x 13' 6" (5.99m x 4.11m) plus recess

Sliding doors opening to a terrace with the garden beyond. Feature fireplace with slate hearth and shelving to the side. Radiator.

Opening to:-

LOWER FLOOR KITCHEN/DINER 15' 4" x 12' 1" (4.67m x 3.68m)

Range of wall and floor mounted cupboards with worktop over, tiled surround and two sinks with drainer. Eye level oven and separate hob with extractor above. Double glazed window. Radiator. Space for table and chairs. Double glazed door opening to the exterior.

OUTSIDE FRONT

A generous driveway provides parking for several vehicles and leads to the integral garage. A pedestrian gate and access to both sides of the property leads around with steps down to the rear garden.

INTEGRAL DOUBLE GARAGE 19' 1" x 16' 7" (5.81m x 5.05m) PLUS 12' 2" x 5' 4" (3.71m x 1.62m)

Electric up and over door. Lighting and electric. Double glazed window to side, sink and shelving with storage cupboards. Wall mounted and floor mounted gas boiler (annexe has separate boiler).

REAR GARDEN

Immediately to the rear is a terrace leading onto the lawned garden which is surrounded by mature shrubs to include camellia, rhododendron and fuschias. There is a barbecue area with a built-in barbecue, greenhouse, shed and pond. Surrounded by a low fence is an outdoor swimming pool with a paved sunbathing area and a pump house.

SERVICES

Mains water, mains drainage, mains electricity and mains gas.

AGENT'S NOTE

The Council Tax band for the property is band 'F'.

DIRECTIONS

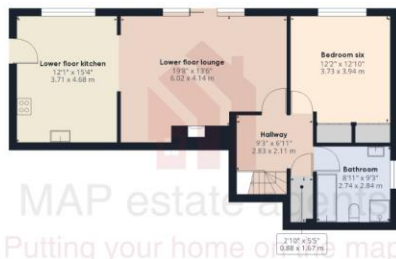
Coming along Trescobeas Road with Falmouth School on your left hand side, pass the fire station on the right side with Lambs Lane on the left. Just before the Hospital on the left turn down to Mount Stephens Lane on the right hand side. If using What3words:- people.blame.press





MAP's
Top reasons to view
this home

- Located in a private lane off Trescobas Road
- Accommodation arranged over three floors
- Six bedrooms in total including lower floor (annexe)
- Kitchen/breakfast room, lounge and dining room
- Further lounge, kitchen/diner on lower floor with separate entrance
- Balcony enjoying elevated views off main lounge
- Sea views from bedroom one
- Integral double garage with workshop area, driveway parking
- Outdoor swimming pool, BBQ area and generous garden
- One of just four properties in lane



Floor -1



Ground Floor

Approximate total area⁽¹⁾

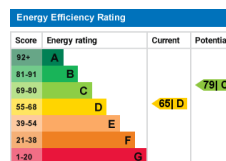
3304.5 ft²
307 m²

Reduced headroom

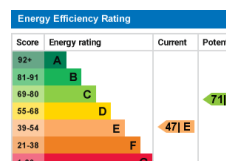
86.65 ft²
8.05 m²



Floor 1



main house



annexe

(ground floor flat)

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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