



TOM WILLS
PERSONAL PROPERTY AGENTS

1 Sunhill

Budock Water, Falmouth, TR11 5DG

£525,000



TOM WILLS



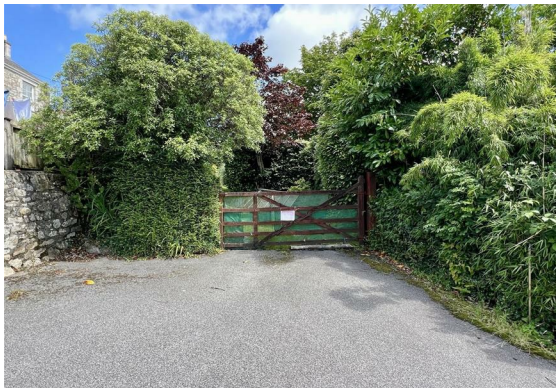
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Budock Water, Falmouth, TR11 5DG

Enjoying a remarkable garden nearing 1/3 acre, with gently sloping lawns and lovingly planted flower beds featuring many mature shrubs and trees, this three-bedroom semi-detached Victorian cottage enjoys a charming feel with far-reaching views. While the accommodation could benefit from some modernisation, it is currently quite 'liveable', featuring electric central heating, double glazing, and an oil fired AGA. Unusually, the property includes two driveways, a detached garage, and potential for land development, subject to planning consent.



- Incredible garden with separate gated access
- Wonderfully planted and stocked over many years
- 3 bedrooms
- 3 reception rooms
- Kitchen with AGA
- Electric central heating and double glazing
- Internal updating required
- Elevated far-reaching views
- Garage and driveways
- No onward chain with immediate possession





In summary, this property is an absolute gem and a rare find within this price range, boasting a beautiful and generous garden just a few minutes' drive from Falmouth (or approximately a 45-minute walk). What truly sets this property apart is the versatility of the grounds. In addition to a driveway at the front leading to an attached garage, the property benefits from secondary garden access via a broad five-bar gate from a side lane. This provides the possibility for land development, subject to planning permission, though many buyers may prefer to retain the garden for their own enjoyment. The care and enthusiasm invested in planting and maturing the garden over the years are evident.

THE SITUATION

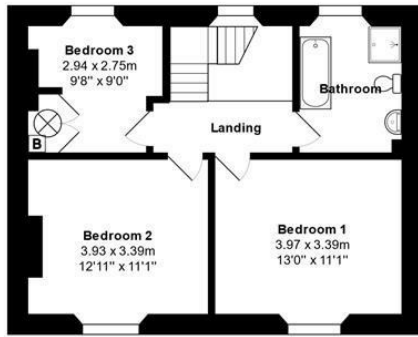
Sunhill is situated on a quiet, no-through lane in an elevated position around 2 minutes walk from the village centre. Budock Water is the nearest village to Falmouth town centre, positioned near the Western outskirts, close to Maenporth Beach and Mawnan Smith. Consequently, beautiful walks rural walks can be enjoyed from the village, including a popular route through Maen Valley leading to Maenporth Beach and the South West Coastal Path. The village itself benefits from an excellent Public House, Village Stores, Restaurant and Hair Salon. There is a regular bus service connecting the village with both Falmouth and Helston as well as the outlying villages in the area.

ADDITIONAL INFORMATION

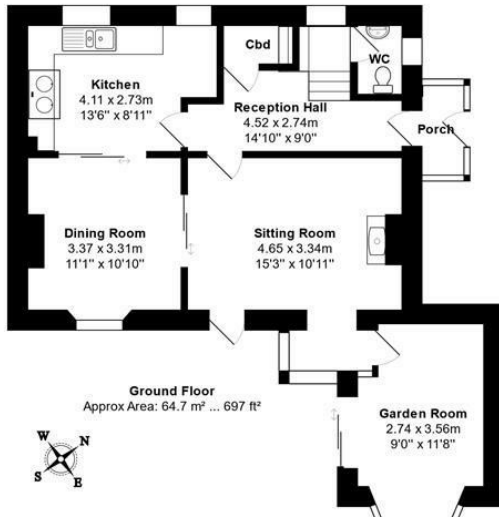
Tenure - Freehold. Possession - Vacant possession upon completion with the benefit of no onward chain. Services - Mains electricity, water and drainage. Electric central heating. Oil fired AGA for cooking and ambient heating from the cooker itself. Council Tax - Band D. EPC Rating- 6 (G).

VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.





First Floor
Approx Area: 50.2 m² ... 541 ft²

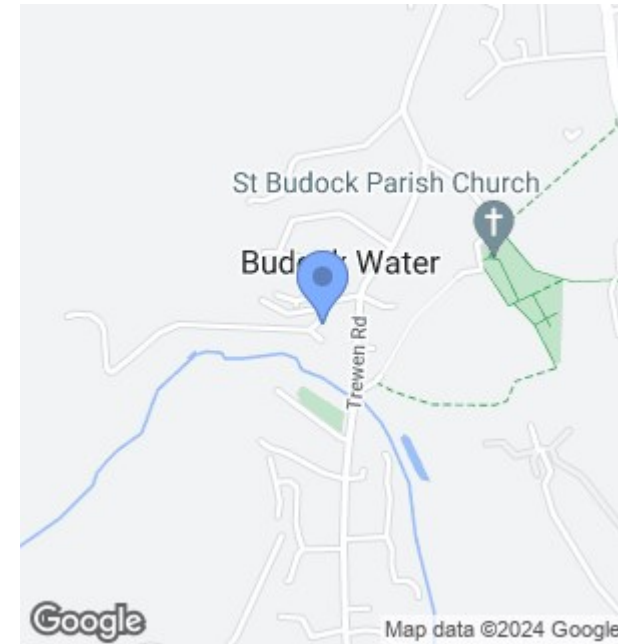
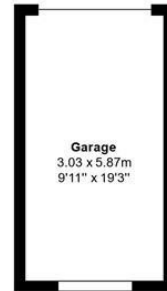


Ground Floor
Approx Area: 64.7 m² ... 697 ft²

1, Sunhill, School Lane, Budock Water, TR11 5DG

Total Approx Area: 114.8 m² ... 1235 ft² (excluding garage)

All measurements are approximate and for display purposes only



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			59
(39-54) E			
(21-38) F			
(1-20) G		6	
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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