



TOM WILLS



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PERSONAL PROPERTY AGENTS

Freshwaters, 19 Silverdale Road

Falmouth, TR11 4HP

£1,295,000



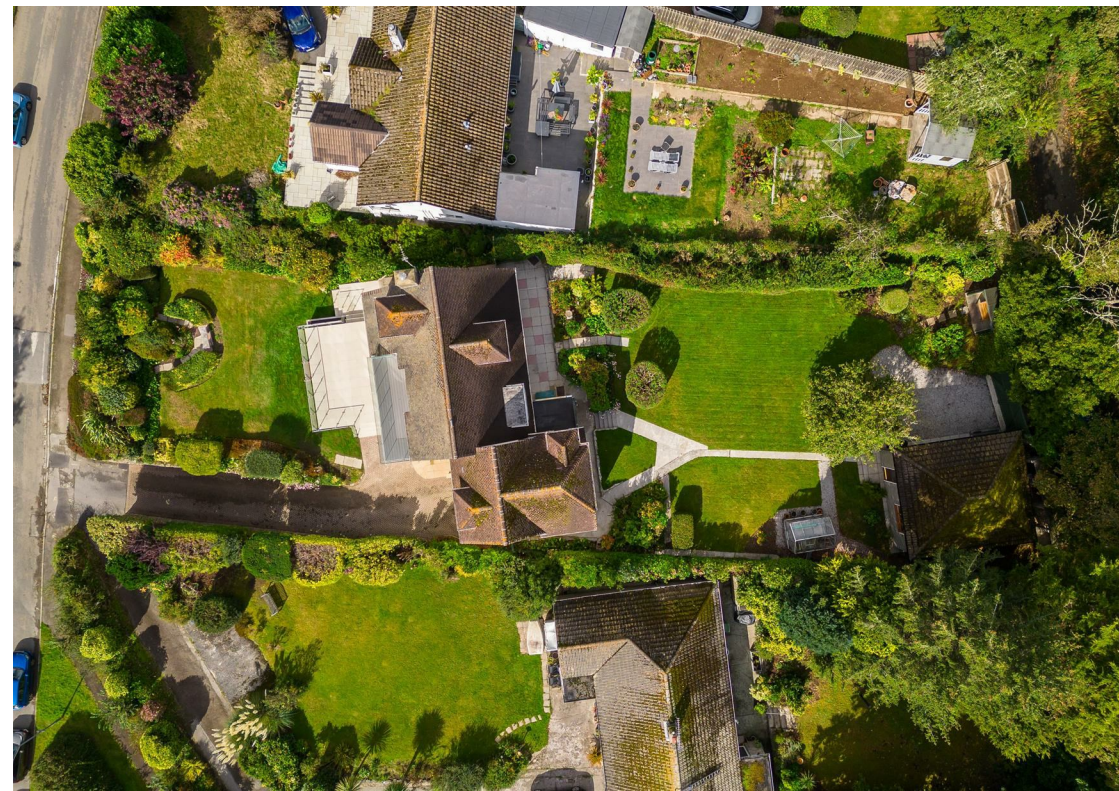
Freshwaters

19 Silverdale Road

Falmouth, TR11 4HP

Positioned at the head of Swanpool Lake, this unique detached five-bedroom house boasts stunning views over the water towards Swanpool Beach and Stack Point. The property is set back from Silverdale Road by beautifully landscaped front gardens. At the rear, the gardens extend all the way to Captain's Walk, where you'll find a second driveway and a recently constructed detached workshop/double garage. Additionally, the original driveway and garage are accessible from the front of the property.

- Individual 5 bedroom detached house
- Arguably the finest views of Swanpool Lake
- Handsome non-estate home in prime position
- 3 bath/shower rooms
- Driveways to the front and rear
- Single attached garage plus double detached garage/workshop
- Walking distance of town centre and beaches
- Gently sloping lawns with many specimen plants/shrubs/trees
- Wonderfully stocked and mature gardens
- No onward chain





Offered for sale for the first time in 25 years, 'Freshwaters' has undergone significant improvements during this period. These enhancements include two extensions that have added two extra bedrooms and expanded the living area. Additionally, a glass-fronted balcony and a large glass-fronted patio have been constructed, along with a detached double garage/workshop at the rear of the property, among other upgrades.

INTERNAL KEY FEATURES

- Two living areas both enjoying the views over the lake
- Sitting room with 'Contura' wood burning stove
- Extended kitchen with elevated views over the lake
- 5 bedrooms and 3 bath/shower rooms
- Oak flooring in living areas
- Attached garage with internal access and potential to convert
- Utility room
- Ground floor bedroom and shower room
- Bi-folding doors to the patio/terrace

EXTERNAL KEY FEATURES

- Approximate 0.3 acre (65m long) plot
- Brick laid driveway to the front and gated rear access to an additional gravelled parking area
- Masses of garaging comprising an attached single garage and a large detached garage/workshop, both with power connected
- Principal bedroom with generous glass fronted balcony
- Large elevated glass-fronted patio/terrace with stainless steel handrails
- Extremely well stocked and tended gardens to the front and rear with mature shrubs and trees

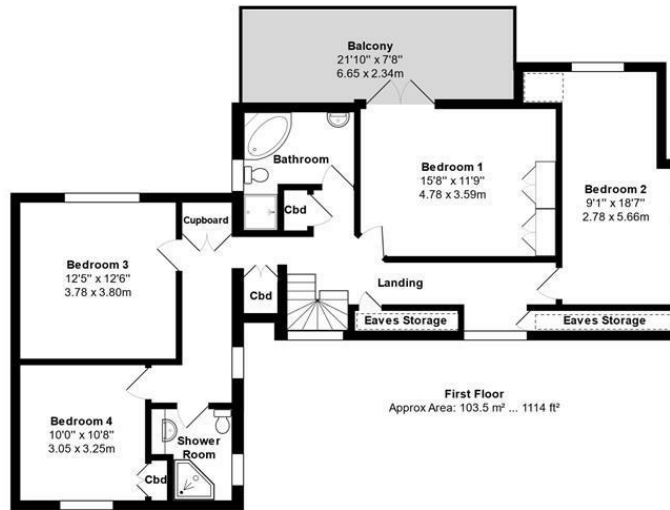
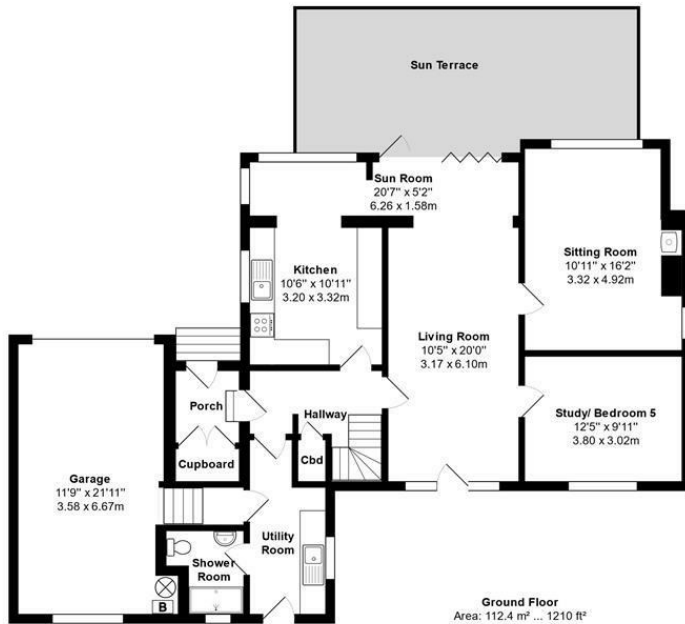
THE LOCATION

Properties around Swanpool Lake are widely regarded as some of the most desirable in Falmouth. This particular property occupies a prominent position, offering arguably the finest views of the lake, especially from the elevated patio and balcony. From here, you can even catch a glimpse of the sea beyond the lake and beach near Stack Point, located to the right of the cove. Both Gyllyngvase Beach and Swanpool Beach are just a 5-10 minute walk away, and the town centre is also reachable on foot within 15 minutes.

ADDITIONAL INFORMATION

Tenure - Freehold. Services - Mains electricity, water, gas and drainage are connected to the property. Council Tax - Band F. EPC Rating 64 (D). Gas fired central heating. Possession - Vacant possession upon completion with no onward chain. VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.

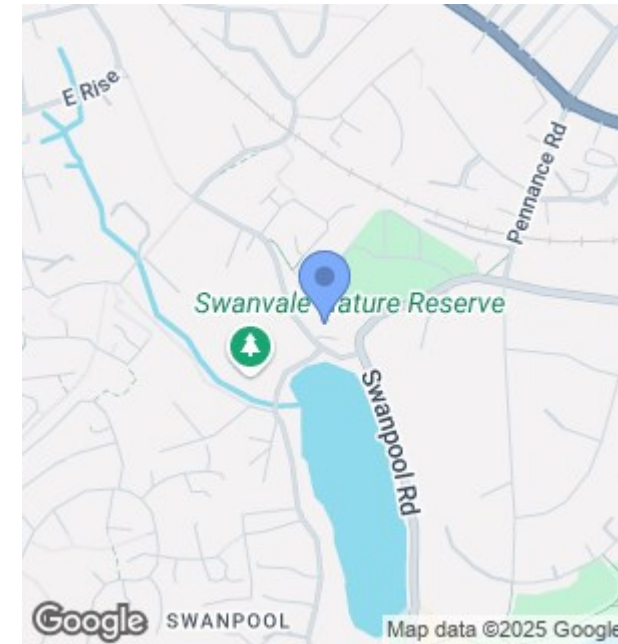




19 Silverdale Road Falmouth TR11 4HP


Total Approx Area: 2740 ft² ... 254.5 m² (excluding sun terrace, balcony)

All measurements are approximate and for display purposes only.



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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