



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10443

£210,000

Oak, 1 Pennance Farm Barns,  
Goldenbank, Falmouth, Cornwall, TR11 5BH

LEASEHOLD  
(With share of Freehold)



An exquisitely presented, charming, detached 1 bedroom single storey converted barn, in an idyllic enclave within a short walk of Swanpool beach. Boasting bijou and beautifully appointed accommodation with a private lawned garden and parking, surrounded by Falmouth Golf Course and with direct access to the South West Coast Path. Year round use permitted for up to 4 months at a time with 24 hours leave to reset.







### **SUMMARY OF ACCOMMODATION**

Open-plan kitchen/reception room, double bedroom, bathroom.

**Outside** 1 parking space deeded to the property plus visitor parking. Private garden to the rear of the property with small lawn, deck and shed. Communal private access onto a path across a golf course to the coast path and beach beyond.

### **DESCRIPTION**

Oak is one of only a handful of converted barns and newer built properties at Pennance Farm Barns, the original farm that Falmouth Golf Course was built on and thus sits centrally within the golf course, although is in no way affected by it. The surroundings are tranquil and beautiful with many mature trees and an outlook over countryside including parts of the golf course. There is even a secure gate for the use of the residents to be able to access the golf course and walk across it to get on to the South West Coast Path from where there are sensational walks to the west to Maenporth Beach and to the north east to Swanpool Beach and Hooked on the Rocks restaurant.

Although the property is leasehold, enjoying the remainder of 999 years from 2008, the property owner also benefits from a one twelfth share of the Management Company in which the freehold is vested providing the best of both worlds. Communal maintenance, buildings insurance, water and drainage are all taken care of in the service charge. Please see the rear of these sales particulars for more information.



This holiday use property enjoys a relaxed planning obligation allowing continuous use for up to 4 months at a time making it ideal for those that wish to enjoy extended periods at the property. This detached barn has a most attractive mellow stone façade with granite quoins around its openings and a slate roof. Thought to have been a former cart or tractor store, the large opening is now fully glazed filling the accommodation with light. The simply laid out interior includes an open-plan reception room with oak units and black granite worktops, a double bedroom and smartly fitted bathroom with rainhead shower over the bath. Conservation style roof windows add more light.



The property enjoys a private parking space beside the entrance into its fenced rear garden. An easily maintained small lawn and deck with a modern timber shed make up the space which enjoys an outlook beyond the roof top to countryside.

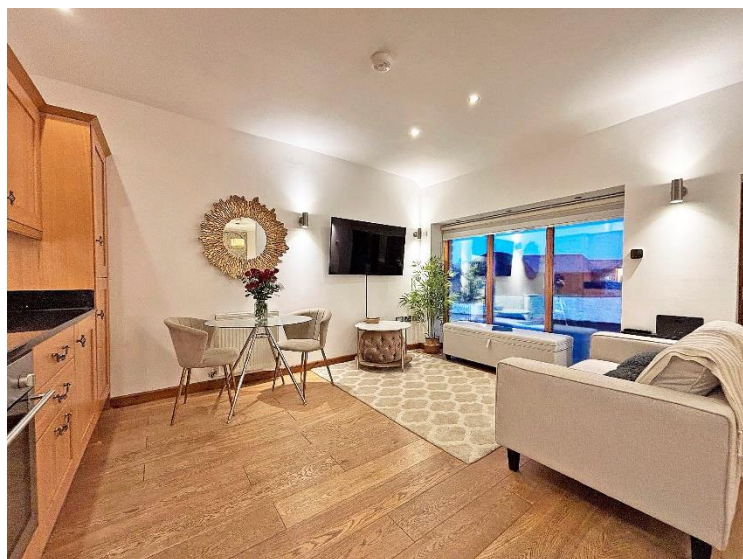
For those looking for a slice of Cornish paradise in a very convenient location close to beaches, the golf course and all the activity in Falmouth, yet in a peaceful environ then Oak may be ideal.





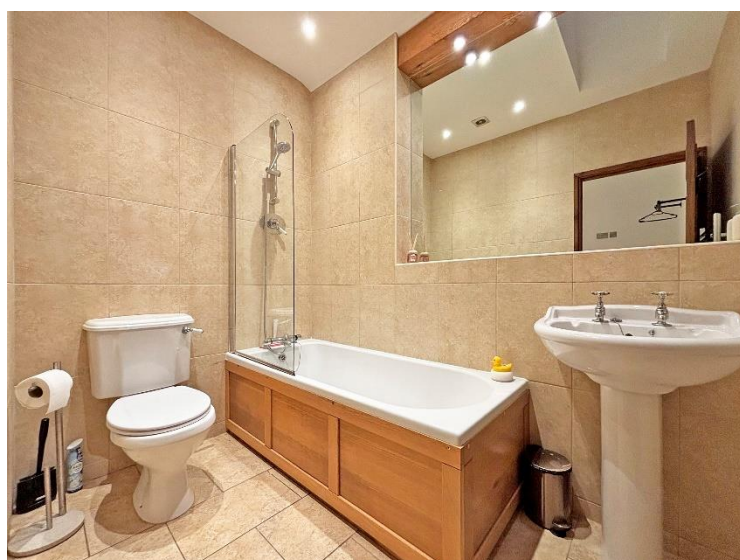
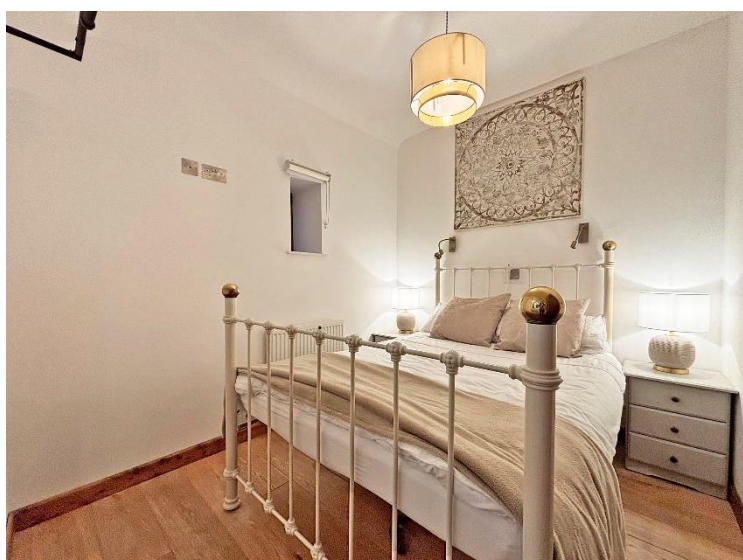
**THE ACCOMMODATION COMPRISES**  
**(all floor plans and dimensions are approximate)**

A solid wood front door opens to:-



**OPEN-PLAN KITCHEN / RECEPTION ROOM – 14'5" x 14'1" 7'8"** wide section of double glazed window to the front. Roof window with electric opening mechanism set into a recess. 8'7" high ceiling with canopied edges. Fitted with a range of oak fronted kitchen units under flecked polished black granite worktops with a cut draining area leading to a circular stainless steel sink with chrome mixer tap over. Matching black granite upstands and splashback behind the hob. Integrated electric oven/grill with four burner gas hob and stainless steel extractor over. Concealed integrated fridge, freezer and dishwasher. Space for a washing machine. Concealed gas fired boiler with digital control. Plentiful space for furniture. Wall mounted TV point. Broad opening to:-

**BEDROOM – 9' x 7'10"** Small double glazed window to the front in a recess. Wall mounted TV point, access to loft space. Door to:-



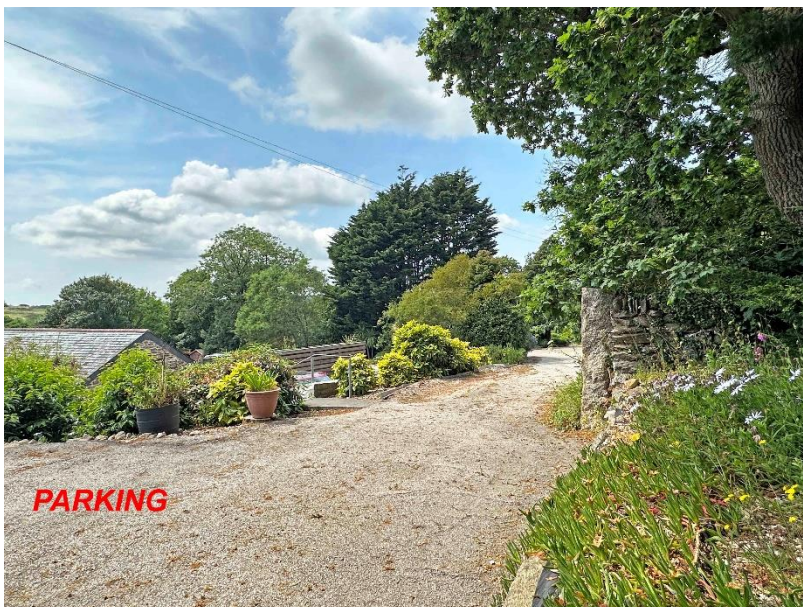
**BATHROOM – 8'2" x 5'3"** Fully tiled floor and walls in a travertine effect with large recessed mirror. White bath with glazed shower screen, chrome taps and wall mounted rain head mixer shower over. White wc, white pedestal wash basin with chrome taps. 8'8" high ceiling



with electrically operated roof window in a recess. Extractor fan, electric shaver point, chrome heated towel rail.

### OUTSIDE

To the front is a deep brick paved area providing plentiful space for pot plants etc. with a shallow gravelled bed to one side. A curving stone wall with granite gatepost retains a planted bed filled with cape daisies, foxgloves, a rhododendron and other shrubs. Beside this a flight of steps rise up to the parking space which is effectively just behind and to the side of Oak. In addition, our clients have had the unhindered use of a further parking space beside the steps, although it should be noted that this is not within the Title of the property and cannot be included as part of the sale.



A gate from the parking area opens to the delightful and very private rear garden with lawn, planted beds and slightly raised deck, facing south with an outlook between the buildings to countryside and the golf course. To the rear of the deck is a modern **SHED – 6' x 3'7"** with pedestrian door and window. This garden is the ideal place to relax in this tranquil environment.



**GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** TR11 5BH.

**SERVICES** Mains water and electricity. Communal Flogas tanked propane gas to a boiler providing hot water and radiator heating. Communal drainage system.

**MOBILE PHONE COVERAGE** All major providers likely.

**BROADBAND** Ultrafast broadband available – 1800Mbps download speed. 220Mbps upload speed.

**COUNCIL TAX BAND** A (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** Approaching Falmouth via the Penryn bypass, arrive at a large roundabout with cannons on it, at which point turn right onto Union Road signed to Constantine, Budock Water and other destinations. Continue straight on at the next two roundabouts along Bickland Water Road. After about a further mile go straight over at a further smaller roundabout then take the next left onto Swanpool Road signed to Swanpool, Falmouth and Falmouth Golf Club. Drive past the entrance to Falmouth Garden Centre then take the next right hand turning just before the Golf Club. Follow this lane to its conclusion at Pennance Farm Barns where Oak will be found as the first property on the left hand side.

**TENURE Leasehold** – 999 year lease from 2008 plus share of freehold vested in the management company which the owner of Oak automatically receives a one twelfth share of. Service charge for year ending 31/10/24 approximately £2,380 to include domestic water, buildings insurance, private foul drainage, outside lighting, communal gardening and window cleaning.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.


**OCCUPANCY RESTRICTION** The property shall only be used for and occupied as holiday accommodation only and shall not be occupied by the same people, including the owner, for any continuous period exceeding 4 months. In practice the 4 month period can be reset after spending 24 hours away from the property.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme



| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92+) <b>A</b>                                     |                            |   |
| (81-91) <b>B</b>                                   |                            | 85  |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   | 62                         |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |
| WWW.EPC4U.COM                                      |                            |   |

Not to scale – for identification purposes only.

