



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR19741490

Offers around £750,000

Pen An Vre,
Vicarage Hill, Budock Water, Falmouth, Cornwall, TR11 5DD

FREEHOLD



An individual detached modern home on the edge of this highly regarded village, close to Falmouth and the south Cornish coast. Vastly improved by the current owners, the home now offers 4 bedroom accommodation, a vast open-plan reception and entertaining room, open-plan living room/kitchen, principal bedroom with dressing room and en-suite shower room, broad sun terrace, very private gardens, detached timber summerhouse, integral garage and parking.



SUMMARY OF ACCOMMODATION

Ground Floor Entrance hallway, cloakroom/wc, open-plan living room/kitchen with broad sun terrace, rear hallway, 3 double bedrooms, family bathroom.

First Floor Vast reception and entertaining room, principal bedroom with dressing room and en-suite, Juliet balcony.

Outside Integral garage, off-road parking, private gardens with summerhouse.

DESCRIPTION

Pen An Vre has undergone significant updating, improvement since the current owners purchased the property in 2016 and most recently, in 2022, have further extended upwards to create a superlative entertaining music room and principal bedroom suite.

To the ground floor is an entrance hallway with cloakroom/wc to one side and this opens into the 32'6" triple aspect kitchen/dining and reception room. The kitchen is well appointed with a range of appliances with access out into the rear garden. From this reception area doors open out onto a broad 26' long sun balcony which enjoys an outlook over the village and beyond.

There is a rear hallway which accesses the 3 double guest bedrooms which are served by a well appointed bath/shower room.

From the main entrance hallway stairs lead up into the larger open-plan entertaining space and music room with a Juliet balcony off.

On this level is the principal bedroom with a dressing room and en-suite shower room/wc.

To the outside the house is approached off Vicarage Hill with its own driveway and parking area to the rear with the main driveway to the front which is shared with two neighbouring properties. Integral garage is to one side with a further parking space and to the rear steps lead up to the entrance.

The main gardens are to the side and are mature with a decent array of flowering shrubs and borders and an area of lawn. To one side is the summerhouse which is a delightful addition to the garden.

All in all, this is a superlative individual village home on the outskirts of this highly regarded village situated most conveniently within the coastal town of Falmouth.

LOCATION

Budock Water is situated close to Falmouth but very much has its own standalone community with a village shop, a well regarded pub, restaurant and village hall as well as a hairdressers – all are within a short walk of Trewen View.

The active port and town of Falmouth (home of the National Maritime Museum) is about 1½ miles away whilst the cathedral city of Truro is about 8 miles away and offers an excellent range of shopping, commercial and schooling facilities together with a mainline rail link to London Paddington (travel time approximately 4½ hours).

Cornwall Airport Newquay is about 30 miles away and offers regular shuttle flights to London Heathrow (flight time approximately 1 hour) as well as a growing number of other national and international destinations.



Nearby Maenporth beach

The Helford River, Falmouth Bay and Carrick Roads provide some of the finest sailing waters in the UK with superb yachting facilities including the Royal Cornwall Yacht Club and three marinas. The whole area is designated as an Area of Outstanding Natural Beauty and there are many superb coastal, country and creekside walks all within a few miles of the property.

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

Half glazed door with side panel to:-

ENTRANCE HALLWAY Tiled floor, deep cloaks cupboard with double doors. Doors to:-

CLOAKROOM / WC Ornate round wash hand basin on stand with mixer tap, frosted window to the side.

Staircase opening into:-

SITTING ROOM – 28'4" x 10'10" Velux windows to front and rear, timber floor, broad archway opening into:-

MUSIC ROOM – 21'5" x 10'3" Ceiling spotlights, some restricted head height, sliding doors to Juliet balcony with outlook over the gardens.

From the sitting room doorway through to:-

PRINCIPAL BEDROOM – 20'9" x 12'10" Two

Velux windows and large window with frosted glass to the side opening through into spacious walk-in:-



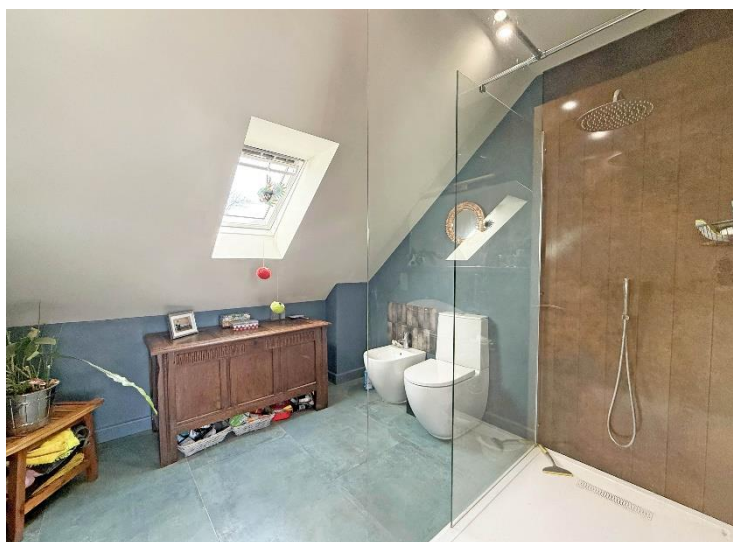
DRESSING ROOM With Velux window and ceiling spotlights.

EN-SUITE SHOWER ROOM / WC Oversized shower cubicle with glazed panel, low level wc, bidet, shaped wash hand basin with mixer tap over, Velux light, access to loft space, ceiling spotlights.

From the main reception hallway:-

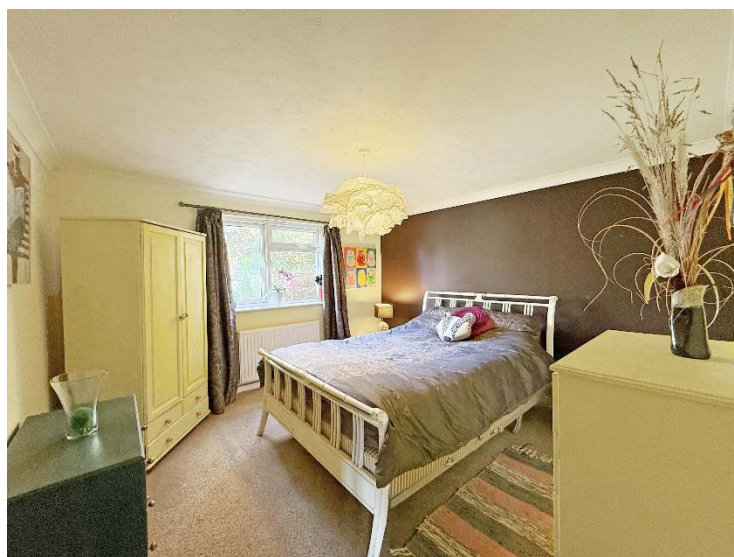
OPEN-PLAN LIVING ROOM / KITCHEN – 32'6" x 13' An exceptional triple aspect room with windows and doors taking in the outlook, recessed ceiling spotlights to the living area, reclaimed timber floor, double doors opening out onto the broad sundeck. To one side of the room is the:-

KITCHEN AREA Range of dark grey fronted cupboards, complementary granite and timber worksurfaces, fitted double oven, four ring hob with extractor over, fitted full height fridge and freezer, inset 1½ bowl stainless steel sink unit.



REAR HALLWAY Reclaimed timber floor, access to loft space.

BEDROOM 2 – 13' x 12' Window to the side, inset wardrobes and storage space, airing cupboard, radiator.



BEDROOM 3 – 12' x 12' Window overlooking the side garden, radiator.

BEDROOM 4 – 10'7" x 9'9" Window overlooking the side garden, radiator.

FAMILY BATHROOM A spacious room with modern white suite comprising corner shower cubicle, freestanding bath, low level wc, oversized wash hand basin in a unit, inset ceiling spotlights, two windows to the rear.

OUTSIDE

From Vicarage Hill there is a driveway with parking for two vehicles to the side of the house. There is a further access to the side of the house via a five bar gate and this provides further off-road parking and storage.



INTEGRAL GARAGE – 17'6" x 12'9" Up and over door, power and light connected plus separate **UTILITY AREA** with plumbing for automatic washing machine, recently installed new oil fired boiler, meters.

Steps lead up to the entrance and there is a side gate leading around to the garden area. There is a large full width sun terrace accessed either through the living room or to the side via the back door. This is of a very good size with space for alfresco dining and enjoying the outlook. To the side of the bungalow a pathway leads into the exceedingly private side

garden which is surrounded by mature shrubbery and borders. There is an area of lawn and a pathway leads to the:-

STUDIO – 12'10" x 9'7" Lighting and power connected. Two sets of doors.



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 5DD.

SERVICES Mains electricity, water and drainage.

MOBILE PHONE COVERAGE All major providers likely.

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

COUNCIL TAX BAND D (see www.mycounciltax.org.uk).

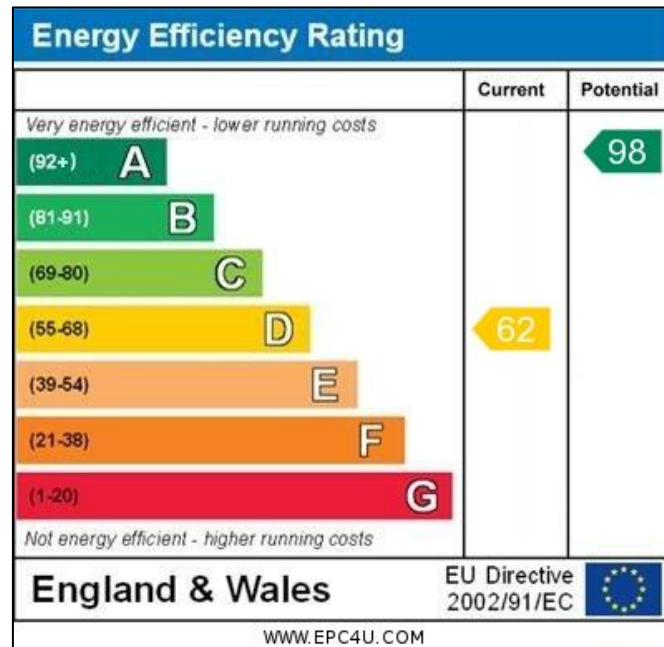
DIRECTIONS From Bickland Water Road take the turning towards Budock Water and follow this road into the village. As you come down the hill Pen An Vre is on the left hand side.

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.

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



Not to scale – for identification purposes only.

