



2 Kergilliack Cottages



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Kergilliack, Budock, Falmouth, TR11 5PB

Penryn 1 mile Falmouth 2 miles Maenporth Beach 3 miles

A character family home with gardens of approximately three quarters of an acre and distant sea views on the outskirts of Falmouth.

- Character 5 Bedroom Family Home
- Far Reaching Countryside Views
- Log Burner
- Proximity to Falmouth
- Freehold
- Large Gardens
- Parking for Numerous Vehicles
- Paddock has Water and Electric Access
- Distant Sea Views from the Bedrooms
- Council Tax Band D

Guide Price £585,000

SITUATION

The property is situated on the fringes of both Falmouth and Penryn. This location enjoys easy access to Schools, local beaches and coastal walks towards Gyllyngvase, Maenporth and Swanpool.

Falmouth is a colourful, bustling town, home to one of the world's most beautiful natural harbours, opening onto the fine day sailing waters of the Carrick Roads. The other side of the town fronts onto Gyllyngvase beach, one of the most popular beaches in Cornwall with the award winning Gylly Cafe and wide arc of sand carrying Blue Flag status. Pendennis Castle stands majestically on the headland between. The town is recognised as one of the most sought-after locations on the south coast with a range of shops, restaurants, bars and galleries together with a wide variety of banking, schooling and leisure amenities.

There are golf courses at Falmouth, Budock Vean and Truro. Within approximately 12 miles is the Cathedral City of Truro which now forms the commercial heart of the county. There is a branch line railway station in the town linking with Truro and from here there is a direct service to London Paddington.

DESCRIPTION

This charming property offers spacious and versatile accommodation with plenty of traditional features. The ground floor begins with a welcoming entrance hall featuring slate flooring leading to various rooms. The cloakroom is fitted with a low-level flush W/C and a corner wash basin, with a double-glazed window to the front. The inner hallway, laid with large slate tiles, leads to the kitchen and other rooms, with a staircase ascending to the first floor.



The kitchen/breakfast room is designed in a country farmhouse style with pine wall and base units, roll-top work surfaces, and complementary splashback tiles. The room features a ceramic tiled floor, seating for a six-person table and double doors that open to the conservatory/dining room. This bright space is glazed on all sides and has double doors leading to the side patio and an additional door to the rear garden.

Also, on the ground floor is a versatile study or fifth bedroom with a rear aspect window. The sitting room, a spacious and comfortable area features twin windows with window seats and two fireplaces—one ornamental and the other housing a solid fuel wood burner with a brick surround and slate hearth.

The first floor comprises a spacious landing with a Velux window, dark timber flooring, and waxed pine period doors leading to four bedrooms and a bathroom. The bedrooms offer a mix of garden and countryside views, with features such as part-pitched ceilings, dormer windows, and revealed character beams. The dual-aspect master bedroom is particularly light and spacious, with timber flooring and distant country views. The bathroom is dual-aspect, featuring a four-piece suite, including a bath, pedestal wash basin, and a fully tiled shower cubicle with glass door.

OUTSIDE

The wide driveway, lined with a granite wall, leads to a timber five-barred gate with granite posts and offers parking for a large number of cars.

A front lawn bordered by a privet hedge and timber fencing runs alongside the driveway. In front of the house, a deep flower bed is filled with mature shrubs.

The paddock area is mostly level with a slight gradient, bordered by a Cornish stone wall and fencing.

Next to the property is a formal garden/barbecue area, separated from the driveway by timber fencing and gates, leading to a paved patio around the conservatory. At the rear, there's a traditional stone outhouse with power and lighting, steps to an enclosed garden with high banking on one side, and timber shed in one corner.

VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

SERVICES

Mains electricity. Oil fired central heating. Shared private drainage via a cesspit. Shared private borehole water from neighbouring property.

Broadband speed up to 32 Mbps, Mobile coverage indoors – Likely from multiple providers. Mobile coverage outdoors – Likely from multiple providers.

DIRECTIONS

Drive along the A39 from Penryn to Falmouth and take the second exit at the Hillhead Roundabout, at the next roundabout take the third exit onto Kergillack Road and continue until you arrive at the T-junction. Take the left turn at the T-junction and continue along Hillhead Road for approximately 1 minute. The property sits on the right-hand side of the road and benefits from a private driveway.

what3words///prefer.monks.shells

NOTES

Part of the garden is subject to a Tree Preservation Swath (TPO). Part of bedroom 4 benefits from a flying freehold with the attached property.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1699 sq ft / 157.8 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1176847



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 76 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 45 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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