



## 43 Penhale Road, Falmouth, TR11 5UZ

Guide Price £695,000

Located on the highly sought-after seaward side of Penhale Road, providing open and far-reaching views over Falmouth Bay to Pendennis Castle, is this substantial detached 4 double bedroom family home. The beautifully presented accommodation offers sea views from the majority of rooms and comprises on the ground floor: entrance hallway, cloakroom/WC, dining room, living room, conservatory and a well-appointed kitchen. On the first floor, 4 well proportioned bedrooms (principal en-suite) and a family bathroom. The elevated position provides the same outstanding sea views from the east-facing rear garden, cleverly designed to maximise the outlook over Falmouth Bay from the 2 terraced seating areas, which is fantastic for entertaining. To the front of the property is a lawned garden with adjacent driveway leading to the integral single garage. This wonderful home must be viewed to fully appreciate the position, views and accommodation it has to offer.

### Key Features

- Superb 4 double bedroom detached home
- Wonderful sea views over Falmouth Bay from both the house and gardens
- 2 reception rooms plus a well appointed conservatory
- Highly sought-after location
- Nearby footpath to Swanpool Beach
- Integral garage
- Off-road parking for at least 2 cars
- EPC rating C







## LOCATION

Penhale Road is located within the popular Goldenbank area of Falmouth, just over a mile away from the town. A footpath provides an approximate 10 minute walk down to Swanpool Beach and Nature Reserve, with access to the South West Coast footpath across to Gyllyngvase. The location of Penhale Road is fantastic for families, close to both primary and secondary schooling, with a regular bus route to the town and beaches.

## THE ACCOMMODATION COMPRISES

A wooden multi-pane obscure glazed front door opens into the:-

### ENTRANCE HALLWAY

Recessed spotlights, radiator. Stairs to first floor with under stair storage cupboard. Doors to living room, kitchen, and WC, with double doors into the dining room.

### WC

Low flush WC, pedestal wash hand basin with tiled surround, obscure double glazed window to the front aspect. Radiator, central ceiling light.

### DINING ROOM

11'1" x 9'1" (3.40m x 2.79m)

Double glazed window to the front aspect, with custom made wooden bifold blinds. Radiator, recessed ceiling lights.

### LIVING ROOM

14'4" x 13'10" (4.37m x 4.22m)

A light and bright, east-facing reception room, opening into the conservatory and enjoying wonderful far-reaching views across Falmouth Bay. Living flame gas fire with focal point, stone surround and hearth. Engineered oak flooring, radiator, central ceiling light. TV and satellite points. Double glazed French doors open through to the:-

### CONSERVATORY

12'5" x 10'7" (3.81m x 3.25m)

Beautifully appointed with tiled flooring and pitch glass roof, providing an elevated outlook over the garden, with superb views towards Swanpool Beach and over Falmouth Bay. Providing power, light, and French doors giving access to the paved terrace.

### KITCHEN

14'11" x 10'5" (4.57m x 3.18m)

A well appointed contemporary kitchen, installed in 2021, comprising a range of eye and waist level units with wood-effect worksurface and inset one and a half bowl sink/drainage unit with mixer tap. Neff built-in four ring gas hob with extractor fan and tiled splashback, built-in Neff fan assisted oven with built-in Neff microwave above, built-in Bosch washing machine, built-in Bosch dishwasher. Large cupboard with shelving, housing condensing boiler servicing domestic heating and hot water. Space for American-style fridge/freezer. Two double glazed windows to side and rear aspects, enjoying the same far-reaching views towards Swanpool Beach, Falmouth Bay and the sea beyond. Radiator, two central ceiling lights, obscure double glazed door to the side garden.

## FIRST FLOOR

## LANDING

Doors to bedrooms and the family bathroom. Airing cupboard housing hot water tank with shelving. Loft hatch with ladder to boarded loft with light. Recessed spotlights.

### BEDROOM ONE

16'2" x 12'11" (4.93m x 3.96m)

A generous principal bedroom with two double glazed windows to the front aspect, both with custom made wooden bifold blinds. Contemporary feature panelling to one wall, central ceiling light with fan. Additional recessed spotlights, radiator, sliding door to the:-

### EN-SUITE SHOWER ROOM

A three piece suite comprising corner shower cubicle with sliding glass doors and boiler fed dual shower head, floating wash hand basin with mixer tap, and hidden cistern WC. Heated towel rail/radiator, obscure double glazed window to the side aspect, recessed ceiling lights. Fully tiled walls and flooring.

### BEDROOM TWO

10'7" x 9'3" (3.25m x 2.82m)

Another double bedroom with contemporary panelling to one wall, double glazed window to the front aspect with custom made wooden bifold blinds, recessed ceiling lights, and over stair storage cupboard with hanging rail.

### BEDROOM THREE

16'4" x 8'9" (4.98m x 2.69m)

A third double bedroom to the rear, affording delightful open and far-reaching sea views over Swanpool Nature Reserve and across to Falmouth Bay. Recessed ceiling lights, radiator.

### BEDROOM FOUR

10'2" x 9'1" (3.12m x 2.79m)

The fourth double bedroom, again, located to the rear, with double glazed window benefiting from open views over Swanpool Nature Reserve, Beach, and across to Falmouth Bay. Recessed ceiling lights, radiator.

### FAMILY BATHROOM

A white suite comprising panelled bath with tiled surround, mixer tap, shower attachment, and glass shower screen, pedestal wash hand basin, and low flush WC. Part-tiled walls, obscure double glazed window to the rear aspect, recessed ceiling lights, extractor fan.

## THE EXTERIOR

### FRONT GARDEN

To the front, there is a good sized tarmac driveway with parking for at least two cars, leading to the integral garage. To the side of the driveway is a semi-enclosed front garden, laid to lawn and bordered by hedging, planted with a number of small trees and shrubs. A path leads around the property, with gates securing the rear garden on both sides.

### REAR GARDEN

The low maintenance rear garden has been cleverly designed to make the most of the outstanding sea views over Swanpool and across Falmouth Bay. Accessed from the conservatory is a raised paved terrace - the ideal spot for a BBQ, with steps down to an area of decking, partially

enclosed with timber railing and again, enjoying the fantastic water views. The sunny, east-facing terraced gardens continue down to the bottom of the garden, where a sheltered patio enjoys the afternoon sun. Raised shingle flowerbeds contain a number of different shrubs. There is outside lighting, power and a cold water tap.

### **SIDE GARDEN**

To the side of the property, a paved patio provides a completely private area of garden, currently used for a hot tub and also home to a timber shed, with power and light.

### **SINGLE GARAGE**

17'1" x 8'3" (5.21m x 2.51m )

With metal up-and-over door, providing lighting and electric sockets.

### **GENERAL INFORMATION**

#### **SERVICES**

Mains water, electricity, gas and drainage are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating.

#### **COUNCIL TAX**

Band E - Cornwall Council.

#### **TENURE**

Freehold.

#### **VIEWING**

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.









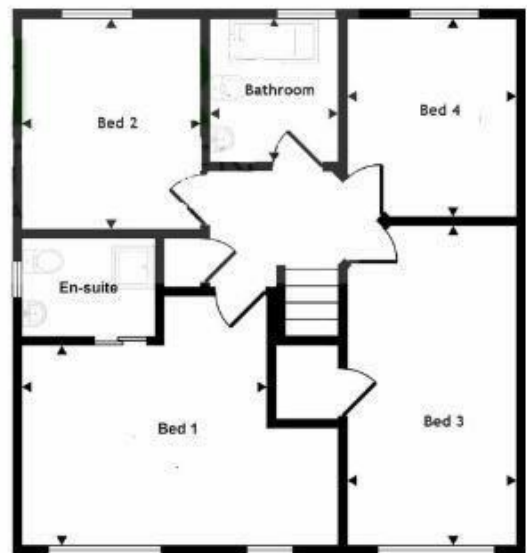


# Floor Plan

Approx Gross Internal Area  
140 sq m / 1503 sq ft



Ground Floor  
Approx 77 sq m / 833 sq ft



First Floor  
Approx 62 sq m / 670 sq ft