



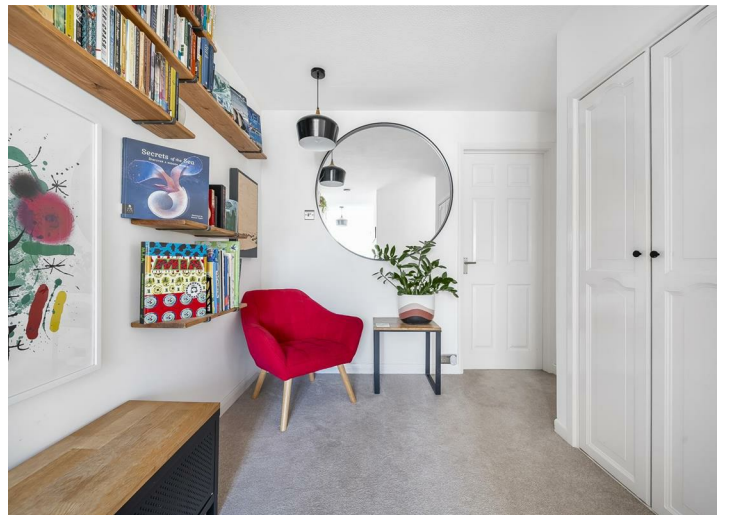
## 13 Treveryn Parc, Budock Water, Falmouth, TR11 5EH

£575,000

VIDEO TOUR AVAILABLE! Set in a quiet no through road and walkable to Budock village amenities, a substantial 4 (possibly 5) bedroom detached property arranged over ground and lower ground floor levels, incorporating the addition of a stunning, recent and bespoke, extended kitchen/diner, tastefully appointed throughout with bi-folding doors leading onto a landscaped, lawned and level rear garden, driveway parking for 2/3 vehicles and the addition of a single garage. In all, a beautiful family home with scope to develop and located in a popular village location - an early viewing is therefore recommended.

### Key Features

- Highly individual detached property
- Recently extended and beautifully appointed kitchen/diner
- 4 (possibly 5) bedrooms, 2 bath/shower rooms
- Driveway parking and single garage
- Peaceful village location
- Bespoke high quality kitchen
- Landscaped rear garden
- EPC rating E



## THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

From the driveway, a garden path between the garage and main property, leads to a part covered side uPVC entrance door with part obscure glazing and small step, opening into the:-

### RECEPTION HALL

Inset matting, radiator and hanging light. Panelled door into the living room, widening into the:-

### INNER HALLWAY

Panelled doors to all bedrooms, storage cupboard and further panelled door into the family bathroom. Hanging light, inset downlights, loft hatch to loft providing excellent space spanning the depth of the property, with scope for potential conversion (subject to consents required). Wall mounted Worcester hot water and heating thermostat.

### LIVING ROOM

17'7" x 12'7" (5.38m x 3.84m)

A well proportioned and particularly spacious living area with broad double glazed windows to the front elevation, radiator, central fireplace with inset wood-burning stove, slate hearth, surround and mantel. Contemporary high level wooden shelving, hanging light. Panelled doors into the:-

### UTILITY/PLAYROOM (POSSIBLE BEDROOM FIVE)

17'6" x 10'5" max (5.35m x 3.18m max)

The former kitchen, with a small number of drawers and base level units set below a roll-top worksurface with inset one and a half bowl stainless steel sink with mixer tap and drainer. Further open cupboard space above counter level, splashback. Two uPVC double glazed windows to the side and front elevations, one obscure. Panelled doors to storage cupboard with shelving and, to the far side, a further walk-in storage cupboard with shelving. Contemporary stained wood-effect flooring. Radiator, electrical consumer unit, three sets of spotlights.

### MAIN FAMILY BATHROOM

A modern, contemporary, white three-piece suite comprising a low flush WC, vanity unit with inset sink, mixer tap and mosaic-tiled splashback, deep panelled bath with mixer tap, clear shower screen and dual shower heads (one over-sized and the other ancillary handheld). uPVC obscure glazed window to side elevation, tiling to wet areas and tile-effect flooring. Inset downlights, extractor fan, heated towel rail.

### BEDROOM FOUR

8'10" x 8'3" (2.70m x 2.52m)

A small double or well proportioned single bedroom, square in shape, with louvre door to corner cupboard and matching smaller cupboard at ceiling height, providing useful storage. uPVC casement window to side elevation, radiator, ceiling light.

### BEDROOM THREE

9'0" x 7'10" (2.75m x 2.40m)

Casement window to side elevation, radiator, ceiling light.

### BEDROOM TWO

11'10" x 11'10" (3.63m x 3.62m)

A nicely proportioned double bedroom with recess offering space for wardrobe or drawers etc. Broad uPVC double glazed window to rear elevation with an outlook over the tree-lined boundary of Treveryn Parc and seasonal views of rolling fields in the distance. Ceiling light, sliding door opening into the:-

### EN-SUITE SHOWER ROOM

Low flush WC, vanity unit with square inset sink, mixer tap and mosaic-tiled splashback. Shower cubicle with Mira Go electric shower, clear glazed shower door and tiling throughout. Inset downlights, extractor fan, heated towel rail. Wall mounted mirror-fronted medicine cabinet, tiling to one wall, contemporary flooring.

From the far side of the inner hallway, a sliding door opens into the:-

### INNER GROUND FLOOR LANDING

Stairs descending to the extended kitchen/diner. Feature obscure glazed window to side elevation, access to large loft with drop own ladder, ceiling light, Positive airflow system. Panelled door into the:-

### BEDROOM ONE

11'10" x 11'6" (3.62m x 3.52m)

Generously sized, broad uPVC window to rear elevation providing an elevated outlook over the landscaped and vast, level rear garden, tree-lined backdrop and rolling fields in the distance. Array of louvre-fronted doors providing built-in storage. Radiator, ceiling light.

### KITCHEN/DINER

23'9" x 16'8" (7.26m x 5.09m)

Maximum measurements provided. A stunning addition to this substantial home, featuring a contemporary and bespoke fitted kitchen and a dining area with bi-folding doors providing access to the garden. A double aspect room offering great depth and space, ideal for those wishing to entertain. Prospective purchasers should be made aware that the foundations for the kitchen area are in place to support a first floor extension, should further development be required at ground floor level.

### DINING AREA

Chevron patterned oak flooring, bi-folding doors to rear elevation providing much natural light with ancillary high level window to side elevation. Contemporary hanging lights. Broad opening into the:-

### KITCHEN AREA

A comprehensive, stylish and superbly appointed kitchen featuring a vast array of bespoke handle-less units on three sides, central island providing further useful storage and extended worksurface with breakfast bar feature and wine cooler. Inset sink with mixer tap, space for cooker with inset hob and matching extractor unit, integrated tall fridge and separate tall freezer. High level shelving. Broad double glazed window to rear elevation and oversized Velux window. Inset downlights, continuation of oak flooring.

## THE EXTERIOR

## **FRONTAGE AND DRIVEWAY**

Providing parking sufficient for two/three vehicles, laid to gravel chippings with sloping driveway leading to a single garage. Gravelled area with Calor gas tank set under, bordered by panel fencing and stocked tiered levels leading down to the property, with a half height timber gate to one side providing access to the side and, opposite, a pathway leads to:-

## **SINGLE GARAGE**

17'4" x 9'1" (5.30m x 2.78m)

Roller door, power and light connected. An array of cupboards and drawers set under a granite-effect roll-top work surface, together with a small number of cupboards set over. Space for dryer. Clear glazed French doors to the rear providing access onto a landscaped side pathway, flanked by mature hedging and shrubbery, descending down to the:-

## **REAR GARDEN**

Without doubt, an asset to this particular property and a somewhat rarity to find such a broad, deep and level expanse of lawn, enclosed to two sides by panelled fencing. A sandstone patio, set immediately to the rear of the property, can be accessed from either side path, together with the opportunity to create a wonderfully flowing indoor/outdoor space with bi-folding doors to the rear of the dining area. To the far side of the garden, a central set of steps lead down to a lower lawn, featuring patio space and raised borders providing the opportunity for further landscaping, if required - enclosed by panel fencing to three sides. Timber garden shed. Gate providing access to the stream and woods.

## **GENERAL INFORMATION**

### **SERVICES**

Mains water, electricity and drainage are connected to the property. Calor gas central heating.

### **COUNCIL TAX**

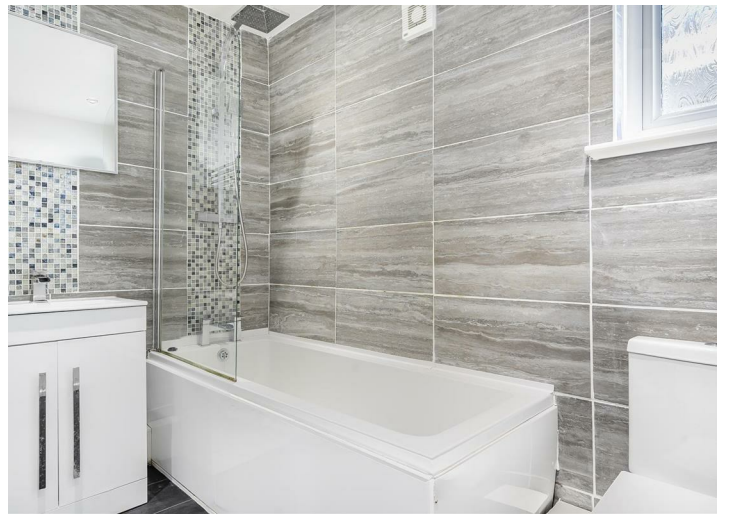
Band E - Cornwall Council.

### **TENURE**

Freehold.

### **VIEWING**

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



# Floor Plan

## Treveryn Parc, Budock Water, Falmouth, TR11

Approximate Area = 1509 sq ft / 140.1 sq m

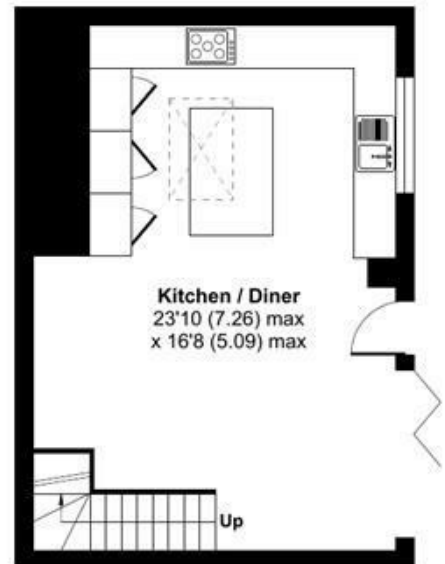
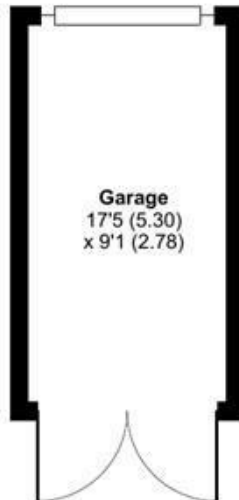
Garage = 159 sq ft / 14.7 sq m

Total = 1668 sq ft / 154.8 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Laskowski & Company. REF: 1105436