



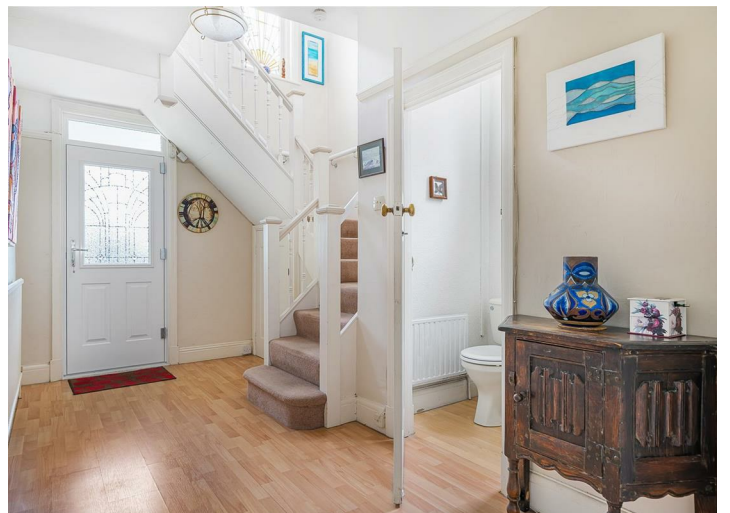
7 Castle Drive, Falmouth, TR11 4NE

Guide Price £675,000

Situated along highly sought-after Castle Drive, just 300 yards from Falmouth's seafront, is this substantial 4 bedroom 1930s semi-detached house. The accommodation still retains much of the period detail including original stained glass windows and internal doors, and comprises, on the ground floor: entrance porch, entrance hallway, cloakroom/WC, large 17' living room with original stained glass sliding doors to the dining room. The breakfast room is open to the kitchen and at the rear of the house a conservatory gives access to the garden. The first floor provides 4 good sized bedrooms and a family shower room, with a 'paddle' staircase to a converted loft, offering 2 height restricted loft rooms and a small shower room. To the front of the property is a driveway with parking for 3 vehicles, leading to a single garage. The enclosed sunny south east facing garden provides a good degree of privacy and is well stocked with a colourful range of shrubs and 2 beautiful magnolia trees. Castle Drive is one of few residential roads within immediate proximity of Pendennis Castle and the seafront. Castle Beach is literally around the corner and the town centre is within a 15 minute stroll. A wonderful opportunity to put your own stamp on this charming family home.

Key Features

- Substantial 4 bedroom 1930s semi-detached family home
- Light and bright accommodation with original period detail
- Loft space providing 2 rooms and a shower room
- Driveway and single garage
- Highly sought-after location, just moments from the seafront and close to the town
- Requiring some updating and modernisation
- South east facing enclosed garden
- EPC rating D



THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

Steps lead up to a double glazed door, to:-

ENTRANCE PORCH

9'10" x 4'0" (3.00m x 1.22m)

Glazed windows to three aspects, tiled flooring, wall mounted lighting, obscure double glazed composite front door to:-

ENTRANCE HALLWAY

16'6" x 6'0" (5.03m x 1.85m)

A well proportioned entrance hallway, borrowing natural light from the partial galleried landing above. Original 1930's wooden doors to living room, dining room, breakfast room and ground floor cloakroom/WC. Staircase to first floor with under-stair storage cupboard housing consumer unit, electric and gas meters. Original picture rails, radiator, central ceiling light, wood-effect laminate flooring.

LIVING ROOM

18'0" (into bay) x 12'4" max (5.51m (into bay) x 3.78m max)
A large light and bright reception room, with large bay window to the front aspect with original period wooden windows with five stained glass panels and an outlook towards Falmouth Harbour with the observatory tower in the distance. Fireplace currently housing an electric fire with stone surround and hearth, wooden mantel. The fireplace wood have originally housed an open fire and there is potential to reinstate this or indeed a wood-burner, subject to any necessary works or permissions. Two radiators, original picture rails, two central ceiling lights. Additional light is borrowed from and access is open to the dining room via two original sliding hardwood stained glass doors. These dividing doors provide the option for a completely open-plan reception area, if desired.

DINING ROOM

15'10" x 12'4" (4.85m x 3.78m)

Period hardwood stained glass sliding doors to the living room, large double glazed skylight to the rear south east facing aspect and flooding the dining room with natural light. Central ceiling light, two radiators, original picture rails. Leaded wooden windows and door giving access to the conservatory.

CLOAKROOM

Window to side aspect. Laminate floor. Vanity unit with wash hand basin. Low level WC. Radiator.

BREAKFAST ROOM

10'11" x 10'0" (3.35m x 3.07m)

An irregular-shaped room, open to the kitchen, with wooden windows to side aspect, original picture rails, wood laminate flooring. Radiator, built-in larder cupboard with shelving, built-in waist and glass-fronted eye level units with roll-top worksurface.

KITCHEN

10'0" x 9'8" (3.07m x 2.97m)

Fitted kitchen with a range of white high gloss eye and waist level units with roll-top worksurface over, inset double stainless steel sink with swan neck mixer tap over. Part tiled walls, space for range-style cooker currently housing a Rangemaster Classic with five-ring gas hob, double oven and grill with extractor fan over. The wooden single glazed

windows to rear and side aspects. Space for fridge/freezer, space for additional under-counter freezer. Central ceiling light, radiator, wood laminate flooring. Wood glazed door giving access to the:-

CONSERVATORY

12'4" x 8'11" (3.76m x 2.74m)

A south east facing conservatory overlooking the well stocked, mature and private garden with three large full height double glazed windows and double glazed French doors leading onto the patio. Mono pitch perspex roof, tiled flooring, wall mounted lighting.

FIRST FLOOR

LANDING

21'9" x 4'7" (6.63m x 1.42m)

A spacious landing with plenty of natural light coming from the two original glazed windows to the front aspect with views towards Falmouth Harbour, Falmouth town and surrounding countryside, Original 1930's wooden doors give access to the four bedrooms and family shower room, a timber panelled staircase gives access to the converted loft space. Two central ceiling lights, original picture rails, radiator.

BEDROOM ONE

17'10" into bay x 12'5" max (5.46m into bay x 3.81m max)

A delightful bedroom with large single glazed bay window to the front aspect, incorporating original stained glass and enjoying an open outlook towards Falmouth Harbour, Falmouth town, with glimpses of the water and countryside in the distance. Radiator, two central ceiling lights, telephone point.

BEDROOM TWO

12'0" x 10'9" (3.66m x 3.30m)

uPVC double glazed window to rear aspect overlooking the garden. Central ceiling light, vanity unit housing wash hand basin with tiled splashback. Radiator.

BEDROOM THREE

10'4" max x 10'2" (3.15m max x 3.12m)

Double glazed window to rear aspect overlooking the garden. Built-in cupboard with shelving, vanity unit housing wash hand basin with tiled splashback. Built-in wardrobe with shelving. Central ceiling light, radiator.

BEDROOM FOUR

11'3" into bay x 9'10" max (3.45m into bay x 3.02m max)

Wooden single glazed box bay window to side aspect with an outlook towards the harbour, across surrounding countryside with a glimpse of the water. Vanity unit with wash hand basin and tiled splashback. Radiator, central ceiling light.

FAMILY SHOWER ROOM

White suite comprising a large walk-in shower cubicle with glass shower screen, tiled surround and electric shower, low level flush WC, vanity unit housing wash hand basin with mixer tap and tiled splashback, bidet with tiled splashback. Two obscure uPVC double glazed windows to side aspect. Radiator, vinyl flooring, central ceiling light, extractor fan.

CONVERTED LOFT SPACE

Accessed via a wooden panelled staircase (not compliant with current Building Regulations) and providing a landing/study area with restricted headroom, small glazed Velux window to rear aspect, eaves storage space. Small height restricted door to shower room.

SHOWER ROOM

Restricted headroom. Low level flush WC, pedestal wash hand basin, boiler-fed shower with fully tiled surround. Eaves storage space, wall mounted lighting.

LOFT ROOM ONE

9'1" x 9'3" max (2.79m x 2.84m max)

Eaves storage space, wall mounted lighting, two Velux windows to the front aspect with views over Falmouth, the inner harbour and across to Flushing.

LOFT ROOM TWO

9'3" x 8'5" max (2.84m x 2.59m max)

Velux window to rear aspect with a view of Pendennis Castle. Wall mounted lighting.

THE EXTERIOR

FRONT

Tarmacadam driveway providing parking for approximately three cars and leading to the single garage. Steps lead up to the front door and to the raised front garden, which is planted with a number of mature shrubs and small trees, including camellia and palms. A door from the driveway gives access to the:-

REAR

A delightfully sunny, enclosed, and mature rear garden, facing south east, and providing a lower patio accessed from the conservatory with a raised pond. The lower patio gives access to the external utility/boiler room, with three steps leading up to a further patio/seating area with adjacent lawn and well stocked flower beds containing many colourful shrubs and flowers, including two large magnolia trees, pink and red camellias, red tip photinia and a crimson bottle brush. A timber garden shed provides useful storage.

UTILITY/BOILER ROOM

6'5" x 5'8" (1.98m x 1.75m)

Gas combination boiler providing domestic hot water and central heating. Space and plumbing for washing machine. Glazed window to front aspect. Water, power and light connected.

GARAGE

17'3" x 8'5" (5.26m x 2.59m)

Up and over door. Power and light. Water tap.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band E - Cornwall Council.

AGENT'S NOTE

A Mundic Block Test has been carried out, with a satisfactory A2 classification (suitable for mortgage purposes).

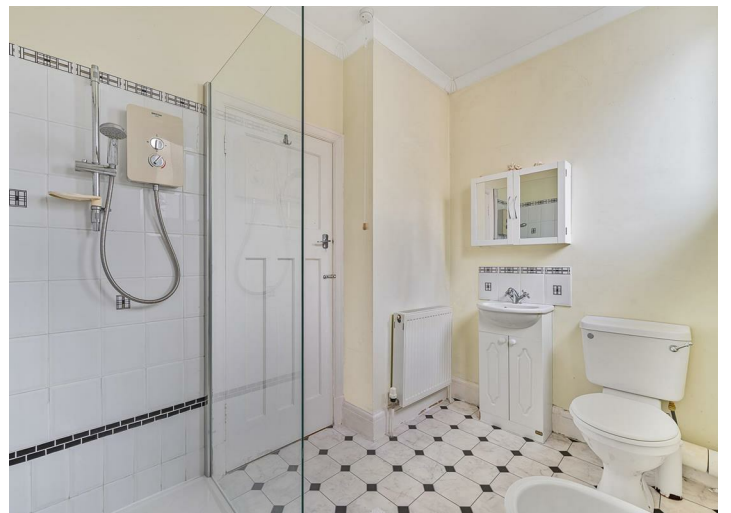
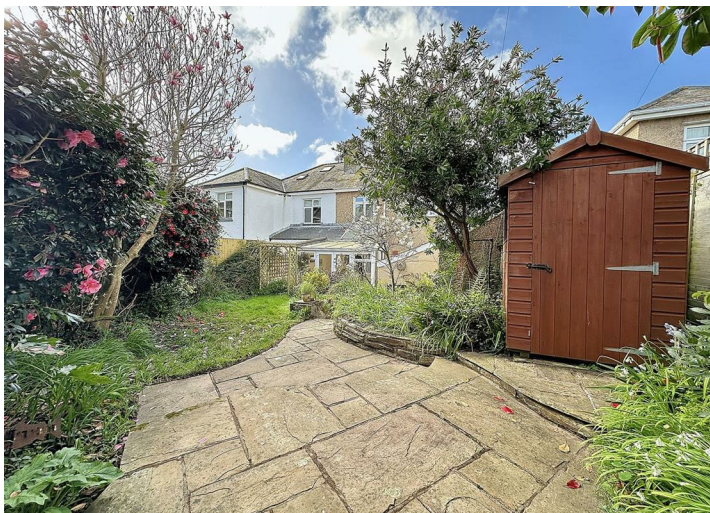
TENURE

Freehold.

VIEWING

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





Floor Plan

Castle Drive, Falmouth, TR11

Approximate Area = 1962 sq ft / 182.3 sq m

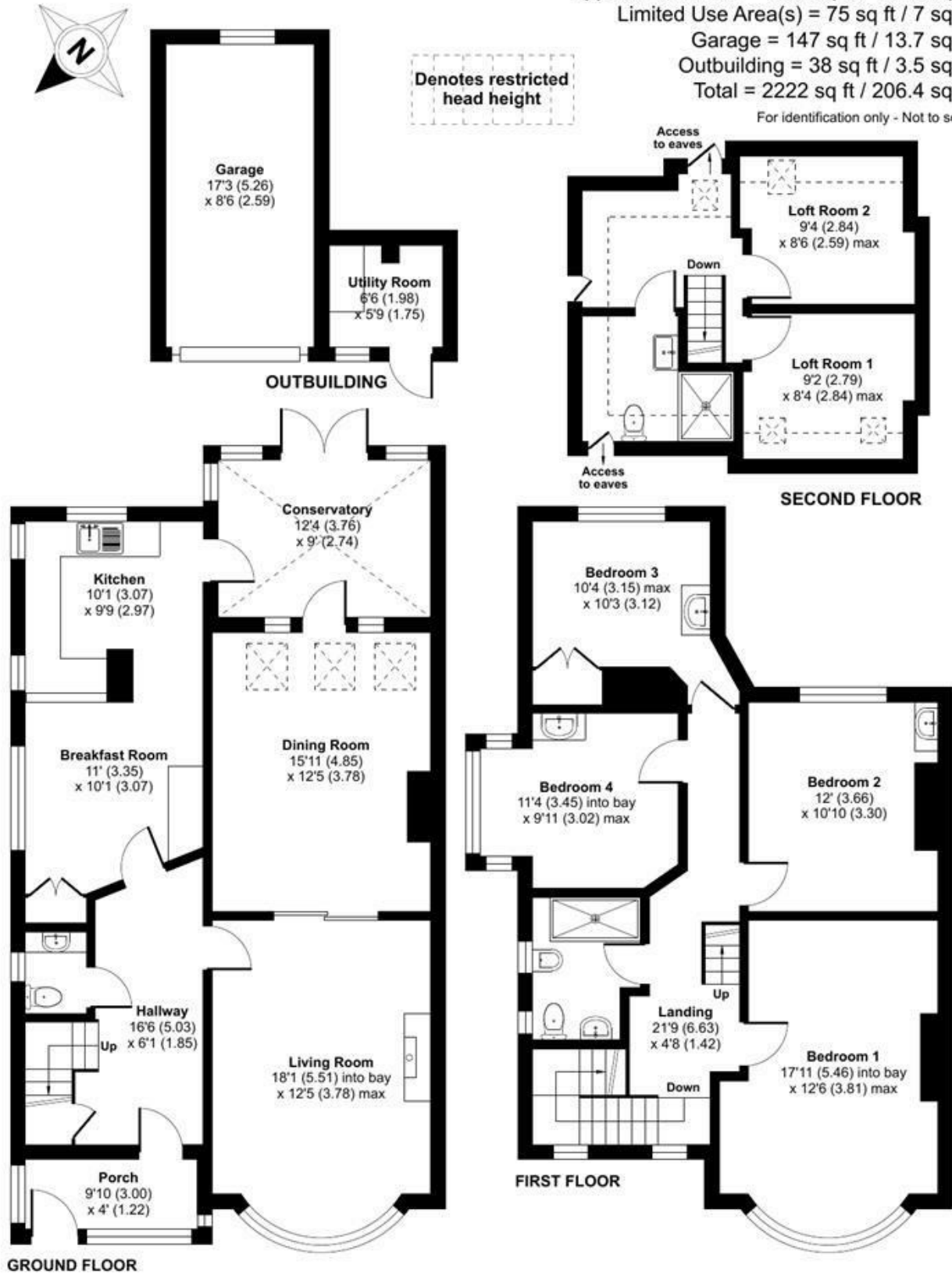
Limited Use Area(s) = 75 sq ft / 7 sq m

Garage = 147 sq ft / 13.7 sq m

Outbuilding = 38 sq ft / 3.5 sq m

Total = 2222 sq ft / 206.4 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nticom 2024. Produced for Laskowski & Company. REF: 1104866