



## 35 North Parade, Falmouth, TR11 2TE

Guide Price £575,000

A beautifully presented, detached, double bay-fronted bungalow, remodelled and substantially improved, providing light, bright, 3 bedroom accommodation, with views over North Parade to Falmouth Marina, the Penryn River and surrounding countryside, together with deep front and rear gardens, 3-car parking and a recently converted detached annexe, perfect for occupation by family members or non-paying guests.

### Key Features

- Detached, double bay-fronted bungalow
- Beautifully presented throughout
- Deep front and rear gardens
- Superb detached annexe
- Remodelled and substantially improved
- 3 bedrooms
- Off-road parking for 3 (potentially) 4 vehicles
- EPC rating D







## THE PROPERTY

35 North Parade is a detached pre-war bungalow which has been remodelled and substantially improved by the present owner, to provide versatile, light, bright and beautifully appointed three bedroom accommodation which benefits from additional planning consent for extension to provide an en-suite if required. A former detached garage has recently been converted to an extremely high standard to provide ideal accommodation for members of the family or non-paying guests of the occupiers, Cornwall Council Planning Reference: PA18/08345.

From North Parade, granite walling and double gateposts lead through the lawned front gardens to the raised, sheltered entrance porch and the accommodation. A central hallway leads to three ground floor bedrooms, a superbly reappointed bathroom/WC and a stunning, open-plan triple aspect lounge, dining and kitchen area, which benefits from the all day sun.

To the first floor, there is a part converted loft area which, in particular, enjoys the lovely views across North Parade and between the neighbouring properties to Falmouth Marina, the Penryn River, countryside and setting sun beyond. Subject to additional consents, this room could provide further accommodation if required.

The rear gardens are attractively landscaped, enjoy a high degree of sunshine, and lead to the detached annexe, to the rear of which there is off-road parking for three (potentially four) vehicles.

## THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

### RECESSED ENTRANCE PORCH

Steps with handrails leading from the front garden and pedestrian gateway from North Parade. Views over and between the neighbouring properties to Falmouth Marina, the Penryn River and surrounding countryside. Traditional part leaded and glazed entrance door with matching fan light opening into the:-

### RECEPTION HALL

Cupboard housing electrical meters and fuses, double radiator, telephone point, inner hallway with access to loft area, traditional panelled doors to all rooms.

### BEDROOM ONE

11'4" x 13'5" (3.47m x 4.10m)

Second measurement into broad, walk-in square bay, double glazed window to the front elevation enjoying the slightly elevated outlook over North Parade to the marina, Ponsharden, Penryn River, Trevisson, Penryn and surrounding countryside. Full height built-in wardrobes with louvre doors. Double radiator.

### BEDROOM TWO

8'10" x 6'5" (2.70m x 1.97m)

A versatile room, ideal for use as a study, with tall uPVC double glazed window to the side elevation and double radiator.

### BEDROOM THREE

10'9" x 11'7" (3.30m x 3.54m)

The master bedroom, with sliding uPVC double glazed patio door overlooking and opening onto the rear gardens. Tall contemporary radiator, TV aerial socket.

### BATHROOM/WC

Most attractively reappointed with a contemporary white suite comprising a low flush WC, wash hand basin with mixer tap and storage cupboard under, panelled bath with mixer tap and shower attachment. Panelled and ceramic tiled walls, obscure uPVC double glazed window to the rear elevation, extractor fan, tall towel rail/radiator, wall light.

### LOFT AREA

17'6" x 12'8" (5.34m x 3.87m)

Of part restricted head height with Velux window to the front elevation providing lovely views over the harbour and river to surrounding countryside. Access to eaves storage areas, light and power connected, folding timber ladder from the inner hallway. Suitable for conversion to further accommodation if required, subject to additional consents.

Open-plan living areas extend the full depth of the southern side of the property, approximately 31'9" (9.70m) in length, with folding hardwood glazed screens, and broad archway, providing distinct lounge and dining room/kitchen areas.

### LOUNGE AREA

11'4" x 14'1" (3.46m x 4.30m)

Second measurement into broad, walk-in, uPVC double glazed bay window to the front elevation, again enjoying the attractive, slightly elevated outlook over North Parade, over and to either side of the properties opposite, to Falmouth Marina, Ponsharden, Penryn River, Trevisson, surrounding countryside and Penryn in the distance. Double radiator, TV aerial socket, glass-fronted log-burner on deep polished marble hearth.

### DINING AREA

11'4" x 9'8" (3.46m x 2.96m)

Tall uPVC double glazed window to the side, southern elevation. Inset down-lighters, radiator, connecting doorway from the reception hall, peninsula unit with breakfast bar to the:-

### KITCHEN AREA

11'7" x 7'10" (3.54m x 2.40m)

Broad uPVC double glazed window to the rear elevation enjoying an attractive outlook over the rear gardens. Comprehensively appointed with a range of Shaker-style white kitchen units with round-edge worksurfaces between with complementary grey tile splashbacks. Integrated Candy washing machine, Beko four-ring gas hob, integrated dishwasher, sink unit with drainer and brushed steel mixer tap. Tall wall cupboard housing Vaillant gas fired combination boiler providing domestic hot water and central heating, peninsula unit with, below, integrated fridge and freezer cabinets together with Beko oven/grill. Inset down-lighters, extractor fan, uPVC double glazed door to the rear gardens.

## THE EXTERIOR

### FRONT GARDENS

Granite walling with twin granite gateposts and a pedestrian

gate with steps leading to a slate pathway to the raised front entrance door. Courtesy lighting, gravelled terracing, slate pathways with access to either side of the property, two areas of level lawn.

### **REAR GARDENS**

A particular feature of the property - with pathway continuing across the rear of the bungalow with courtesy door and lighting to the accommodation, cold water tap, granite walling and steps to a broad lawned area, bisected by a pathway continuing to the annexe and pedestrian gate. Interspersed with fruit trees, timber and post and wire fencing to the side boundaries.

### **DETACHED ANNEXE**

Recently converted to a high standard to provide ancillary accommodation to the main property, suitable for a member of the family or non-paying guest etc. The annexe is reached through the back gardens, but does have 'independent' access from the rear lane. Steps lead up to a side entrance door which opens into a well proportioned double aspect kitchen and living room, off which there is a double bedroom with attractively appointed en-suite bath/shower room.

### **REAR PARKING AREA**

Number 35 benefits from a broad and deep hard-standing which provides off-road parking for three (potentially four) further vehicles.

### **GENERAL INFORMATION**

#### **SERVICES**

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

#### **COUNCIL TAX**

Band C - Cornwall Council.

#### **AGENT'S NOTE**

A Mundic Report dated 25 May 2017 provides the property with a clear A1 Classification.

#### **TENURE**

Freehold.

#### **VIEWING**

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

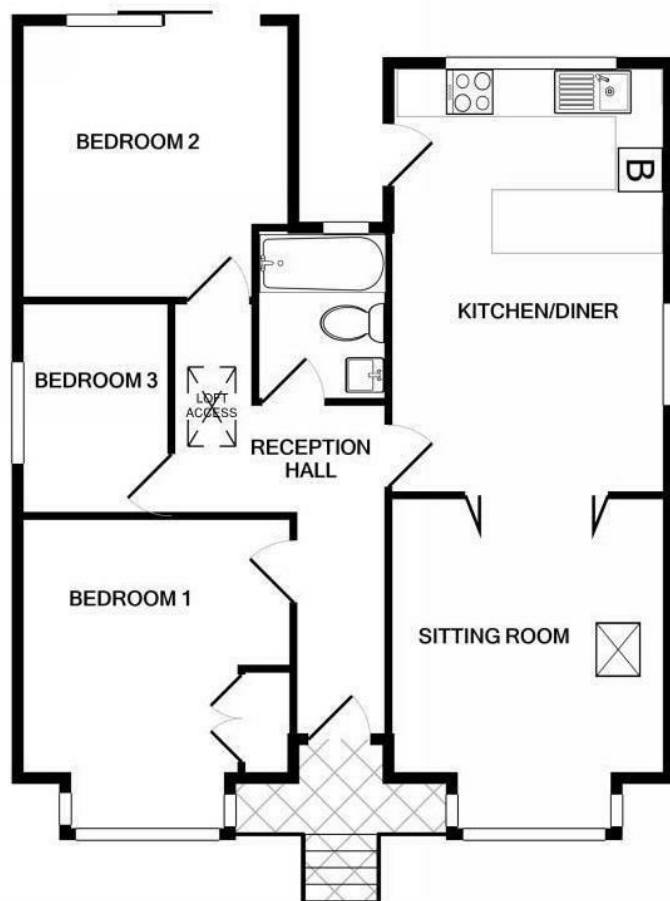




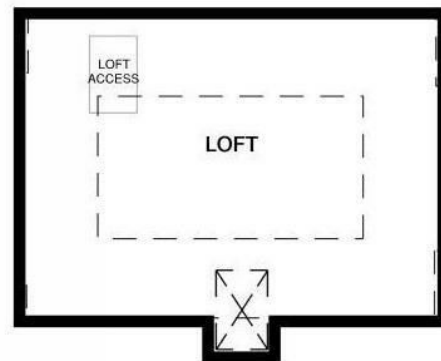




# Floor Plan



GROUND FLOOR



LOFT ROOM

NORTH PARADE FALMOUTH TR11 2TE  
TOTAL APPROX. FLOOR AREA 98.0 SQ.M. (1055 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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