Laskowski &Co

The Warren, 3 Fenwick Road, Falmouth, TR11 4DR

Guide Price £975,000

Set in an elevated plot approximately 400 yards from Gyllyngvase Beach, a substantial and highly individual detached home of circa 1920 origin, benefiting from a thorough and thoughtful scheme of updating, showcasing high quality and beautifully appointed interiors to provide refined 4 double bedroom, 3 bath/shower room accommodation, allowing for much flexibility and further scope for development, if desired. Mature and recently landscaped gardens feature to the sides, together with garage and driveway parking. In all, a 'one of a kind' property with a high degree of originality, yet all within a short walking distance of the vibrant town centre, beaches and seafront alike.

Key Features

- Intriguing 1920's detached property
- Exceptional kitchen/family room with stylish fixtures and fittings
- Versatile and flexible accommodation
- Driveway parking and useful single garage
- Deceptively sized and beautifully appointed
- 4 double bedrooms, 3 bath/shower rooms
- Positioned along one of Falmouth's most desirable roads
- EPC rating D

THE ACCOMMODATION COMPRISES

From the garage and driveway, a timber garden gate provides access to the landscaped front garden with steps rising to a gravelled pathway, leading to a recessed, traditional and covered entranceway with central supporting pillar, granite threshold, exterior courtesy light, and charming painted and panelled door with slimline obscure glazed side panels. Door opens into the:-

RECEPTION AREA

Light, bright and decorated neutrally throughout, with double glazed fixed pane window to side elevation and deep sill, radiator under. Slimline louvre door concealing electrical consumer unit. Traditional panelled doors with part-obscure glazing, providing access into the main hallway and formal living area, together with opening to deep walk-in recess with motion activated ceiling light. Engineered oak flooring. Further space for coats, shoes etc. Feature panelling to inner wall, elaborate ceiling light. Door opening into the:-

SITTING ROOM

An exceptionally bright and double aspect 'cosy' room, ancillary to the kitchen/family room situated to the opposing end of 'The Warren', providing four four pane double glazed sash windows offering a pleasant outlook over the landscaped front garden and allowing plentiful natural light. Fixed pane circular window to side elevation, central fireplace with polished stone hearth, matching surround and hardwood mantel. Chandelier-style ceiling light, two radiators, double panel doors leading into the former sitting room, now bedroom two.

MAIN HALLWAY

A part-glazed door from the reception area leads into the deep main hallway, with access to rooms in a clockwise direction including bedroom two, bedroom one, kitchen/family room, ground floor shower room and lastly, useful walk-in storage cupboard incorporating timber shelving, Engineered oak flooring, motion sensor ceiling light. Honeywell wall-mounted heating thermostat. Feature painted waist-height panelling, three ceiling lights. Part-glazed door opening into:-

BEDROOM TWO

With retained access from the living room via double panelled doors, providing the opportunity to become an ancillary reception room or extension to the current living room, if required. Utilised presently as a well proportioned double bedroom providing plentiful light via replacement four pane sash windows to the far side, with radiator under. Ceiling light.

SHOWER ROOM

An impressive and stylishly appointed ground floor shower room comprising low flush WC with concealed cistern and display shelf over, Victorian-style pedestal sink with separate taps, and deep walk-in shower with glazed shower screen, overhead ceiling-mounted showerhead, extractor fan and inset downlight. Cleverly installed square recess to shower cubicle with concealed lighting, radiator and obscure glazed window to the side elevation. Mira touchscreen shower controls.

BEDROOM ONE

Another double bedroom to the ground floor, once again, with replacement four pane double glazed sash windows to the far side and broad radiator under. Ceiling light.

KITCHEN/FAMILY ROOM

Without question, a highlight of the property, featuring a beautifully appointed kitchen, with accompanying island, open to the living/dining areas, together with an array of glazing to three sides, forming a sensational triple aspect, which many prospective purchasers would classify as the social 'hub' of the house, providing contemporary living at its finest.

KITCHEN AREA

Tastefully appointed, a bespoke kitchen showcasing an array of painted pine units set below counter level and adorned with a quality brushed slate countertop, with double belfast sink and swan neck mixer tap, Cuisinemaster electric oven with five ring ceramic hob, shallow slate splashback and broad extractor unit. Built-in Beko dishwasher. Two display units set over counter level, together with two brass wall lights and two brass pendant lights. Sizeable Velux window, glazed window to the rear elevation. Floating island with breakfast bar feature, six soft close doors with space for undercounter fridge and freezer, structural pillar, and continuation of engineered oak flooring. Painted timber door to utility, open to the:-

LIVING/DINING AREA

Sweeping around the kitchen and incredibly light, with five replacement four pane sash windows situated to the front and side elevations, together with sliding door giving access to a secondary entrance and side garden. Charming polished stone fireplace with inset gas ignition fire (not in use). Three radiators, telephone point, TV aerial point. Four pendant lights, turning staircase to far side rising to first floor level, continuation of engineered oak flooring,

UTILITY

A particularly useful room, deep in nature with oak worksurface to one side, inset double belfast sink set on exposed blockwork, with swan neck mixer tap. Concealed undercounter space and plumbing for separate washing machine and dryer units. Further space for tall fridge/freezer, if required. Patterned tiled flooring, coat hooks, radiator. Small window to the rear elevation, ceiling light, extractor fan. Part-glazed stable door to far side providing separate external access, together with sliding door opening into the:-

SHOWER ROOM

Once again, exceptionally well appointed with low flush WC, slimline vanity unit with inset sink and mixer tap, broad shower cubicle with glazed sliding door, marble tiling and ceiling-mounted showerhead with wall-mounted controls. Contemporary wall light, ceiling light, extractor fan. Slimline heated towel rail. Small window to far side. Engineered oak flooring.

From the kitchen/family room, a turning staircase rises to the:-

FIRST FLOOR

LANDING

An open area which could be utilised as a small bedroom, if

required, with stud walling installed or simply used as an open study/office. Three four pane sash windows to front elevation, radiator, two wall lights, wall-mounted Honeywell heating thermostat. Traditional glazed and panelled doors to bedrooms three and four, together with a part-obscure glazed panelled door to main bathroom.

BEDROOM THREE

Situated within the contours of the roof pitch and providing an array of eaves storage, an obscurely shaped, sizeable and most interesting bedroom with dressing area situated to the rear, providing the possibility of becoming an en-suite. Triple pane window to dressing area, with radiator under. Four pane sash window to front elevation. Two wall lights.

MAIN BATH/SHOWER ROOM

Contemporary in design and beautifully appointed with low flush WC, Victorian-style pedestal sink with separate taps, panel bath with wall-mounted taps and controls, together with corner shower cubicle, sliding door, wall-mounted controls and shower head, with cleverly installed shallow recess at eye-level, and concealed lighting within. Columned towel rail, mirror fronted medicine cabinet, extractor fan, ceiling light. Marble tiling to wet areas, bath and within shower cubicle. Obscure glazed casement window to far side.

BEDROOM FOUR

A sizeable principal bedroom with intriguing layout including a walk-in dressing area set with the roof pitch, including two radiators, wall light and replacement four pane sash window to front elevation. Fixed circular window to the main bedroom area, obscured three pane window to far side, radiator, wall light. Door to eaves storage.

THE EXTERIOR

GARAGE AND DRIVEWAY

From Fenwick Road, a driveway, mainly laid to gravel, with stone walling and timber fencing, provides space enough for two vehicles, together with garage featuring up-and-over door, double glazed window to the side elevation, and water tap. A timber garden gate from the driveway opens to the:-

FRONT GARDEN

Recently landscaped with shallow steps, set initially, rising to a gravelled pathway, leading onto the front entrance entrance. Well established, with an array of plants and bushes including pittosporum, rhododendrons, etc. together with the proximity of neighbouring trees providing a high degree of privacy and, more pleasantly, sunshine which can be enjoyed from the garden, or alternatively, the covered frontage. A pathway exists along the rear of the property, bordered by featheredge timber fencing, and to the front, a timber gate leads on to the:-

REAR COURTYARD GARDEN

Providing ample space for table and chairs, and garnering much sunlight towards the middle and end of the day, with an establish natural boundary comprising a range of plants, bushes and trees. In need of modest landscaping, the 'courtyard' area offers an external tap with trough-style sink set on exposed blockwork, and exterior courtesy lights. Steps with courtesy handrail descend to a pedestrian gate, allowing convenient access onto Fenwick Road which can be used as an alternative entrance, if desired. Painted timber door providing access to the:-

BOILER ROOM

Housing a hot water cylinder, combination boiler providing domestic hot water and heating, and electrical consumer unit. Ceiling light, exposed blockwork surround, concreate floor. Separate thermostats for towel rails, heating and hot water.

GENERAL INFORMATION

SERVICES

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

AGENT'S NOTE

We understand the lawned and shrubbed areas in the rear courtyard garden are in the ownership of Network Rail, with the owner of 'The Warren' paying a nominal annual rent of £100.

Furniture and white goods available, subject to separate negotiation.

COUNCIL TAX

Band E- Cornwall Council.

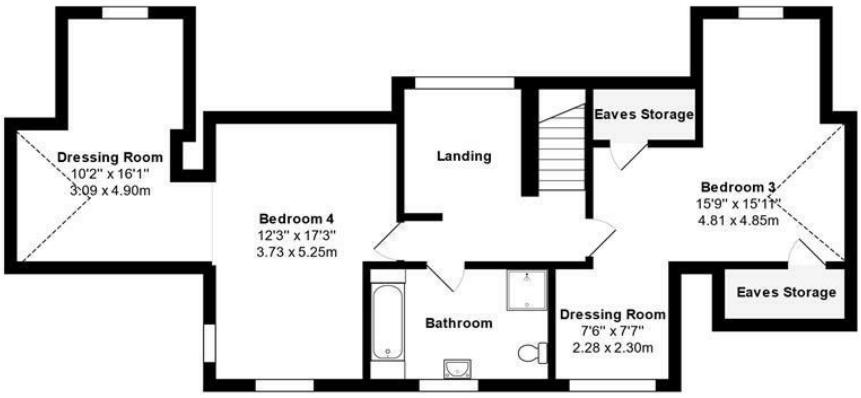
TENURE

Freehold.

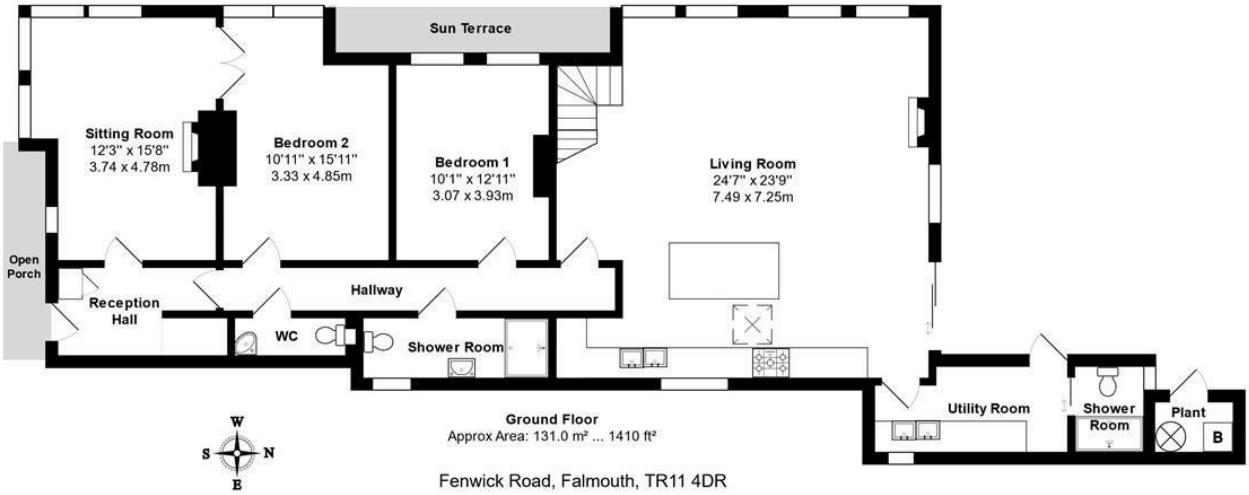
VIEWING

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

Floor Plan



First Floor
Approx Area: 86.6 m² ... 932 ft²



Ground Floor
Approx Area: 131.0 m² ... 1410 ft²

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Total Approx Area: 217.6 m² ... 2342 ft² (excluding plant, sun terrace, open porch, eaves storage)

All measurements are approximate and for display purposes only