



Laskowski
&Co



14 The Gluyas, Falmouth, TR11 4SE

£525,000

* PRELIMINARY ANNOUNCEMENT OF SALE : further accommodation details and viewings to commence from early next week *

Situated on a highly sought-after no-through road on the immediate outskirts of Falmouth, just a short walk from Swanpool Beach and nature reserve, this exceptional 3 bedroom detached home has been meticulously extended and upgraded to an exceptional standard, with no expense spared. In addition, there is planning permission in place to extend the garage should one wish.

Key Features

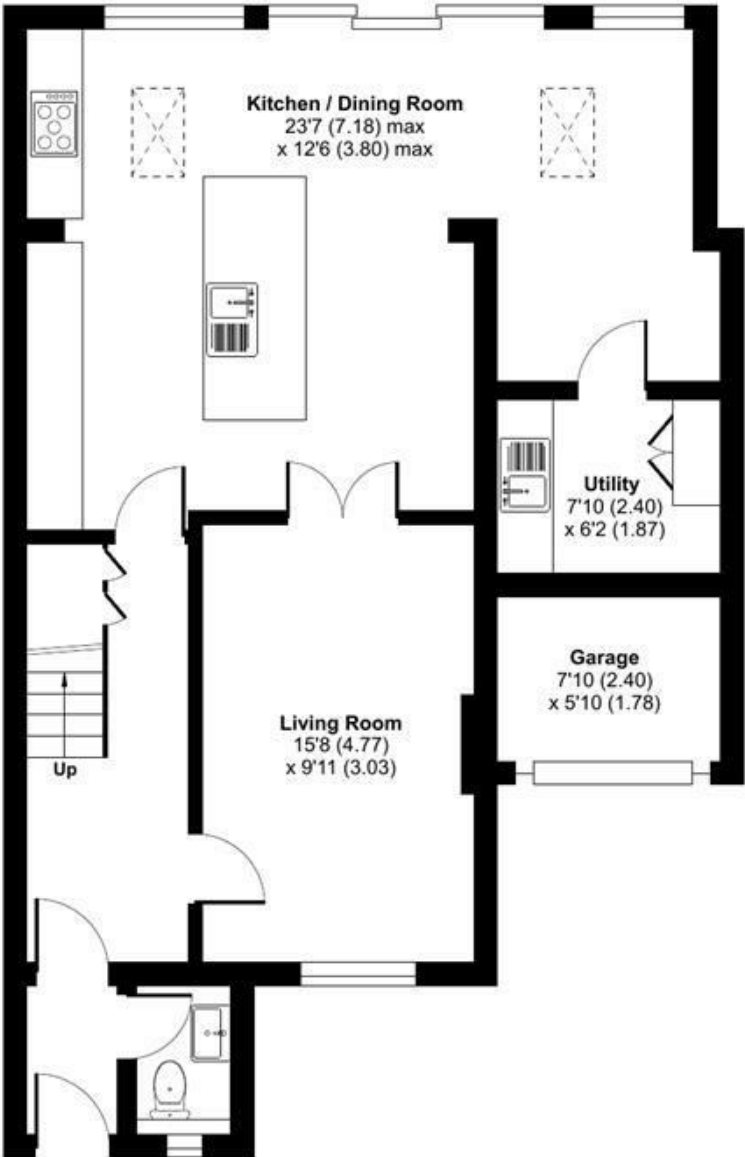
- Exceptional detached home
- Highly sought-after road
- Presented to an exceptional standard
- Subject to a no expense spared programme of extension and modernisation
- Close to Swanpool Beach and nature reserve
- EPC rating C



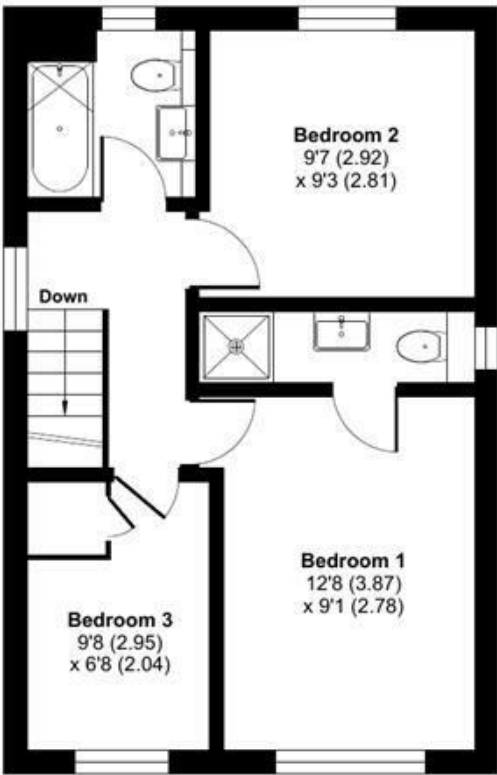
Floor Plan

The Gluyas, Falmouth, TR11

Approximate Area = 1129 sq ft / 104.8 sq m
Garage = 46 sq ft / 4.2 sq m
Total = 1175 sq ft / 109 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2025. Produced for Laskowski & Company. REF: 1310159