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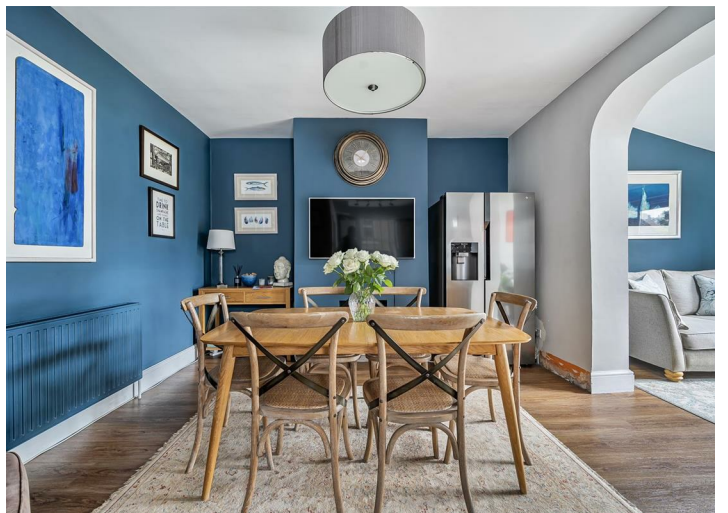
15 Park Rise, Falmouth, TR11 2DS

£495,000

A 'classic' 1930's Falmouth townhouse situated on highly regarded Park Rise, arranged over 2 levels, with the addition of a loft room providing exceptional far reaching views. This semi-detached home offers spacious accommodation including 3 superbly decorated reception rooms, 3/4 bedrooms, and a delightful, enclosed rear garden, capturing much sunlight with a favourable and open westerly-facing aspect. A deep driveway provides plentiful parking, together with a single garage. Undoubtedly, a popular location for those seeking convenience, space and potential to extend or alter (subject to consents), based on a purchasers specific requirements.

Key Features

- Semi-detached 1930's home
- 3/4 bedrooms, 1 bath/shower room
- Westerly-facing rear aspect
- Scope to extend or reconfigure (subject to consents)
- Multiple reception rooms
- 'Garden room' leading onto lawned rear garden
- Plentiful driveway parking and garage
- EPC rating D



THE ACCOMMODATION COMPRISES

From the driveway, a covered entranceway with pillar and tiled threshold leads to a replacement front entrance door, with header panel and exterior courtesy light, leading into the:-

HALLWAY

Bright and welcoming with staircase rising to first floor level. Radiator, ceiling light, cupboard housing electric meter and trip switches. Two under-stair storage cupboards, one with obscure glazed window. Wood-effect flooring. Glow-Worm wall-mounted heating control, BT Openreach point providing Fibre internet connection. Opening leading into dining area, original 1930's stripped timber door leading into the:-

LIVING ROOM

A particularly characterful room with original features including exposed timber floorboards, central fireplace with stone hearth, cast iron grate, hardwood mantel and surround, and two recesses set either side. Walk-in bay with triple awning-style windows, together with radiator under. Picture rail, ceiling light, high ceiling.

DINING ROOM

Open to the hallway, a broad room with an expansive feel and high ceilings. uPVC double glazed window to side elevation providing much natural light, and decommissioned fireplace with two recesses set either side, one of which allowing space for American-style fridge/freezer. Ceiling light, radiator, wood-effect flooring. Preparation area offering useful work surface space with an array of panelled units under, together with cupboard over and Glow-Worm combi boiler providing domestic hot water and heating. Ceiling spotlights to preparation area. Tall opening with arched head leading into the sunroom, further opening leading into the:-

KITCHEN

Featuring an array of white gloss units including cupboards and drawers to two sides, both above and below a polished granite-effect work surface incorporating one and a half bowl stainless steel sink with drainer and mixer tap, together with high quality appliances including AEG double oven, Lamona four ring induction hob and concealed extractor. Further space and plumbing for white goods including washing machine, dryer and dishwasher. Ceiling spotlights, wood-effect flooring, glazed door providing an access onto the rear deck and below, beautifully tended lawned garden with a favourable westerly aspect.

GARDEN ROOM

Continuation of wood-effect flooring. An ancillary room set off of the dining area, providing wonderful space to relax and enjoy an open outlook via glazed French doors over the well tended rear garden, with sunny westerly aspect. Velux window, spotlights with dimmer switching set over arched opening.

FIRST FLOOR

Part galleried to stairwell below, with tall glazed window to side elevation offering natural light to the landing area.

LANDING

Original stripped timber doors to the main bathroom, bedroom one, bedroom four and opening leading to bedroom

two, together with stairwell rising to bedroom four/loft area. Ceiling light.

BEDROOM ONE

The principal double bedroom, with extensive built-in wardrobes to one side, wall-mounted bedside lights, inset downlights with dimmer switching, and picture rail. uPVC double glazed dual awning window to rear elevation providing an exceptional far reaching outlook over the rooftops of outer Falmouth and garden below. Radiator.

BEDROOM FOUR/OFFICE

A classic box room, currently utilised by the current owners as an office, with picture rail, ceiling spotlights and double glazed window to front elevation, drawing in much natural light. Radiator.

MAIN BATHROOM

A white three piece suite comprising low flush WC, pedestal wash hand basin with mixer tap, and panelled bath with mixer tap, electric Mira Sport shower, and glazed shower screen. Stylish stained wood-effect flooring. Obscure glazed dual awning window to rear elevation. Tiling to all walls, ceiling light, mirror-fronted medicine cabinet. Heated towel rail.

BEDROOM TWO

Another nicely proportioned double bedroom providing useful space underneath the stairwell, rising to loft room. uPVC double glazed window to front elevation, together with radiator under. Stripped timber floorboards. Picture rail, ceiling light.

Stairs rise from the first floor landing to the:-

LOFT ROOM/BEDROOM THREE

A particular highlight, with dual aspect Velux windows offering a wonderful outlook on both sides, spanning across the town and providing much natural light. A room which could be utilised as a bedroom, or quite simply for storage needs, with exposed and painted ceiling beams, varying eaves storage cupboards, inset downlights with dimmer switching, and radiator.

THE EXTERIOR

REAR GARDEN

A fine example of a townhouse garden, accessed via the kitchen, with an initial raised area of decking, perfect for outdoor furniture, providing those prospective purchasers with the opportunity to enjoy alfresco dining. From the raised deck, two steps lead down to a beautifully tended and lawned garden with planted borders and enclosed safely with feather edge fencing, mature hedging and retaining wall to the far side, to create an exceptional suntrap with favourable westerly-facing aspect. Ideal for those with children or pets alike, due to its safe enclosure. From the lawned garden, a small area of paving leads to a timber side door, giving access into the:-

SINGLE GARAGE

With up-and-over door and providing excellent dry storage, together with the addition of timber work bench to one side, and further open storage set over. Double glazed window to rear, offering natural light. Raised roof pitch providing extra

storage. Strip lighting, numerous power points for convenience.

DRIVEWAY AND FRONTAGE

Convenient driveway parking provides space for at least two vehicles (possibly three). Garage to far side and area of lawn set initially, with low granite retaining wall and raised flowed bed over, bordered by mature hedging. Gas meter, exterior water tap. Covered entranceway.

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.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

VIEWING

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



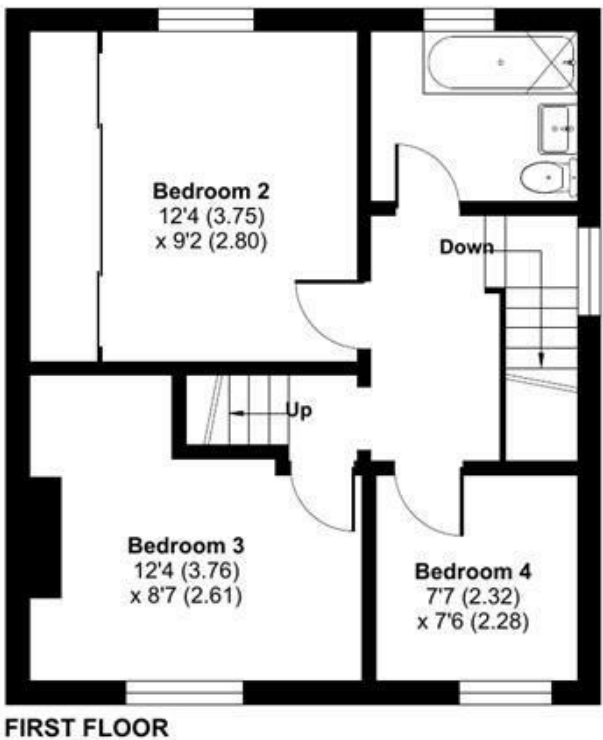
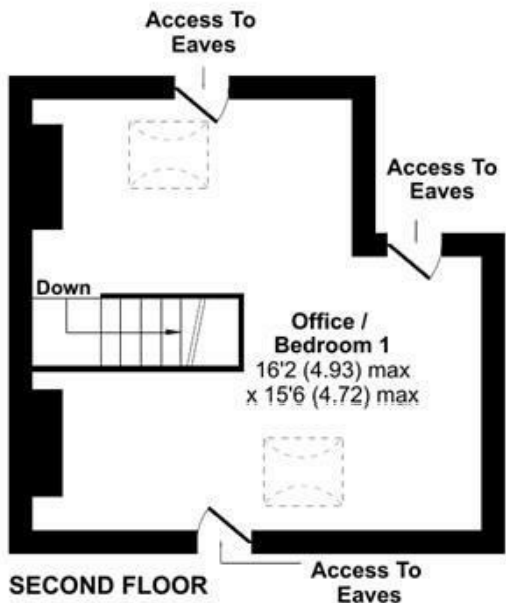
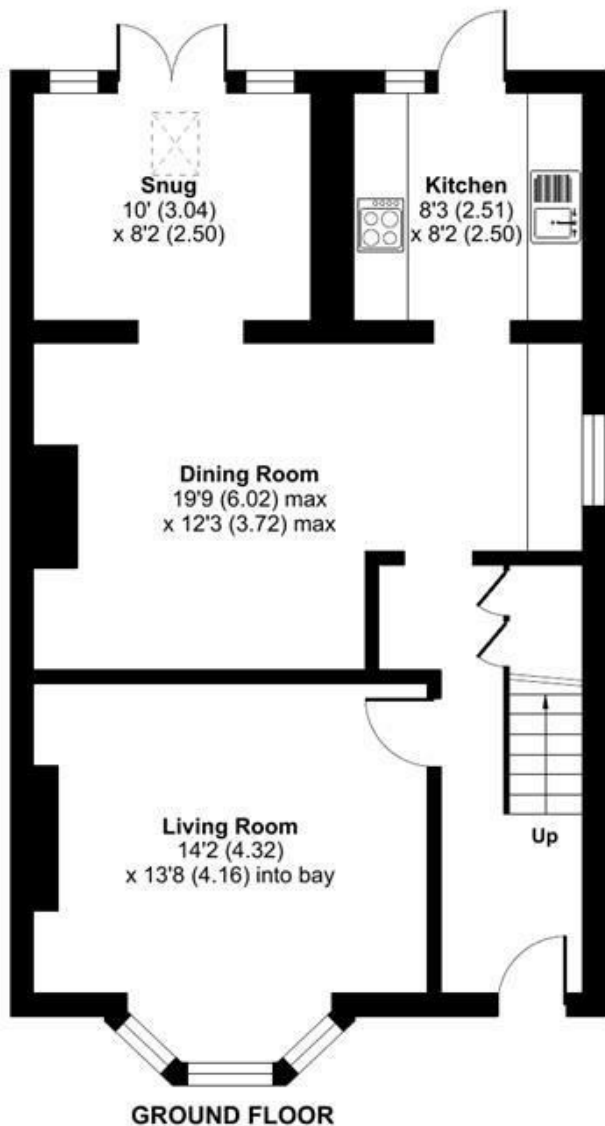


Floor Plan



Park Rise, Falmouth, TR11

Approximate Area = 1343 sq ft / 124.8 sq m
For identification only - Not to scale



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: 1334335