



Merrymeet Lane

Budock Water

Falmouth

TR11 5DP

Guide Price £625,000

- BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOME
- STUNNING LIGHT AND AIRY ACCOMMODATION THROUGHOUT
- MASTER BEDROOM WITH EN-SUITE
- INTEGRAL GARAGE
- PARKING FOR MULTIPLE VEHICLES
- SIZEABLE, PRIVATE SHELTERED AND SUNNY GARDENS AND GROUNDS
- FURTHER DEVELOPMENT POTENTIAL SUBJECT TO NECESSARY CONSENTS
- HIGH QUALITY WORKMANSHIP THROUGHOUT
- BEAUTIFUL TRIPLE ASPECT LIVING ROOM
- OVER 20FT KITCHEN/DINING ROOM



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1813.00 sq ft



DESCRIPTION

A really beautifully presented three bedroom detached dormer bungalow in an enviable position on a quiet private road in the sought after village of Budock Water, on the outskirts of the Seaside and University town of Falmouth. This spacious and light home, built around fifteen years ago exudes quality and style, with solid Oak flooring, Ceramic tiling solid oak doors throughout and an impressive solid Oak Kitchen. The property sits centrally within generous and private gardens and grounds, with generous parking, integral Garage and extensive further grounds which could provide the opportunity for further RESIDENTIAL DEVELOPMENT, subject to the usual planning consents. With a triple aspect Living room, Dual Aspect Kitchen/Dining room along with generous Velux windows to the first floor, this is a quality home absolutely bathed in natural light. Accommodation briefly includes Living room, Kitchen/Dining room, Ground floor Master Bedroom, Ground Floor W.C, Integral Garage, with Two generous double bedrooms and Family Shower room to the first floor. All in all a wonderful opportunity for anyone looking for a stylish and modern family home with space, light, privacy and tranquillity in a popular village location on the outskirts of Falmouth.

ENTRANCE

Solid oak door with Leonard obscured window into

ENTRANCE HALL

Solid oak flooring. Solid oak door opening into cloaks cupboard with shelving and hanging space. Radiator. Solid oak door opening into:

MAIN HALLWAY

17'4" m max by 7'10" m (5.291 m max by 2.406 m)

A generous and particularly light hallway with solid oak flooring throughout. Door opening into attached garage. Door opening into master Bedroom. Door opening into downstairs WC. Door opening into Living room. Door opening into Kitchen/dining room. Staircase leading to 1st floor. Two wall mounted radiators.

LIVING ROOM

17'2" m x 14'7" m (5.252 m x 4.459 m)

A Stunning triple aspect room enjoying wonderful natural light. Two UPVC double glazed windows to side elevation. Two UPVC double glazed sliding sash windows to front elevation. Two UPVC double glaze windows to rear elevation. feature multifuel burner. Radiator.

KITCHEN/DINING ROOM

22'9" m x 11'3" m (6.948 m x 3.446 m)

Another stunning and particularly light room with UPVC double glazed sliding sash windows to front elevation,. UPVC double glazed sliding sash windows to side elevation and further UPVC double glazed French doors opening up onto the rear garden. Clearly delineated space for

dining and kitchen area. tiled flooring throughout. A generous kitchen area with solid oak floor standing and wall mounted cupboard and draw unit with square edged work surface over. Integrated Zanussi oven and grill. One bowl stainless steel sink unit with drainer board and mixer cup over. Integrated five ring gas hob with extract fan over. integrated dishwasher, washing machine and Fridge/Freezer. . Generous area suitable for dining. Two wall mounted radiators.

GROUND FLOOR W.C

6'6" x 4'2" (2 x 1.294)

Ceramic tile flooring. Low level WC. Pedestal wash hand basin with tiled splashback. Radiator. Wall mounted towel rail. Extractor fan.

MASTER BEDROOM

14'11" max by 14'11" max l shaped room. (4.563 max by 4.569 max l shaped room.)

A particularly generous ground floor double bedroom with the benefit of ensuite facilities. Two Double glazed windows to rear elevation provide excellent light. Wall mounted radiator. Door opening into:

EN SUITE SHOWER ROOM

8'1" m x 7'3" m max l shaped room (2.488 m x 2.225 m max l shaped room)

A generous and light en-suite shower room with ceramic tile flooring. Large shower cubicle with plumbed shower unit over. low-level WC. Pedestal wash hand basin with tiled splashback. Radiator. UPVC double glazed obscured window to rear elevation. LED spotlights over. Extractor fan.

FIRST FLOOR LANDING

17'1" max by 10'6" max (5.230 max by 3.216 max)

A beautiful bespoke solid Oak turning staircase leads up to an impressive landing with vaulted ceiling again flooded with natural light. Two Velux windows over. Doors opening into Bedrooms 2 and 3, and family Shower room.

BEDROOM 2

16'0" m x 14'2" m part restricted ceiling height. (4.878 m x 4.320 m part restricted ceiling height.)

A stunning and spacious double bedroom with two Velux windows to front providing lots of natural light. Two wall mounted radiators. Walk in Fluorescent tube lit Eaves storage cupboard in excess 8 feet in depth, with, clothes hanging rail.

BEDROOM 3

14'1" m x 12'0" m part restricted head height. (4.315 m x 3.659 m part restricted head height.)

Another superbly proportioned double bedroom with two windows to front elevation enjoying countryside views. Two wall mounted radiators.



FAMILY SHOWER ROOM

8'2" x 7'7" m part restricted ceiling height. (2.513 x 2.329 m part restricted ceiling height.)

A well proportioned shower room with tile effect laminate flooring. Generous shower cubicle with plumbed shower attachment over. Low level WC. Pedestal wash hand basin. Wall mounted radiator. Wall mounted towel rail. Velux window to rear elevation. LED spotlights. Extractor fan

INTEGRATED GARAGE

22'11" m x 10'10" m. (6.987 m x 3.311 m.)

A particularly generous garage with electrically operated up and over garage door. UPVC double glazed window to rear elevation. Floor standing Worcester Greenstar oil fired boiler. space for utilities.

OUTSIDE

A Granite chipped driveway provides parking for numerous vehicles and spans the entirety of the front garden, wrapping around the house and giving direct access to the integrated garage. the property is bounded by fencing to the front with raised beds to the borders with a range of shrubs and plants. To the side of the property there is a very pleasant low maintenance stone chipped ornamental garden with a further range of scrubs plants and trees, with, mature hedging to the border providing a great degree of privacy. This area of the garden is accessed directly from the kitchen/dining room through French doors and is a lovely place for outside dining. A Granite pathway leads all the way around the back of the property providing space for maintenance. To the side of the property adjacent to the integrated garage, there is a stone chipped pathway which leads past the oil tank with 4 gentle steps leading up to the rear garden

REAR GARDEN

A quite remarkable portion of additional land that comes with the property. This gently sloping lawn enjoys superb levels of sunlight and privacy, and appears to be particularly suitable for further development subject to any necessary consents, having its own separate vehicular access via a timber five bar gate. This area has not been measured by the agents, but appears to be in the reason of 28 m x 8 m. this generous parcel of land may suit a separate dwelling in addition to the existing main residence, but equally can be used as a very enjoyable part of the overall gardens and grounds of white LODGE.

Material Information

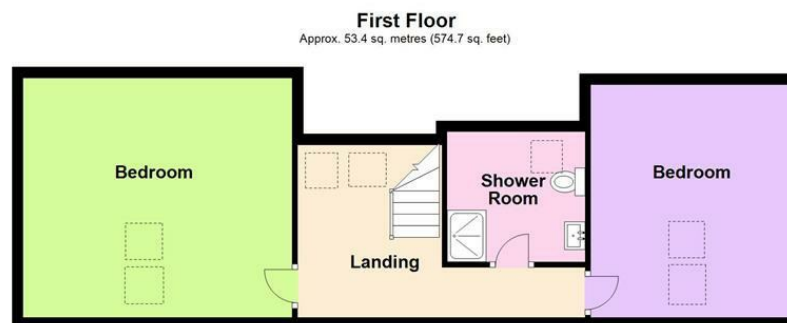




Merrymeet Lane, Budock Water, Falmouth, TR11 5DP

Verified Material Information Asking price: Guide price £625,000
Council tax band: D Council tax annual charge: £2221.39 a year (£185.12 a month) Tenure: Freehold Property type: Bungalow
Property construction: Standard form Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Central heating Heating features: Double glazing and Wood burner
Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
Parking: Garage, Driveway, Gated, and Rear Building safety issues: No Restrictions - Listed Building: No
Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: None Public right of way: No Long-term flood risk: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: Ramped access Coal mining area: No Non-coal mining area: Yes Energy Performance rating: C All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Total area: approx. 168.9 sq. metres (1818.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Valuation Request

