



## 27 North Parade, Falmouth, TR11 2TE

£680,000

Arguably one of the finest homes along North Parade; a thoroughly renovated and superbly appointed 2 double en-suite bedroom property, occupying an elevated plot and enjoying a degree of privacy from the enclosed rear garden terrace, featuring an exceptional open-plan ground floor with dual, triple leaf, bi-folding doors leading onto broad and extended decking overlooking the sub-tropically planted front aspect, quality fitted kitchen, and the addition of a 'studio annexe' to the rear with kitchenette and shower room. Surplus parking exists to the rear, sufficient for 3 vehicles, accessible via an access lane approached from North parade. In all, a fine residence, ideally suited for entertaining and enjoying scenic walks towards the harbour town of Falmouth, along one of the area's most renowned river-fronting walkways.

### Key Features

- Detached contemporary home
- 2 double bedrooms with en-suite shower rooms
- Sub-tropically planted frontage
- Surplus off-road parking to the rear
- Bright open-plan living area with dual bi-folding doors
- Broad decking extending from the living area
- 'Studio annexe' with kitchenette and shower room
- EPC rating D



## THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

### RECEPTION AREA

Particularly welcoming and bright, with high ceiling, frosted engineered oak flooring and opening into living/dining area. Stairs rising to first floor, contemporary oak door to WC/office. Inset downlights, small hinged cupboard concealing electrical consumer unit.

### WC

A cloakroom comprising low flush WC, wall-mounted coat hooks, vanity unit with stylish shell sink and mixer tap. Extractor fan, inset downlight, oak door leading into the:-

### OFFICE/STUDY

A clever addition, making good use of space with continuation of frosted engineered oak flooring, obscure glazed uPVC casement window to rear elevation, broad fitted work shelf at mid-point. Inset downlight with dimmer switching, open wall-mounted shelving.

### OPEN-PLAN LIVING/DINING AREA

Spanning the full width of the property, a superb entertaining area featuring two sets of triple leaf bi-folding doors providing access onto raised and enclosed front decking, quite literally incorporating the outside and seamlessly blending the inside, making for an exceptional social area, particularly in the summer months. Distinctive areas for dining and relaxing, providing an array of lighting with dimmer switching, three vertical heaters and one radiator. Broad opening into kitchen.

### RAISED SUN TERRACE

A most impressive addition, with glass panelling and steel balustrading offering a contemporary feel, spanning the width of the property and allowing for plentiful space perfectly suitable for entertaining, enjoying morning and afternoon sun. Without doubt, a particular highlight for those discerning purchasers wishing to utilise an outdoor/indoor space.

### KITCHEN

Once again, designed to make the most of the social space in which the ground floor enhances due to its open nature. Comprising a comprehensive array of handle-less cream gloss-effect units set above and below a marble-effect roll top worksurface, together with central extended countertop providing breakfast bar feature. Inset one and a half bowl sink with drainer and mixer tap. Appliances to include: Bosch four ring gas hob with Cooke & Lewis extractor, Bosch electric oven and grill with space adjacent for American-style fridge/freezer. Tall cupboard housing Worcester combination boiler providing domestic hot water and heating. Obscure glazed window to side elevation, uPVC rear entrance door leading to utility, two double glazed windows to rear elevation, one of which providing a pleasing outlook over the rear terraced garden. Continuation of frosted engineered oak flooring, radiator, glass display shelving. Stripped timber door to useful pantry with light.

### UTILITY

Frosted engineered oak flooring, glazed to two sides with side uPVC entrance door leading into the lower external terrace, oak-effect roll top worksurface with cupboards under, space with plumbing for washing machine and dryer, together with open storage. Polycarbonate roof providing plentiful light. Radiator, integral window to kitchen.

## FIRST FLOOR

Stairs from the reception area, rise to the:-

### LANDING

Part-galleried to stairwell below, with glass panelling and steel balustrade. Window to rear elevation offering an elevated outlook over the rear terraced garden. Inset downlights, loft hatch, half height oak door to walk-in loft storage. Oak doors to bedrooms.

### BEDROOM ONE

An exquisite bedroom suite with expansive and broad walk-in dormer with glazing to rear and sides, offering superb views over the Penryn River, encompassing the fields of Flushing and the ever-changing marine activity. Two ceiling lights with dimmer switching, deep recess with oak door to walk-in dressing area providing plentiful hanging space and storage. Further oak door into the:-

### EN-SUITE SHOWER ROOM

Beautifully appointed with 'his and hers' sinks, drawers under and mixer taps with contemporary splashback. Low flush WC with concealed cistern, broad walk-in shower cubicle with oversized showerhead and handheld attachment, wall-mounted shower controls and broad shower screen. Obscure glazed uPVC window to side elevation, inset downlights, heated towel rail, extractor fan.

### BEDROOM TWO

A well proportioned guest bedroom with part-sloped ceiling to the rear, uPVC double glazed window to side elevation providing much natural light, radiator. Oak door to the:-

### EN-SUITE SHOWER ROOM

Once again, stylishly appointed with white sanitary ware including vanity unit with inset sink, mixer tap and contemporary splashback. Low flush WC, corner shower cubicle with mains-powered shower and curved doors. Heated towel rail, inset downlights, extractor fan, small cupboard to eaves storage.

## THE EXTERIOR

### FRONTAGE

From the pedestrian walkway on North Parade, a shallow set of steps rises, conveniently lit via modern down lighting, to a level hardstanding. Adjacent, a beautifully maintained, sub-tropical and well stocked frontage, laid to stone shingle and enclosed via low fencing to two sides, together with panel fencing to the boundary. Central palms and fan palms provide a degree of privacy from opposing properties on North Parade. Side path to an arched front entranceway, recessed with electrical meter and provides access into the main property. Timber garden gate opening into the:-

### TERRACED REAR GARDEN

Without doubt, an exceptional suntrap, comprising a lower mellow stone patio and low walling with central steps rising to further raised planted borders with a middle terrace laid to stone shingle and once again, planted with an array of shrubbery. Stairs ascend to a 'Mediterranean-style' upper terrace, another safe and sheltered space in which to enjoy the afternoon and evening sunshine. Painted timber door to rear parking area, uPVC part-glazed door into the:-

## STUDIO ANNEXE

A particularly spacious area, bright and incorporating a small kitchenette to the corner, comprising roll top worksurface with cupboard space under, further space for undercounter fridge/freezer, composite sink with drainer and mixer tap. A 'studio-style' space providing plentiful room for a double bed, furniture such as sofas or chairs etc. Frosted engineered oak flooring, TV aerial point, radiator, inset downlights. uPVC double glazed window. Oak door into the:-

## SHOWER ROOM

A well appointed, white three-piece suite comprising low flush WC, vanity unit with sink, mixer tap and contemporary splashback. Corner shower cubicle with mains-powered shower with dual shower heads and curved doors. Extractor fan, heated towel rail, inset downlights, LED backlit mirror.

## REAR PARKING AREA

Accessed from North Parade and providing excellent space, laid to tarmac, providing parking for three vehicles. Timber door onto rear garden/upper terrace.

## GENERAL INFORMATION

### SERVICES

Mains gas, electricity, water and drainage are connected to the property. Gas fired central heating.

### COUNCIL TAX

Band C - Cornwall Council.

### TENURE

Freehold.

### VIEWING

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





# Floor Plan

## North Parade, Falmouth

Approximate Area = 1503 sq ft / 139.6 sq m

Limited Use Area(s) = 112 sq ft / 10.4 sq m

Total = 1615 sq ft / 150 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lilliecrap Chilcott. REF: 1087993