Laskowski &Co

25 Penmere Hill, Falmouth, TR11 2RB

Guide Price £325,000

Located within the popular area of 'Penmere' on the outskirts of the town, is this spacious and beautifully presented 2 bedroom, 2 reception room, family home. Having been updated and improved by the current vendors, this period end of terrace property now comprises on the ground floor: entrance hallway, living room, dining room with wood burning stove, and a modern kitchen. On the first floor are 2 large double bedrooms (formerly 3) and a contemporary re-fitted bathroom. The property offers potential for conversion of the loft space into further accommodation (subject to planning) and there is a sunny south-easterly facing courtyard garden to the rear.

Key Features

- Spacious 2 double bedroom period home
- 2 reception rooms
- South-east facing courtyard garden
- Gas central heating and double glazing
- Beautifully presented accommodation
- Large first floor family bathroom
- Close to town, schools, beaches and train station
- EPC rating D

LIMON
CELLO

THE LOCATION
Penmere Hill occupies a convenient location within walking distance of the town centre, train station, beaches, with two of Falmouth's best primary schools close by and the secondary school approximately one mile distant.

THE ACCOMMODATION COMPRISES

Front door with frosted window above, opening into the:-

ENTRANCE PORCH
Wall-mounted consumer unit and electric meter. Glazed door with window above, opening into the:-

ENTRANCE HALLWAY
Oak flooring, stairs rising to the first floor, under-stair storage cupboard. Radiator, ceiling light, dado rail. Door to the living room. Open to the kitchen, archway giving access to the dining room.

LIVING ROOM
A west-facing reception room enjoying the afternoon and evening sun with large double glazed bay window to front aspect. Oak-effect wood laminate flooring. Radiator, ceiling light.

DINING ROOM
A spacious dining room with space for a family table and chairs. Continuation of the oak-effect wood laminate flooring, cast iron wood burning stove set on a slate hearth with tiled surround. Double glazed window to rear aspect overlooking the courtyard garden. Radiator, ceiling light.

KITCHEN
A modern kitted fitted with a range of eye and waist level units, marble-effect worktop incorporating a small breakfast bar area, inset one and a half bowl sink/drainer unit incorporating a food waste disposal unit and extendable swan neck mixer tap. Built-in fridge/freezer, built-in dishwasher. Space and plumbing for washing machine. Cupboard housing Baxi combination boiler servicing domestic heating and hot water. Space for cooker with gas cooker point and extractor hood above. Recessed ceiling lights, radiator, wood-effect vinyl flooring. Obscure double glazed door to rear courtyard with double glazed windows to side and rear aspects.

FIRST FLOOR

SPLIT-LEVEL LANDING
Door to the:-

FAMILY BATHROOM
A beautifully appointed bathroom with free-standing bath incorporating a brass free-standing tap with handheld showerhead, large walk-in shower cubicle with rainfall-style shower, fully tiled surround and glass shower screen, vanity unit providing storage and incorporating twin wash hand basins with brass mixer taps, low flush WC. Further tiling to walls, marble-effect tiled flooring. Recessed ceiling lights, ladder-style heated towel rail/radiator, extractor fan. Two obscure double glazed windows to rear and side aspects.

MAIN LANDING
Doors to bedrooms, staircase rising to loft space (with potential for conversion subject to permissions) Radiator, ceiling light. High-level obscure double glazed window providing additional natural light to the landing. Dado rail.

BEDROOM ONE
Formerly two rooms, now providing a substantial principal bedroom, easily accommodating a super king sized bed with plenty of space for storage. This bedroom is also an ideal size for children who are sharing. Two double glazed windows to front aspect, two radiators, two ceiling lights. Loft hatch, feature panelled wall.

BEDROOM TWO
A large second double bedroom with double glazed window to rear aspect overlooking the courtyard garden. Radiator, ceiling light, picture rail.

THE EXTERIOR

TO THE FRONT
To the front of the property, a cast iron pedestrian gate gives access to a path leading to the front door. The small walled front garden is laid with shingle.

TO THE REAR
To the rear of the property is a sunny south-east facing courtyard garden enclosed with wall and fencing and incorporating a raised flowerbed. Exterior lighting, cold water tap. The low-maintenance paved design provides the ideal space for entertaining. A timber garden shed provides storage and a timber pedestrian gate gives access to the road behind.

GENERAL INFORMATION

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

COUNCIL TAX
Band B - Cornwall Council.

TENURE
Freehold.

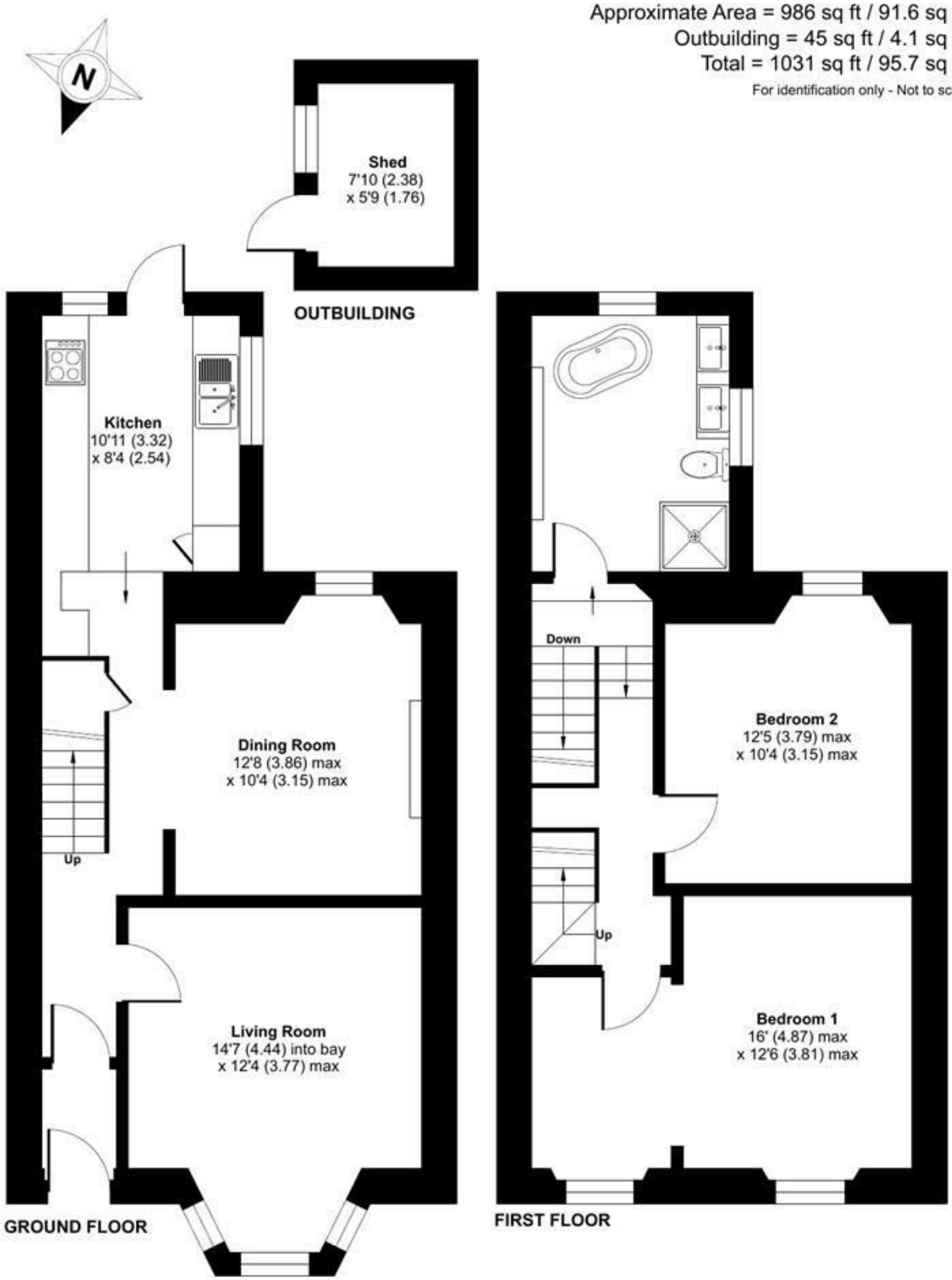
VIEWING
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

REEF

Floor Plan

Penmere Hill, Falmouth, TR11

Approximate Area = 986 sq ft / 91.6 sq m
Outbuilding = 45 sq ft / 4.1 sq m
Total = 1031 sq ft / 95.7 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). ©nichecom 2026. Produced for Laskowski & Company. REF: 1480050