



Laskowski
&Co



Gwel Hyns Horn, 22 Penmere Hill, Falmouth, TR11 2QZ

£395,000

A highly individual, high specification, detached home, recently constructed with a chalet-style design offering covered sitting-out space to the front with red brick exterior, offering a degree of seclusion and privacy and enjoying unexpected far-reaching views from the first floor. A triple aspect living room features a wood-burning stove together with an opening to the rear leading into a superbly fitted modern kitchen. Bath/shower rooms are tastefully appointed with thoughtful decoration throughout. An enclosed rear garden provides much shelter and privacy coupled with a deep frontage providing plentiful parking. No onward chain.

Key Features

- Highly Individual, detached new home
- Superbly appointed, much attention to detail
- Walkable to town centre and beaches
- Ready for immediate occupation!
- Sizeable 2 bedroom, 2 bath/shower room accommodation
- Scope for landscaping to front
- Generously proportioned living room with wood-burning stove
- EPC rating B



THE ACCOMMODATION COMPRISES

From the gravel-laid driveway, mellow stone paving leads to a shallow number of steps, descending to a covered entrance way, with step rising to a contemporary glazed front entrance door with matching side panel and external lights. Door opening into the:-

RECEPTION HALLWAY

Light, bright and deep, with frosted engineered oak flooring, contemporary oak doors leading to, in an anti-clockwise direction, ground floor shower room, walk-in utility cupboard, kitchen/diner and living room. Contemporary oak staircase, with glass side panels, rises to first floor level, with open storage under. Inset downlights, radiator.

SHOWER ROOM

Stylishly appointed with a contemporary suite comprising a low flush WC with concealed cistern and oak mantel over, vanity unit with inset sink and mixer tap, spacious shower with glazed sliding door, dual showerheads and distressed wood-effect tiling. Obscure glazed casement window to side elevation with oak sill. Extractor fan, shaver socket and ceiling light. Heated towel rail, oak-effect flooring.

UTILITY CUPBOARD

Continuation of oak flooring from the reception hallway. Worcester boiler providing domestic hot water and heating, space and plumbing for washing machine and dryer under. Wall mounted consumer unit, extractor fan and ceiling light. Further storage space.

LIVING ROOM

A particularly bright, spacious and deep triple aspect room, with two sets of broad casement windows to both the front and side elevations and, to the far side, glazed French doors which lead onto the landscaped rear garden. Contemporary oak door leading to the entrance hallway, double opening leading into the kitchen/diner. Two sets of ceiling lights, two radiators, two high level TV aerial points. Wood-burning stove mounted on a slate hearth.

KITCHEN

Stylishly appointed, contemporary and spanning three sides, with an array of handle-less units set at under-counter level, with an oak worksurface incorporating a Belfast sink with mixer tap. Appliances include a built-in tall fridge/freezer, Leisure stainless steel range master-style oven with five-ring hob over and hotplate feature, tiled splashback and stainless steel extractor. Built-in bin cupboard, Beko dishwasher. Inset downlights, engineered frosted oak flooring, two sets of double glazed windows to both the side and rear elevations. Walk-in recess providing space for a walk-in pantry (if required).

FIRST FLOOR

LANDING

Contemporary oak doors leading to bedrooms, main bath/shower room and walk-in storage cupboard. Velux window over stairwell providing natural light, inset downlights. Walk-in storage cupboard, with inset downlight and sloping ceiling.

BEDROOM ONE

A generously proportioned double bedroom set within the contours of the roof, with central beam at mid-point, together with glazing to the front and rear elevations providing a far-reaching open outlook. Inset downlights, radiator, ample space for bedroom furniture.

BEDROOM TWO

Another double bedroom, with central exposed ceiling beam, walk-in dormer with casement window providing a far-reaching open outlook, radiator. Inset downlights, walk-in storage cupboard with useful deep side return and lighting.

FAMILY BATH/SHOWER ROOM

Well appointed with contemporary tiling to two walls, inset downlight and wood-effect flooring, with quality sanitary ware comprising a low flush WC, pedestal wash hand basin with mixer tap, free-standing bath with floor-mounted tap and ancillary shower head. Broad shower cubicle with glazed door, mains-powered shower and tiling throughout. Heated towel rail, shaver socket and extractor fan. Velux window to side elevation providing a pleasant far-reaching outlook over the surrounds of outer Falmouth, together with obscure glazed casement window.

THE EXTERIOR

REAR GARDEN

Accessible from the living area or side passageways from the front, an initial gravelled pathway leads to a set of shallow steps, with retaining landscaping timbers and granite walls, giving way to a lawned and sloping garden, all well enclosed and exceptionally private, with feather-edge fencing to three sides, providing scope for further landscaping (if required). Exterior lights and electric supply. The gravel-laid garden pathway leads around to the:-

DRIVEWAY AND FRONT GARDEN

A long, deep driveway from Penmere Hill, laid to hardcore and gravel for ease of maintenance, and offering those discerning purchasers with the opportunity to finish accordingly. From the driveway, mellow stone paved steps lead down to a covered frontage, with oak pillars which extend around to another area of 'garden', requiring landscaping which would, undoubtedly, capture much sunlight and offers a degree of privacy, enclosed via timber fencing.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

VIEWING

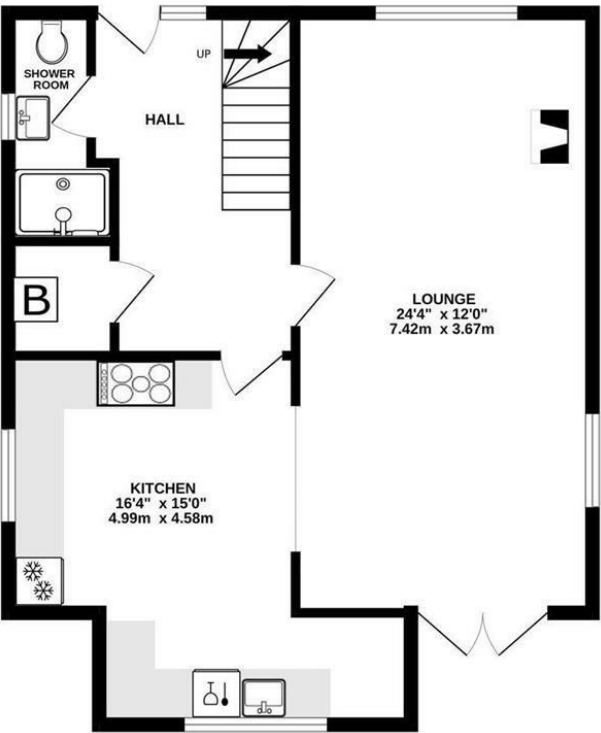
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



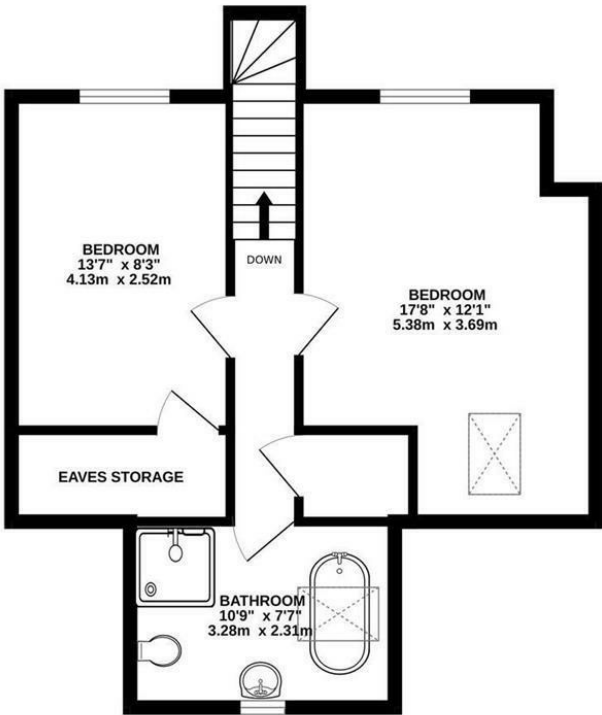


Floor Plan

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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