

TOM WILLS
PERSONAL PROPERTY AGENTS

11 Pennance Field

Goldenbank, Falmouth, TR11 5FW

Offers over £535,000

TOM WILLS

3 2 1 A

11 Pennance Field

Goldenbank, Falmouth, TR11 5FW

An immaculately presented and recently upgraded detached home, situated within the exclusive Pennance Fields development, a small extremely well-regarded collection of attractive homes built in 2015. Enjoying a glorious setting with stunning far-reaching views over open countryside towards Maen Valley, this superb property offers high-specification finishes, thoughtfully extended accommodation, and a tranquil lifestyle just moments from the coast path between Maenporth and Swanpool Beaches.

- Attractive modern detached house
- Solar Panels and 9kw storage battery
- Recently extended to include utility room
- Glorious position with far-reaching views
- Beautifully stocked garden with dry-stone wall to the rear
- Air-source heating system
- Underfloor heating at ground floor level
- Driveway parking
- Close to coast path - with connecting walk through the nearby golf course
- EPC Rating 99 (A)

























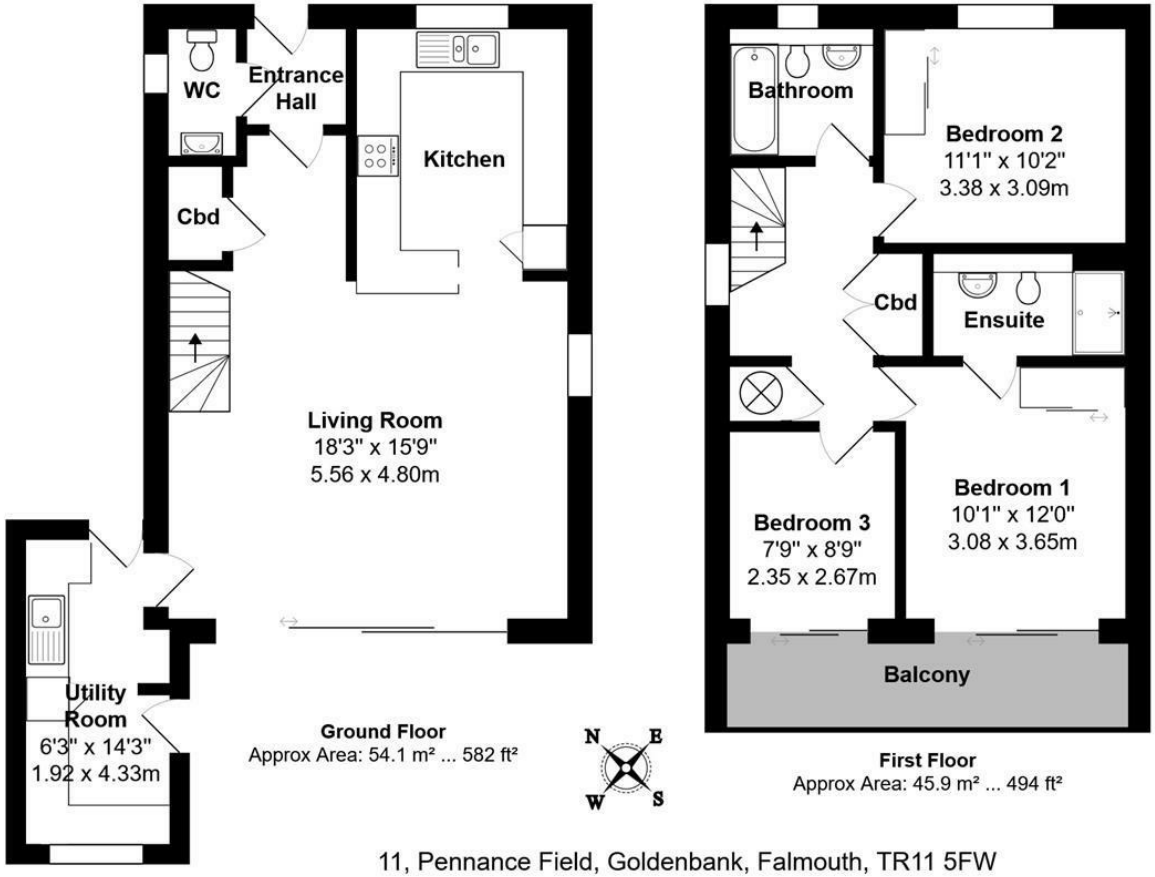
INTERIOR
The accommodation is finished to a high standard throughout. The ground floor features a welcoming hallway, cloakroom, and a spacious open-plan living area with a refitted high-quality kitchen, incorporating composite worktops, integrated appliances, and sleek contemporary units. Quality replacement aluminium double-glazed sliding patio doors connect the living space to the garden, flooding the room with natural light. A side extension provides a generous utility room with both internal and external access, adding valuable functionality. Remotely operated blinds are also included in the sale. Upstairs offers three bedrooms, including a master with en suite and a broad glass-fronted balcony, perfect for enjoying the open views. A further double bedroom, single bedroom/office and modern family bathroom complete the layout.

EXTERIOR
The property boasts ample driveway parking and a beautifully-stocked, enclosed rear garden, which enjoys a south-westerly aspect, ideal for capturing sunsets over the fields beyond. Thoughtfully landscaped with a quality porcelain laid patio, well-kept lawn, olive trees, and seating area, it offers both privacy and tranquillity.

This attractive timber-clad home benefits from double glazing, an air-source heating system, solar panels and an EPC rating of A (99!)

LOCATION
Pennance Field offers a peaceful setting close to Swanpool Beach, coastal walks to Maenporth, and the vibrant town of Falmouth, renowned for its sailing waters, independent shops, and excellent restaurants. Local highlights include Pendennis Castle, the Maritime Museum, and rail links via Penryn to Truro, Cornwall's commercial centre.

ADDITIONAL INFORMATION
Tenure - Freehold. Possession - Vacant possession upon completion to coincide with our client's onward purchase. Services - Mains electricity, water and drainage. Air-source central heating. Solar Panels. Service charge £52 per month, to cover maintenance of the private roads/pavements and other shared areas. Council Tax - Band D. EPC rating - 99 (A). VIEWING - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.



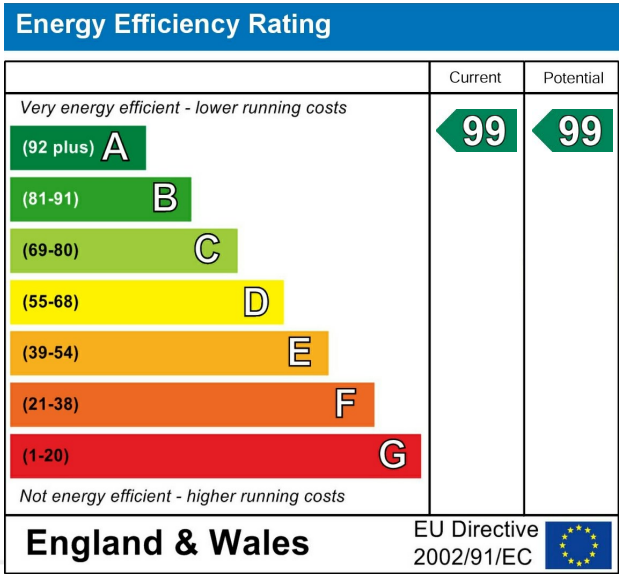
11, Pennance Field, Goldenbank, Falmouth, TR11 5FW

Total Approx Area: 100.1 m² ... 1078 ft² (excluding balcony)

All measurements are approximate and for display purposes only



Energy Efficiency Graph



Viewing

Please contact us on 01326 352302
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

9 Bar Terrace, Falmouth, Cornwall, TR114BP
01326 352302 | info@tomwillsproperty.co.uk | www.tomwillsproperty.co.uk