Laskowski &Co



The Lawns, Roscarrack Road, Falmouth, TR11 5BL

Guide Price £995,000

Roscarrack Road is one of Falmouth's most sought-after addresses: a peaceful setting on the immediate outskirts of the town, close to Swanpool. This 5 bedroom detached house, built by Mark Vercseci of Messrs M V Developments - described as a premier luxury residential and commercial property developer - sits here with a wooded outlook to the front. It was built to a high standard, finished to an exacting specification and designed for efficient living, with an air source heat pump, underfloor heating on both floors and solar panels owned outright. The remainder of the NHBC warranty is still in place. On the ground floor, an open-plan kitchen, dining and living space has engineered oak floors, integrated AEG appliances and bi-fold doors to the landscaped garden. There is also a utility room, plant cupboards and further reception rooms. An oak staircase leads to 5 double bedrooms; the principal suite has a walk-in dressing area and a fabulous en-suite, a second bedroom is also en-suite, and there is a family bathroom. Outside, the rear garden is level, landscaped and low-maintenance - ideal for those with young children, pets and/or seeking an easy to maintain yet generously sized garden. The detached garage has a self-contained apartment above.

Key Features

- Executive modern 5 double bedroom detached home
- Open-plan kitchen, dining, and living space
- Peaceful and extremely desirable location on Falmouth's immediate outskirts
- Bi-fold doors opening to private patio garden
- Detached garage with residential apartment above
- EcoDan air source heat pump and underfloor heating
- Owned-outright solar panels and modern plant systems
- Luxurious principal suite with walk-in wardrobe and bathroom with TV
- 2 en-suite shower/bathrooms plus family bathroom
- EPC rating B











THE LOCATION

The Lawns sits on Roscarrack Road in the Maen Valley, one of Falmouth's most sought-after semi-rural settings. Tucked away on the town's south-western fringe, the area combines a peaceful, leafy character with easy access to everything Falmouth has to offer. It's a rare blend of countryside calm and coastal town convenience.

The beaches are right on the doorstep. Swanpool is around a mile away and Maenporth roughly 1.5 miles, and both connect to the South West Coast Path for walks along some of Cornwall's finest coastline. The Helford River, with its sailing, waterside pubs and the renowned gardens at Trebah and Glendurgan, is a short drive south. Falmouth Golf Club is close by on Swanpool Road.

Falmouth town centre is approximately 2 miles away. It offers independent shops, galleries, restaurants and cafés, the National Maritime Museum Cornwall, and one of the world's great natural harbours, a centre for sailing and water sports. Everyday amenities are closer still, with local shops, a supermarket and pubs in nearby Boslowick and Budock Water.

The area is well placed for schooling at both primary and secondary level, and Falmouth University's campuses are within easy reach. For travel, the A39 links to Truro (around 11 miles), Cornwall's cathedral city. Truro has a mainline railway station with direct services to London Paddington, and the Falmouth branch line can be joined at nearby Penmere station. Cornwall Airport Newquay is roughly 30 miles away.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Accessed via the main entrance, this welcoming and imposing reception area features an elegant oak staircase rising to the first floor landing and provides access to the ground floor living accommodation. Solid oak doors open into, the living room, kitchen/dining/living area, and the utility room.

UTILITY ROOM

A generously proportioned L-shaped utility room fitted with an array of practical eye and base level cabinetry, tiled flooring, and an integrated large sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer, this functional area also features three uPVC double glazed windows overlooking the front aspect. Xpelair extractor fan, recessed LED ceiling lighting.

PLANT CUPBOARD

This dedicated plant cupboard houses the advanced Mitsubishi EcoDan renewable heating technology, the primary hot water cylinder, and an AquaSystem pressure vessel.

LARGE OPEN-PLAN KITCHEN AND DAY ROOM

A magnificent, light-filled double aspect family living space laid with high-grade engineered oak flooring throughout. The kitchen area is appointed with a sleek range of contemporary base and eye level cabinetry complemented by luxurious marble-effect worksurfaces. A comprehensive suite of premium integrated AEG appliances includes twin built-in ovens and a matching integrated coffee machine. The expansive dining and lounge areas provide ample space for substantial furnishings, illuminated by recessed LED downlighting and opening directly to the rear garden through wide bi-fold doors.

SITTING ROOM

Double aspect sitting/living/dining room, with engineered oak flooring, recessed ceiling lighting, feature log burner, recessed LED downlighting, uPVC double glazed windows to the front and side elevations, bringing in natural light. Plenty of space for living room furniture or dining room sets etc.

FIRST FLOOR

LANDING

Accessed via the feature oak staircase, the central landing is flooded with natural light from a large uPVC double glazed front-aspect window. Featuring solid oak doors to all rooms, recessed LED downlighting, fitted airing cupboard with integrated shelving, and individual 'Wunda' underfloor heating thermostats.

PRINCIPAL BEDROOM (ONE)

A sumptuous principal bedroom, appointed with four uPVC double glazed rear aspect windows, quality carpeted flooring, and recessed ceiling downlights. The room easily accommodates a full suite of bedroom furnishings and features a dedicated walk-in wardrobe/dressing cupboard. Oak door opening into the:-

EN-SUITE BATHROOM

Tiled flooring, wood-effect feature splashbacks, and obscure glazed double glazed casement window to the rear. The suite comprises a deep ceramic bath with an integrated wall-mounted WaterVue TVC, large double walk-in shower enclosure with sliding glass screen and twin 'his and hers' independently controlled showerheads, a Duravit floating ceramic wash basin. Wall-mounted illuminated vanity mirror, low level button-flush WC, electric heated towel rail.

BEDROOM TWO

A well proportioned double bedroom situated to the front elevation, featuring four uPVC double glazed windows, carpeted flooring, recessed downlighting, and ample room for freestanding bedroom furniture. Door opening into the:-

EN-SUITE SHOWER ROOM

A modern en-suite featuring tiled flooring, fully tiled shower enclosure, Duravit floating ceramic wash basin, electric wall-mounted mirror, low level button-flush WC. heated towel rail, obscure uPVC double glazed casement window to the side aspect.

BEDROOM THREE

A further spacious double bedroom located to the rear of the property, offering three uPVC double 44glazed windows, carpeted flooring, and recessed LED lighting. A ceiling hatch provides direct ladder access to a fully boarded and insulated loft space offering extensive dry storage.

BEDROOM FOUR

A bright double bedroom enjoying three uPVC double glazed windows to the front aspect with scenic wooded outlooks. Carpeted flooring, recessed downlighting, generous proportions for wardrobes and bedroom furniture.


DONNAY









FAMILY BATHROOM
A lavishly styled family bathroom featuring dark grey tiled flooring, contrasting wood-effect accent walling, and crisp white finishes. The suite includes a dual 'his and hers' Duravit vanity basin arrangement with independent mixer taps and stone splashbacks, large wall-mounted electric mirror, low level button-flush WC, chrome-effect heated towel rail. Xpelair extractor fan, walk-in shower cubicle featuring a ceramic tray, glass surround, and a large circular rainfall showerhead.

THE EXTERIOR

DRIVEWAY
Plentiful driveway parking for five vehicles to the front of the property, providing access to the garage and also with electric charging point.

GARDENS
The rear boasts a level, low maintenance, landscaped garden featuring a paved patio terrace perfect for alfresco dining and entertaining, bordered by an area of lawn. The boundaries are formed by stone walling and high perimeter fencing lined with mature shrubs.

DETACHED GARAGE AND APARTMENT
Situated on the property grounds is a substantial detached garage facility with a self-contained residential 'apartment' situated on the upper floor, providing ideal ancillary accommodation, guest quarters, or home-working potential.

GENERAL INFORMATION

SERVICES
Mains electricity, water and drainage are connected to the property. Central heating and hot water via an air source heat pump powering underfloor heating throughout. Privately owned roof-mounted solar PV panels.

COUNCIL TAX
Band F - Cornwall Council.

TENURE
Freehold.

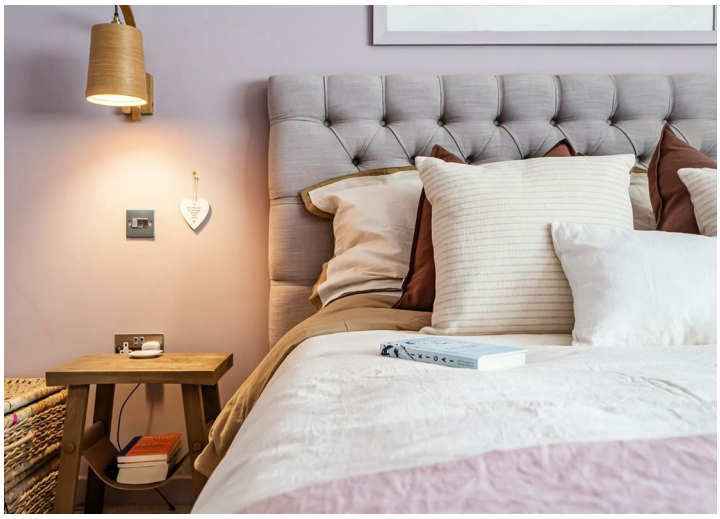
VIEWING
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.







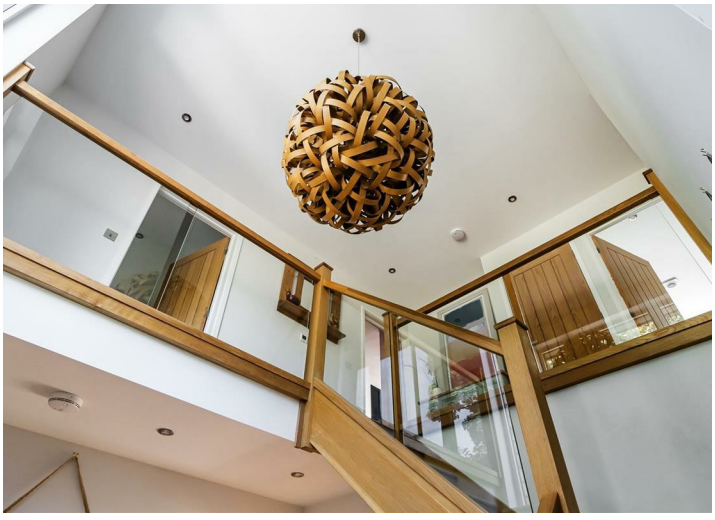






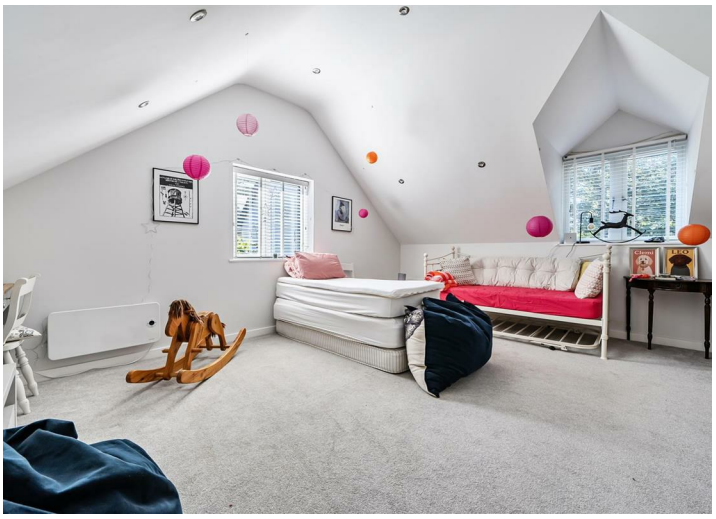






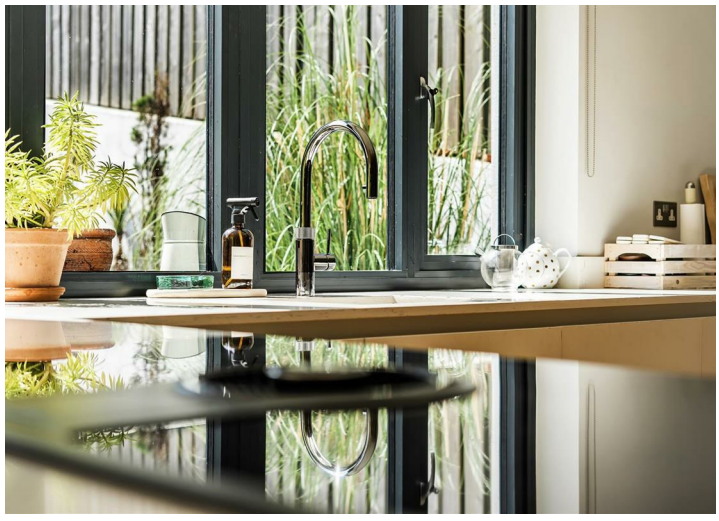












Floor Plan

Roscarrack Road, Maen Valley, Goldenbank,

Approximate Area = 2187 sq ft / 203.1 sq m (excludes void)
Limited Use Area(s) = 62 sq ft / 5.7 sq m
Garage = 676 sq ft / 62.8 sq m
Total = 2925 sq ft / 271.6 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
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