



18 Parc Stephney, Budock Water

Guide Price £365,000



Heather & Lay  
*The local property experts*

- Detached bungalow
- Great village location
- Three bedrooms
- Large sitting room with countryside views reaching to the sea
- Kitchen & utility room
- Conservatory
- Off-road parking
- Integral garage
- No onward chain

## THE LOCATION

18 Parc Stepney is located in Budock Water where there is a strong sense of community in the village, with occupants of all ages and some glorious countryside and walks all around. Just down the road is the Trelowarren Arms public house and CJ's At The Sanctuary, a family run restaurant, set within a former Methodist Chapel, which is getting some rave reviews and has a wonderful looking menu. The property lies en route to Mawnan Smith and the Helford River, about 2 and 4 miles away respectively, whilst Falmouth harbour town is just 2.5 miles. Falmouth town and its harbourside have an eclectic mixture of national shops and independents, together with galleries showcasing local arts and crafts, as well as great places to eat and drink. Falmouth's seafront is on the town's southern side, with sandy beaches, Henry VIII's Pendennis Castle and access to incredible walks and scenery along the Southwest Coastal Path. Train stations (Falmouth Town and Penmere) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. There are five primary schools and one secondary school in the town, and highly regarded independent preparatory and senior schools in Truro. Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities, which offer some of the best boating and sailing opportunities in the country; little wonder the town is consistently ranked as one of the top five places to live in the UK.



## THE PROPERTY

Being sold with no onward chain accommodation comprises a large sitting room, conservatory, kitchen and utility plus three bedrooms and family bathroom. Some steps do lead up to the property and therefore this property is unlikely to be suitable for those with mobility issues. There are far reaching countryside views plus a larger than expected integral garage plus a useful store room.

## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

From the front parking area, steps lead to the entrance and...

### HALLWAY

Centrally located with living areas to the right and three bedrooms to the left.

### SITTING/DINING ROOM

Generously sized room with two large windows to the front with countryside views reaching to the sea. Door to kitchen and door to.....

### CONSERVATORY

Very useful addition, with insulated roof, built on the side of the property, with a door to the front, this room has many uses... home office, dining room or even an extra occasional bedroom.

### KITCHEN

Galley style with eye and base units running along either side. Many metres of usable work surface plus built-in appliances. Door to the rear.

### BEDROOM ONE

Large window to the front, with far-reaching countryside views. Built-in wardrobes.

### BEDROOM TWO

Large window to the rear. Built-in wardrobes.





### **BEDROOM THREE**

Window to the rear. Currently used as a home office.

### **BATH/SHOWER ROOM**

White suite comprising Bath, WC, hand wash basin and separate shower cubicle. Obscure window to the rear.

### **SEPARATE WC**

### **UTILITY ROOM**

Located at the rear of the conservatory and accessed via a short covered walkway.

### **OUTSIDE**

### **GARDEN**

Raised garden to the front with shrub planting, driveway parking and access to the garage and gated access to the rear of the property.

### **SINGLE GARAGE**

Electric up-and-over door. Light and sockets.

### **STORE ROOM**

Located under the stairs next to the garage.

### **REAR GARDEN**

Up a few steps, mainly shrubs and flower planted. Rear views over farmland to woods behind.

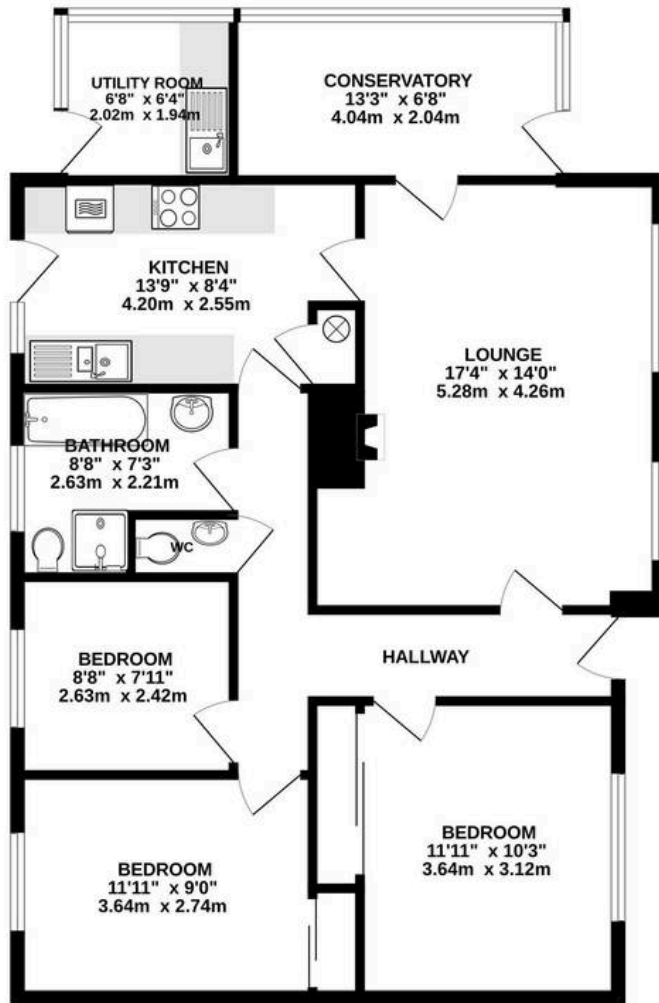
**SERVICES:** Mains electricity, water & drainage.

**EPC:** E

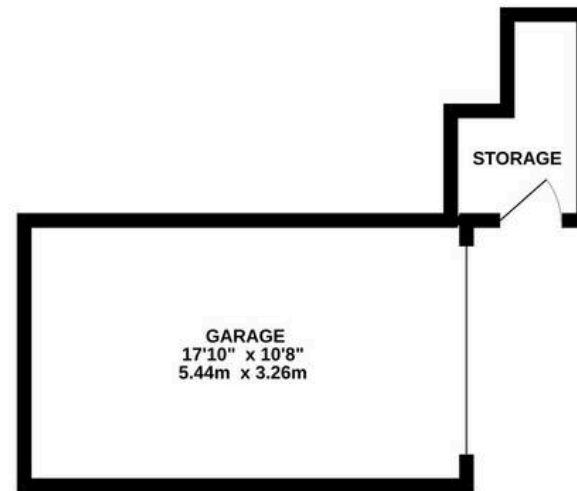
**COUNCIL TAX:** D



GROUND FLOOR  
951 sq.ft. (88.3 sq.m.) approx.



GARAGE LEVEL  
226 sq.ft. (21.0 sq.m.) approx.



GROUND FLOOR  
951 sq.ft. (88.3 sq.m.) approx.

TOTAL FLOOR AREA : 1177 sq.ft. (109.3 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.

Made with Metropix ©2026



Heather & Lay  
*The local property experts*



## Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • [sales@heather-lay.co.uk](mailto:sales@heather-lay.co.uk) • [www.heather-lay.co.uk/](http://www.heather-lay.co.uk/)

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



**Heather & Lay**  
*The local property experts*