Laskowski &Co



10 Kimberley Park Road, Falmouth, TR11 2DB

£385,000

A characterful period home offering light-filled accommodation, traditional architectural details and a beautifully established, multi-level rear garden. The property features 2 spacious double bedrooms, an open-plan dining and living area, a well-equipped kitchen with utility section, and a partially converted loft room providing useful additional space. Outside, the private garden unfolds through mature planting to a lawn and a detached, generously sized garage/workshop. A gravelled frontage provides off-road parking for 2 vehicles. No onward chain.

Key Features

- 2 spacious double bedrooms
- Kitchen with utility section
- Multi-level mature rear garden
- Off-road parking for 2 vehicles
- Open-plan living/dining area
- Partially converted loft room
- Detached one-and-a-half-size garage/workshop
- EPC rating D











THE ACCOMMODATION COMPRISES

ENTRANCE AND FRONTAGE
Set back from Kimberley Park Road, a broad opening leads onto a gravelled driveway providing parallel off-road parking for two vehicles. The drive is bordered by mature hedging and low walling, with timber five-bar fencing to one side. A gravel pathway runs past a small lawn with mature planted borders to the traditional entrance. Granite steps rise to a recessed, panelled door with bowed multi-pane glazing, complemented by an ornate exterior light. External water tap.

ENTRANCE LOBBY
Recessed coir matting, inset downlight. Part-panelled, glazed timber door leads to the:-

HALLWAY
Slate-tiled floor, inset downlights, radiator. Turning staircase to the first floor. Traditional panel doors lead to the living room, dining area and:-

GROUND FLOOR WC
Slate-tiled flooring, low flush WC and wash hand basin with mixer tap. Mosaic tiled splashback, coat hooks, radiator, wall lights, ceiling light.

DINING AREA
Bright and inviting, the dining area features a recessed modern PVC sash window and central fireplace with wood-burning stove set on a polished stone hearth, mosaic-tiled splashback, painted hardwood surround and mantel creating an attractive focal point. Panelled cupboards to either side of the fireplace. Inset downlights, radiator. A wide double opening connects the dining area with the living room.

LIVING ROOM
Open to the dining area, the living room offers a versatile arrangement of connected reception space. An arched alcove and further recess add character. Radiator, ceiling light. Part-panelled, glazed door links the room to the:-

KITCHEN
Spanning the width of the property, the kitchen is arranged with cabinetry across three sides, including cupboard and drawer units, open storage and glass-fronted wall cupboards. Substantial oak beam, sink and drainer unit with mixer tap, tiled splashback. Mosaic-tiled flooring, space for cooker and hob, plumbing for dishwasher. Stained-glass window with painted brick lintel borrowing light from the dining area. PVC glazing and part-glazed PVC door to the rear provide natural light and a pleasant outlook over the garden. Inset downlights, ceiling skylight.

UTILITY AREA
Set to one side of the kitchen, the utility area has exposed ceiling beams, ceiling spotlights and mosaic-tiled flooring. Roll-top worksurface, space and plumbing for washing machine and dryer, additional space for tall fridge/freezer and useful recessed area suitable for shelving. Wall mounted gas fired boiler, electrical consumer.

FIRST FLOOR

LANDING
Turning staircase with mid-landing rising to the first floor. The mid-landing features a multi-pane sash window with original panelled shutters and built-in shelving. The gallery landing overlooks the stairwell below, ceiling light. Traditional four-panel doors lead to the bedrooms and family bathroom. Wooden ladder-style to the loft room.

BEDROOM ONE
Situated at the front of the property, this bright double bedroom has a recessed modern sash window overlooking Kimberley Park Road. Built-in cupboards, further recess offering useful flexibility for bedroom furniture. Radiator, ceiling light.

FAMILY BATHROOM
Modern white suite comprising a low flush WC, pedestal wash hand basin, bath with tiled surround, mixer tap and shower attachment. Wall tiling surrounding basin and bath, further tiling to waist height around the WC. Wood-effect flooring, heated towel rail, ceiling light, Velux roof window.

BEDROOM TWO
A spacious double bedroom with a recessed multi-pane sash window overlooking the terraced rear garden. Open alcove incorporating a hanging rail and shelf, providing practical storage. Radiator, ceiling and wall lights, TV aerial point, telephone point. Square opening into the:-

EN-SUITE BATHROOM
A well-appointed en-suite with slate-tiled flooring, tiled walls and inset ceiling downlights. Two modern double glazed, four-pane windows with slate sills provide a bright double aspect. The suite comprises a shower bath with curved screen, mixer tap and electric Mira Advance shower, pedestal basin with mixer tap and dual-flush WC. Heated towel rail, extractor fan, mirror with contemporary light over.

LOFT ROOM
Wooden ladder-style steps lead to a partly converted loft room, offering useful additional storage or potential occasional-room space. Rear-facing Velux window, exposed painted beams, louvred eaves storage, ceiling light.

THE EXTERIOR

REAR TERRACE GARDEN
The rear garden is arranged over several levels, with a lower courtyard-style section featuring an exterior tap and a small decked area for sitting out. Granite steps rise to a paved terrace bordered by mature planting, including ivy, myrtle and bamboo, with a small pond feature. The garden enjoys a degree of privacy and captures sunlight. A meandering pathway continues through the planting to a lawn, with further paths and stone steps rising through the gently inclining garden towards the top. Panel fencing and mature trees add definition, and a further set of steps leads to the:-

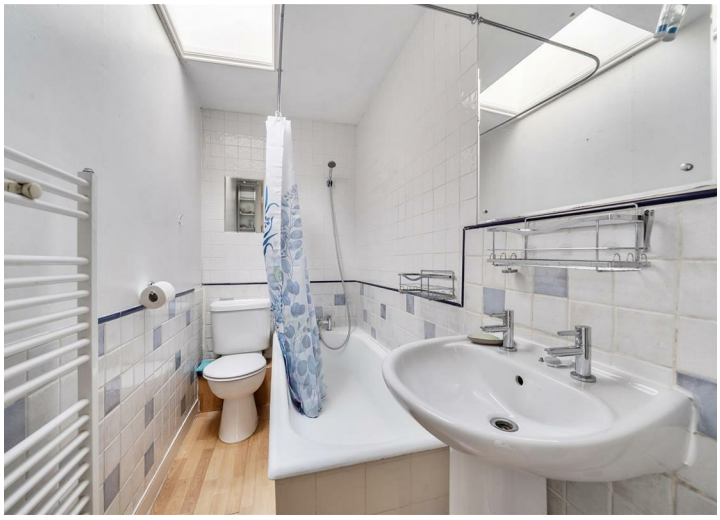
DETACHED GARAGE
Positioned at the rear of the garden, the timber-clad garage with up-and-over door, pitched roof and concrete flooring. Approximately one-and-a-half-car size, it offers generous storage, including a large roof-space area, and is fitted as a practical workshop with an L-shaped workbench to the rear. Power and lighting are connected. Broad rear window. A small hardstanding in front of the garage may accommodate a small car, with access from a lane off Trevethan Rise.











GENERAL INFORMATION

SERVICES
Mains electricity, water, drainage and gas are connected. Telephone point (subject to supplier's regulations)/. Gas fired central heating.

COUNCIL TAX
Band C - 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.







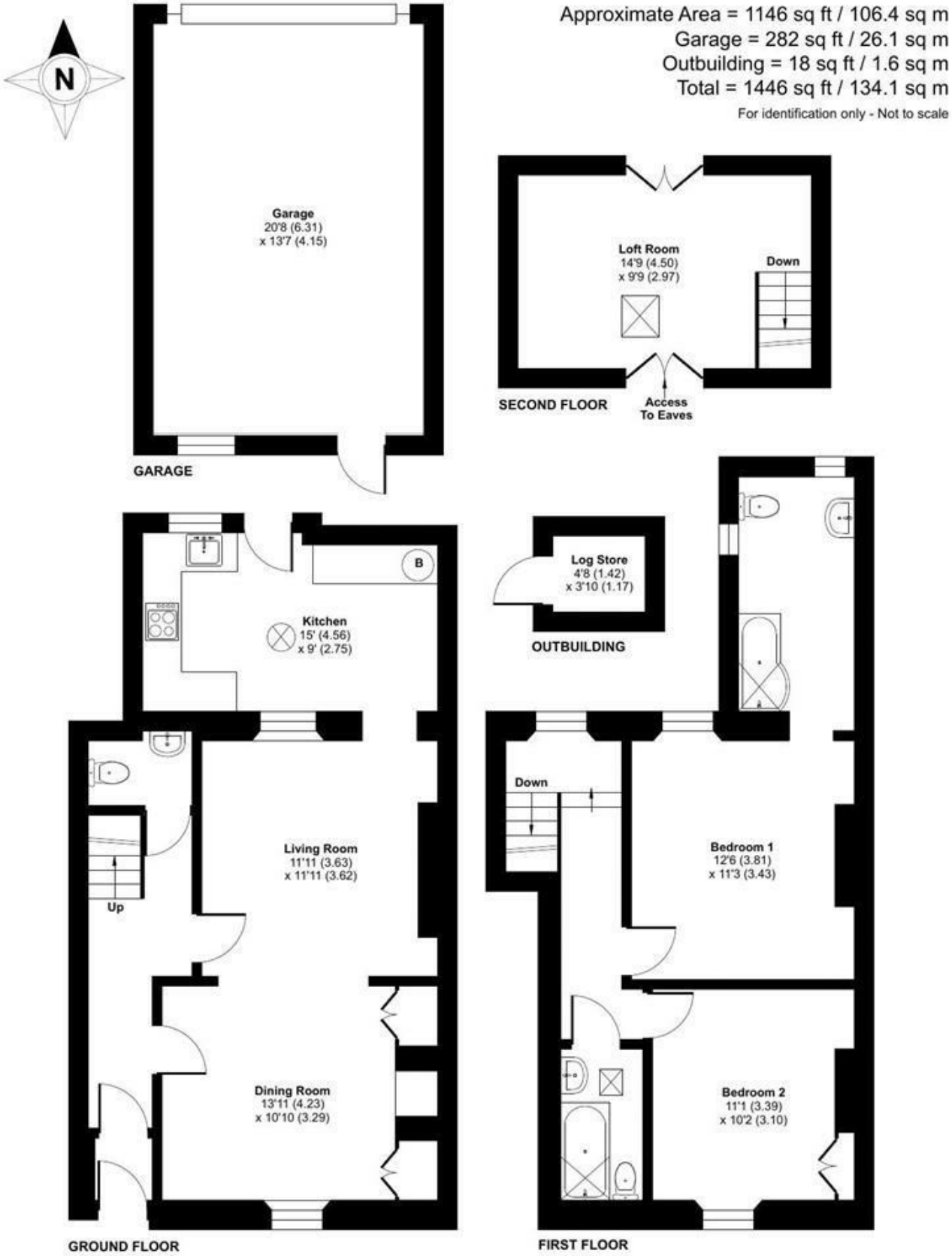




Floor Plan

Kimberley Park Road, Falmouth, TR11

Approximate Area = 1146 sq ft / 106.4 sq m
Garage = 282 sq ft / 26.1 sq m
Outbuilding = 18 sq ft / 1.6 sq m
Total = 1446 sq ft / 134.1 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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