47 Polmennor Road, Falmouth

Guide Price £475,000

THE GUILD PROPERTY PROFESSIONALS

Heather & Lay
The local property experts

THE PROPERTY

It is remarkable to see the transformation of this property over the past three years. Once a charming but somewhat tired home, it has been extensively renovated and improved through significant investment, resulting in a beautifully presented residence that any owner would be proud to call home.

The ground floor offers a welcoming sitting room to the front of the property, complete with a wood-burning stove that creates the perfect setting for cosy winter evenings. To the rear, the stylish kitchen and dining area has been thoughtfully designed and recently fitted, providing a bright and sociable space that opens directly onto the garden, ideal for summer entertaining. Adjacent to the kitchen is a spacious garden room with a solid, highly insulated roof for all-year-round use, overlooking the garden, which in turn leads to a practical utility room and provides access to the garage.

Upstairs, the first floor comprises four generously sized bedrooms and a family bathroom. Every room has been tastefully updated and is presented to an excellent standard throughout.

Externally, the property sits on a private driveway serving only three properties. Number 47 benefits from three off-road parking spaces to the front, access to the garage, and a side gate leading to the rear garden. The garden itself is a particular feature, enclosed by high fencing and walls to provide a high degree of privacy and security. Beautifully landscaped with established planting, seasonal colour, and multiple patio areas, it offers a wonderful outdoor space for relaxation and entertaining.

An additional highlight is the garden building, fully insulated and with power and light. This was originally used as a work-from-home office and is currently used as an artist's studio by the vendor. We understand that the building is included within the sale price.

- 4-bedroom detached house
- New kitchen, utility room & garden room
- Recently renovated with no expense spared
- Sitting room with wood burning stove
- Garden building ideal as a work from home office
- South facing garden
- Garage & driveway parking
- Near Swanpool beach & golf course

Council Tax band: D

Tenure: Freehold

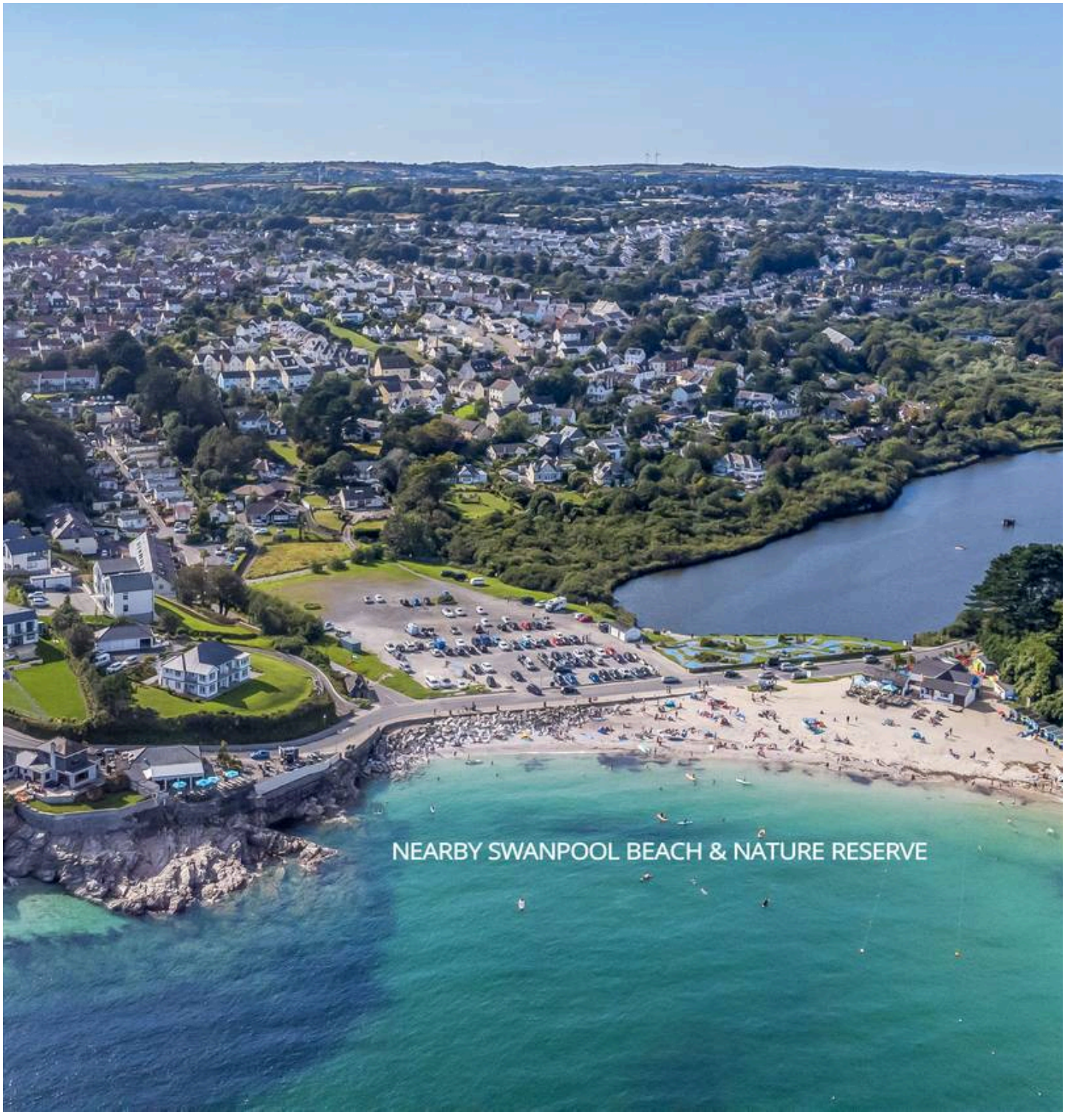
EPC Energy Efficiency Rating: D

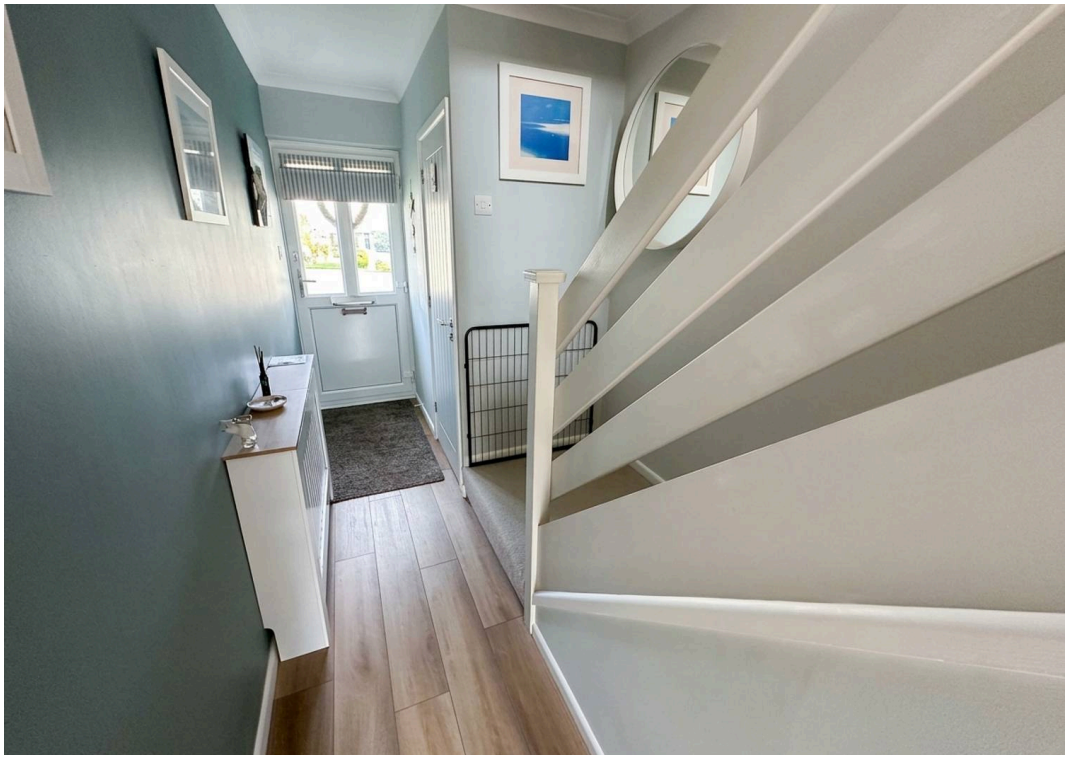
Services: Mains electricity, gas, Water & Drainage. PV Solar panels owned by the property.

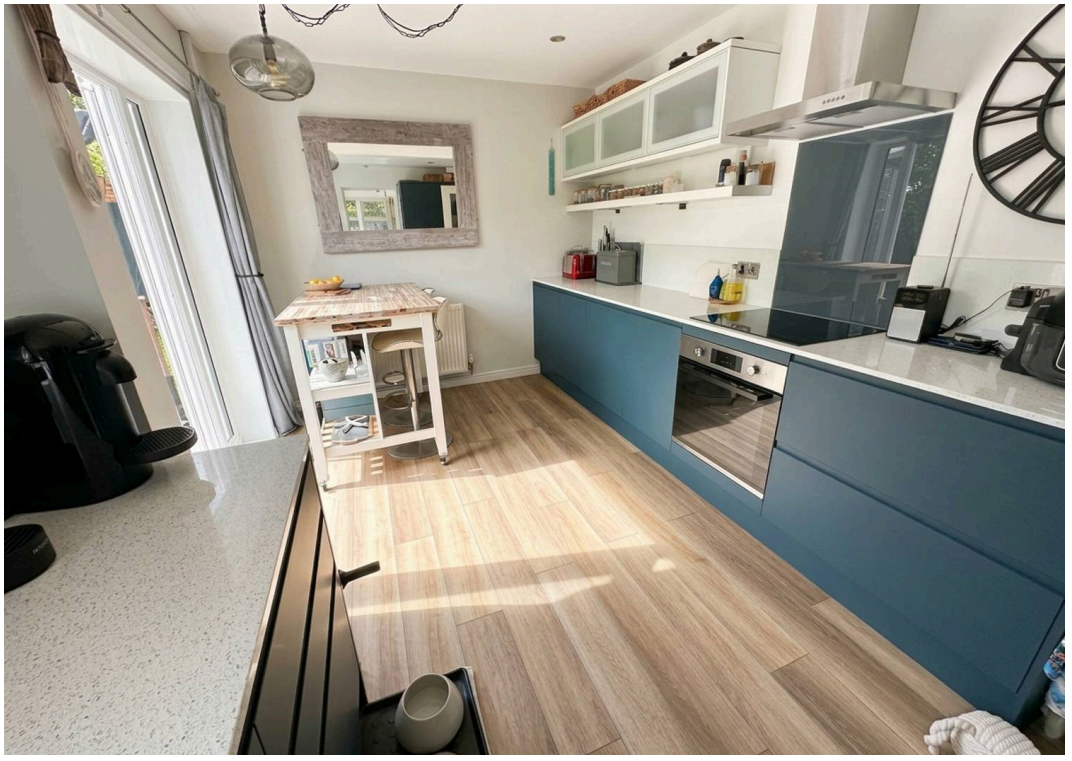
THE LOCATION

Polmennor Road is located at aptly named Goldenbank, part of a development of houses undertaken by respected SNW Homes around 1989. The close is much favoured for its less intensive build and larger garden and plot sizes than is often the case with houses built more recently.

Number 47 enjoys a secluded position with a sunny enclosed rear garden that gets summer sunshine all of the day. Located on the outskirts of Falmouth, Polmennor Road is served by a bus route and within one mile from the excellent early 'til late Co-op at Boslowick. A footpath from Goldenbank leads to Swanpool Nature Reserve and beach, a short walk down the hill plus Falmouth golf course on your doorstep (even if you are not a golfer, there is a fabulous new clubhouse with amazing views where everyone is welcome).







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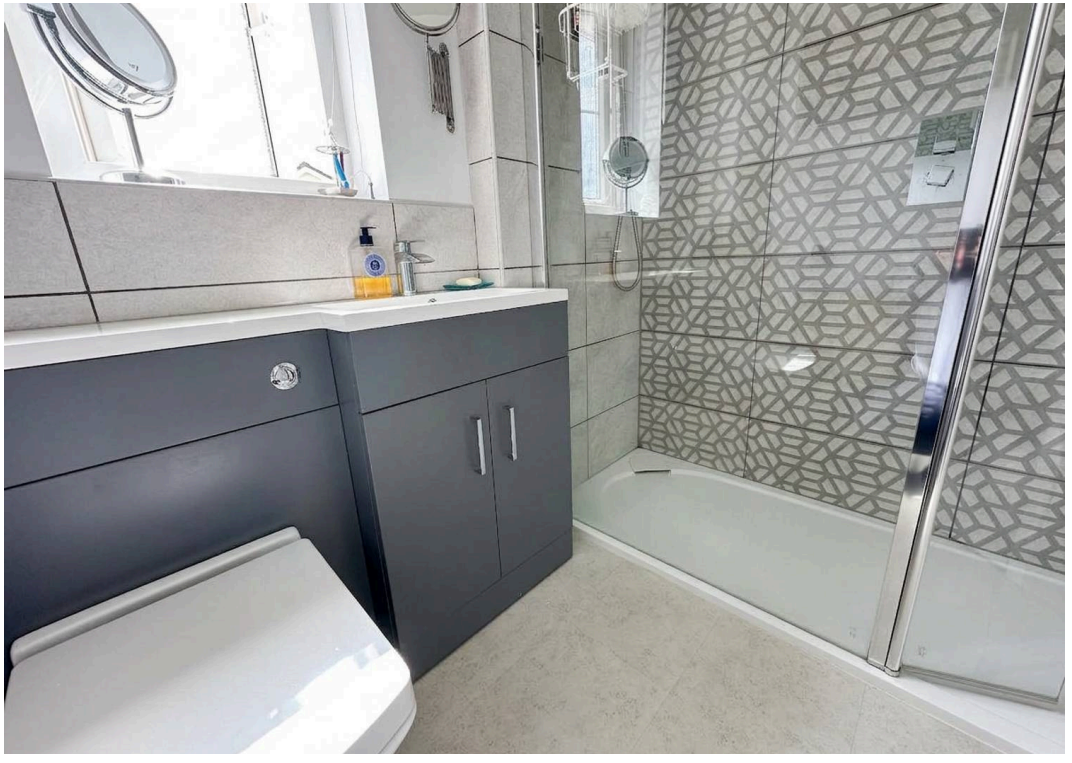
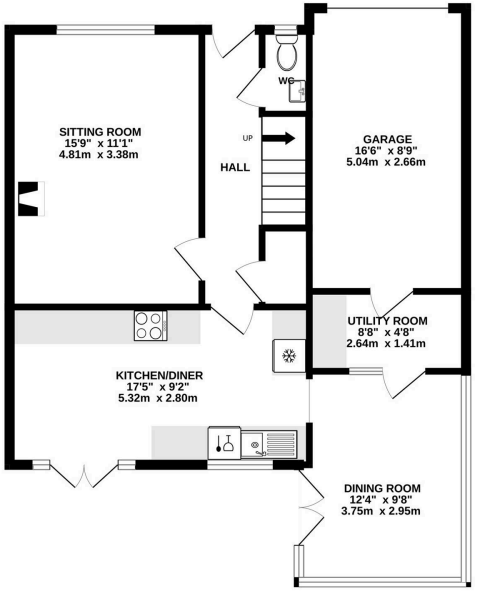
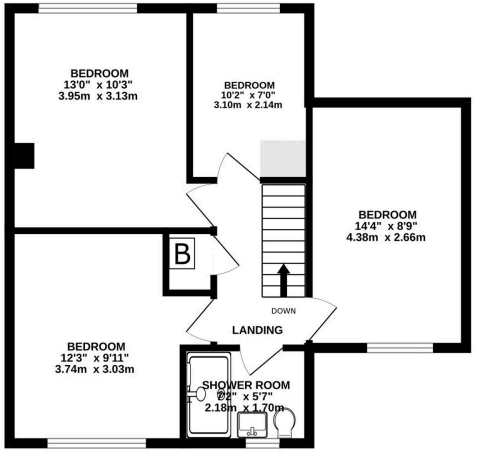


GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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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PROUD GUILD MEMBER
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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.

The Property Ombudsman

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