



## Woodlands, Maen Valley, Near Falmouth, TR11 5BL

Guide Price £1,150,000

A beautiful country home close to the south Cornish coast and Falmouth: dating from the 1800's and with substantial later additions, providing spacious, versatile and extremely well appointed 5 bedroom, 3 reception room, 3 bath/shower room accommodation, with glorious gardens and grounds extending to approximately 1 acre, with swimming pool, double garage and ample additional parking.

### Key Features

- Substantial detached country home
- Spacious, versatile and extremely well appointed
- Glorious gardens and grounds
- Potential for 2-family living
- Close to Falmouth and south Cornish coast
- 5 bedrooms, 3 bath/shower rooms
- Double garage and ample additional parking
- EPC rating E



## THE PROPERTY

'Woodlands' dates, we understand, from the early/mid 1800's, having been substantially extended by previous owners. The property occupies a lovely semi-rural setting, close to the outskirts of Falmouth and within just a few minutes' drive of Swanpool and Maenporth Beaches, both can be accessed by a nearby footpath or roads.

The extensive and extremely versatile accommodation is superbly appointed throughout, including a magnificent English Oak Treyone kitchen with dual fuel Aga, with the three additional reception rooms, two points of entry and twin staircases, providing potential for two-family occupation if required.

The property however comes into its own as a large family home, with all living areas all overlooking or opening onto a magnificent full breadth terrace, ideal for outside entertaining, beyond which the superbly stocked gardens and grounds, with an abundance of mature trees, shrubs and specimen plants, and within which there is a sheltered swimming pool terrace with 30' (9.14m) heated pool and almost fully retractable cover. Ample parking is then provided by way of a large detached double garage, in addition to which there is off-road parking for numerous further vehicles, including off a secondary driveway, where scope is provided for the construction of a further garage block if required, subject to consents.

For sale with the substantial benefit of immediate vacant possession with no onward chain, we strongly recommend interested prospective purchasers arrange an early viewing appointment.

## THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

### ENTRANCE PORCH

10'9" x 8'8" (3.28m x 2.66m)

Double doors from the garaging and forecourt parking. Slate flooring, radiator, window with deep slate sill and door to the gardens, deep door recess with panelled door and matching side screen opening into the:-

### ENTRANCE LOBBY

Quarry tiled flooring, radiator, glass-fronted display cabinet.

### SHOWER ROOM/WC

Fully ceramic tiled walls, white three-piece suite comprising a low flush WC, pedestal wash hand basin and shower cubicle with Mira shower. Windows with deep hardwood sills to the rear elevation and porch. Quarry tiled flooring, towel rail/radiator.

### SITTING ROOM

19'4" x 11'3" (5.90m x 3.43m)

Oak flooring, beamed ceiling, broad window with hardwood sill to the front terrace and gardens. Oak skirtings, architraves and dado rail, two radiators, wall light points, dimmer switching, TV aerial sockets. Double hardwood doors (originating we understand from 'Nansidwell House' in Mawnan Smith) opening into the:-

### DINING ROOM

11'9" x 11'5" (3.60m x 3.50m)

Oak flooring, skirtings, architraves and dado rail continuing from the sitting room. Broad window with hardwood sill to the front terrace and gardens. Second window to the rear. Glass-fronted log-burner on broad slate hearth, radiator. Inner lobby with slate flooring continuing to the:-

### KITCHEN/BREAKFAST ROOM

20'10" x 12'5" (6.36m x 3.80m)

A superb, family sized, farmhouse-style, triple aspect room with windows to the side and front elevations overlooking the gardens, and double casement doors opening directly onto the paved terracing. Superbly appointed with a comprehensive range of English Oak units by Treyone with polished black granite worksurfaces, upstands and oak splashbacks. Glass-fronted display cabinets, pelmet lighting, integrated fridge and Bosch dishwasher. Double bowl butler-style ceramic sink with mixer tap. Integrated Neff spin dryer and Neff microwave. Magnificent dual fuel Aga, oil and electric, with ceramic hob, set in tiled recess with oak surround. Integrated freezer unit. Dresser unit, ceiling beams, wall light points, inset down-lighters, slate flooring.

### STUDY

10'0" x 10'7" (3.05m x 3.24m)

Stable-type hardwood door to the side gardens and additional parking area. Window to the rear, wall light points, radiator, oak skirtings, telephone points, architraves, dado rail and part glazed casement door from the inner lobby. Secondary oak staircase rising to the first floor with large under-stair cupboard.

### INNER HALL

Hardwood casement door from the sitting room, double doors opening onto the front terracing, broad easy-rising turning staircase with hardwood handrail leading to the first floor landing, with tall window to the side elevation. Oak flooring, matching small pane hardwood door opening into the:-

### LOUNGE

11'11" x 15'8" (3.64m x 4.80m)

A charming triple aspect room with windows to the side and front elevations and walk-in square bay window overlooking the front terracing. Fireplace with glass-fronted log-burner, slate hearth, tiled slips and timber surround. Wall light points, oak flooring, two radiators, TV aerial sockets.

## FIRST FLOOR

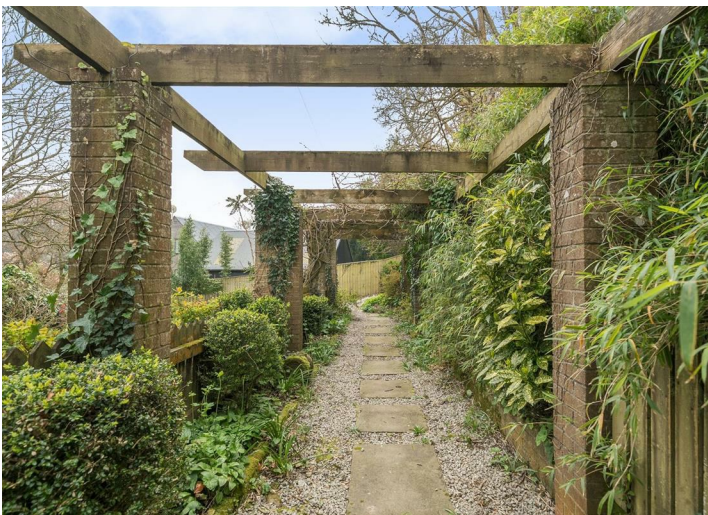
### 'FRONT' LANDING

Two windows overlooking the terracing, panelled doors to bedrooms one, two and the family shower room, built-in airing cupboard with Joule pressurised hot water cylinder with immersion heater, radiator, timer switching, slatted linen shelving and sliding oak doors.

### BEDROOM ONE

12'0" x 15'8" (3.66m x 4.80m)

A light double aspect room with window to the front elevation overlooking the gardens and broad walk-in square bay overlooking the terracing. Built-in full height wardrobes with mirror-fronted doors. Two radiators, pedestal wash hand basin, TV aerial socket.



## BEDROOM TWO

11'7" x 11'8" (3.54m x 3.57m)

Another double aspect room with windows to the side and rear elevations, the latter with views over neighbouring countryside. Measurements exclude a range of built-in double wardrobes, to the side of which there is an inset wash hand basin with tiled surround, courtesy light and cupboards under. Shelved display alcove with glass doors, radiator, TV aerial socket.

## FAMILY SHOWER ROOM

Most attractively appointed with fully ceramic tiled walls and flooring, comprising a high quality white suite with low flush WC, broad wall mounted wash hand basin with mixer tap, and walk-in shower cubicle with dual head shower. Deep silled windows to the rear elevation, access to over-head loft storage area, inset down-lighters, towel rail/radiator.

## BEDROOM THREE

13'8" x 11'6" (4.17m x 3.53m)

A highly versatile room with deep silled window to the rear and window with window seat to the front overlooking the terrace and gardens. Measurements exclude a full height range of fitted wardrobes with inset wash hand basin to one side with tiled surround, courtesy light and cupboards under. Radiator, TV aerial socket. Interconnecting doors from both the front and rear landings.

## 'REAR' LANDING

Window to the front terracing, secondary airing cupboard with louvre door, foam lagged copper cylinder, immersion heater and slatted linen shelving. Oak staircase rising from the study, Velux roof light, panelled doors to bedrooms four, five and the family bathroom.

## BEDROOM FOUR

12'6" x 11'4" (3.82m x 3.47m)

Double aspect with windows to the side and front elevations enjoying an attractive outlook over the timbered grounds. Double small pane casement doors to built-in wardrobes, radiator, Heritage corner wash hand basin with tiled splashback and strip light over. Radiator, TV aerial socket, bedside light point.

## BEDROOM FIVE

8'3" x 10'0" (2.53m x 3.07m)

Window to the side elevation, radiator, TV aerial socket.

## FAMILY BATHROOM/WC

Vernon Tutbury three-piece suite comprising a pedestal wash hand basin with mixer tap, low flush WC and panelled bath with handgrips and Aqualisa shower over. Fully ceramic tiled walls, towel rail/radiator, window to the side elevation, strip light, access to over-head loft storage area, extractor fan.

## THE EXTERIOR

'Woodlands' is situated off a quiet lane which leads to just two other properties.

## FORECOURT PARKING

Brick pavia laid, sufficient for three vehicles, with courtesy lighting to the garage, exterior water tap, double doors to the entrance porch and arched hardwood door to the terracing.

## GARAGE

20'0" x 20'3" (6.10m x 6.19m)

Electronic roller door, light and power connected, sink unit with cold water tap and double drainer. Ample space for fridge and freezer storage, etc, plumbing for washing machine and tumble dryer, workshop area. Electrical meters and fuses. EV charger to the front of the garage.

## FRONT TERRACE

Across the entire breadth of the front of the property, there is a broad paved terrace, an ideal sitting-out and entertaining area, with doors opening from the living accommodation. Courtesy lighting, cold water taps, dwarf stone walling, raised red brick-edged fishpond, aluminium framed greenhouse. Part picket fence with archway providing access to the lower ground floor store and space for the oil tank and log storage.

## LOWER GROUND FLOOR STORE

11'3" x 12'8" (3.45m x 3.88m)

Double glazed door and matching side screens from the front elevation. Trianco oil fired boiler providing domestic hot water and central heating. Shelved storage area to the rear. Currently set up and used as a home gym.

## THE GARDENS

From the terracing, broad granite steps lead through dense, profusely stocked shrub beds which contain a mass of mature specimen plants including camellias, hydrangeas and magnolias etc. Gently sloping lawns lead to the lower boundary, adjacent to which there is a lightly wooded area, ideal for log storage etc. With recently restored traditional Cornish hedges and walls.

## SWIMMING POOL

37'4" x 24'7" (11.40m x 7.50m)

Overall measurements of the almost fully retractable cover. Pool with paved surround. The swimming pool extending to approximately 30'10" (9.40m) in length.

The paved surround continues outside the swimming pool building, on the other side of which there is a glass-fronted summerhouse with veranda, ideal for changing etc, containing the filtration unit. Garden Pac swimming pool heat pump. Nearby tractor shed with further lawn surround and shrub and tree borders.

The gardens on the lower side of the swimming pool terrace gently slope to the boundary with high timber fencing, shrub and bamboo borders. Many further interesting shrubs and trees including an 'avenue' of trees, providing yet another lovely area.

## SIDE GARDENS

Deep pergola with brick columns and climbing wisteria leading from the secondary parking area to the side entrance with canopied porch, exterior courtesy lighting, granite steps and hardwood pedestrian gate to the lane. Secondary oil storage tank (Aga), picturesque cottage-style garden, fully enclosed by picket fencing, ideal therefore for those with pets and young children etc, with gates, archways and sitting areas. Over-hanging mimosa, flower and shrub borders.

## SECONDARY PARKING AREA

Tall timber gates from the lane, gravelled, providing additional private off-road space with scope for a further garage block if required, subject to consents.



## GENERAL INFORMATION

### SERVICES

Mains electricity and water are connected to the property. Private septic tank drainage. Telephone points (subject to supplier's regulations). Oil fired central heating.

### COUNCIL TAX

Band G - Cornwall Council.

### TENURE

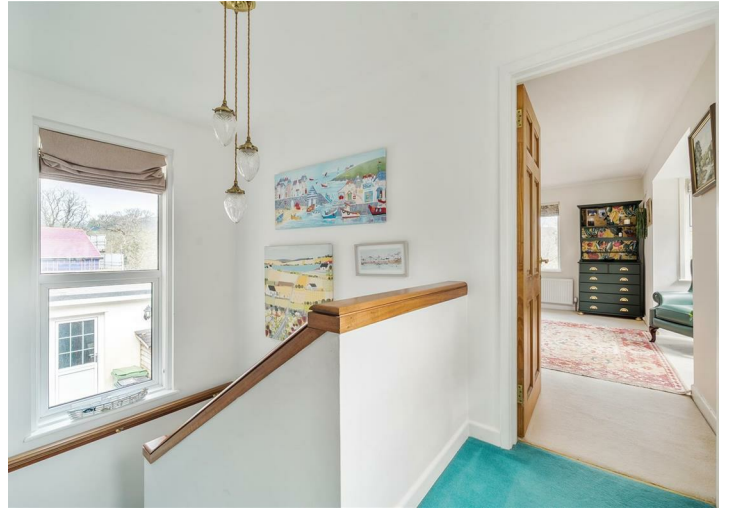
### VIEWING

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

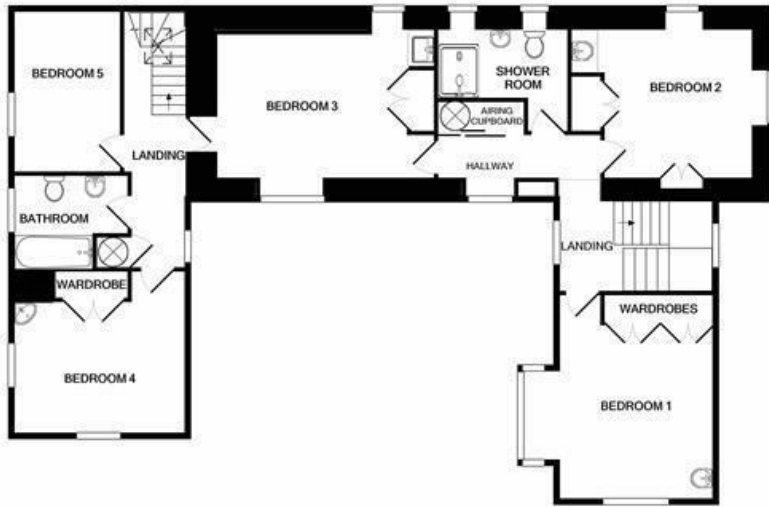
### DIRECTIONAL NOTE

From Falmouth's seafront, proceed away from Gyllyngvase Beach, in a westerly direction along Spernen Wyn Road. On the brow of the hill, continue down Swanpool Hill, around the left-hand bend keeping Swanpool Lake on your right-hand side. After Swanpool Beach, continue to take the coastal road in the direction of Maenporth passing Falmouth Golf Club and Pitch and Putt on the left-hand side. At the T-junction, turn left onto Bickland Water Road and then immediately right onto Roscarrack Road. Continue to the bottom of this wooded hill and shortly after the entrance to Pendra Loweth, take the first turning left onto the un-named lane. 'Woodlands' will then be found after a short distance on the left-hand side.

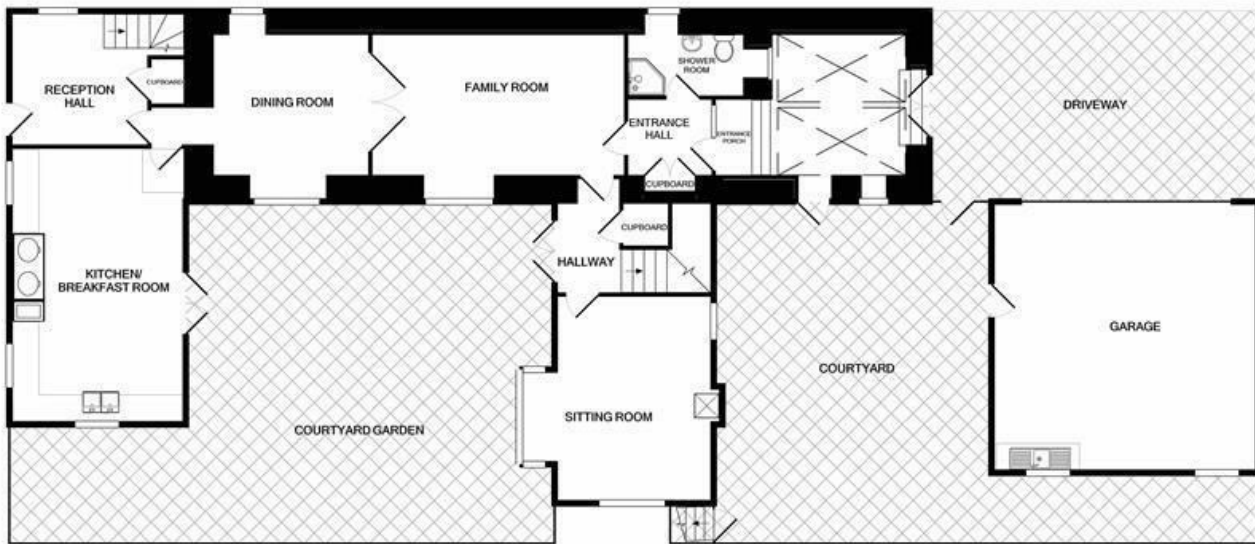




# Floor Plan



1ST FLOOR



GROUND FLOOR



BASEMENT LEVEL

WOODLANDS ROSCARRACK RD MAEN VALLEY FALMOUTH TR11 5BL  
 TOTAL APPROX. FLOOR AREA 281.4 SQ.M. (3029 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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