Laskowski &Co



Woodside, Lansdowne Road, Falmouth, TR11 4BE

£675,000

Literally a stone's throw from The Dell Railway Halt and just 5 minutes' walk from Events Square and the town centre in one direction, and the seafront and beaches in the other, a detached, individual bungalow, occupying an exceptionally broad plot at the foot of highly sought-after Lansdowne Road, providing particularly well proportioned accommodation with immense scope for further development, if required, subject to consents. Private driveway parking is provided for a number of vehicles in addition to a detached garage, and the gardens are attractively stocked and landscaped and provide a lovely outlook from all main rooms. For those seeking a detached individual bungalow close to the seafront, an early viewing is strongly recommended.

Key Features

- Detached individual bungalow
- Unusually spacious, well proportioned accommodation
- Double glazing and gas fired central heating
- Long private driveway with ample parking and garage
- On highly sought-after Lansdowne Road
- 2 double bedrooms with great scope for further development (subject to PP)
- Large, beautifully stocked surrounding gardens
- EPC rating D











THE ACCOMMODATION COMPRISES

RECEPTION HALL
Broad steps and a paved terrace lead from the driveway and front gardens to the entrance door with tall double glazed screens to either side. A much larger than expected, broad, reception area with timber-effect flooring, double radiator, coved ceiling and access to an extensive over-head loft area. This area being more than large enough for the provision of a turning staircase to access the loft area, if required, subject to all necessary consents.

SITTING ROOM
A light, double aspect room with broad window to the front elevation enjoying a lovely outlook over the property's gardens and beyond to The Dell, town and with a glimpse of the nearby harbour. Coved ceiling, double radiator, fireplace with timber surround, marble hearth and inset real-flame gas fire. TV socket. Broad window to the side elevation overlooking the gardens.

KITCHEN/DINER
A superb, light, spacious and highly adaptable triple aspect, family sized room.

DINING AREA
Broad windows to the front and side elevations overlooking the gardens, Dell and town. Two radiators, inset downlighters, TV and telephone sockets. Double glazed door to the side elevation providing ease of access from the gardens, garage and parking area.

KITCHEN AREA
Extensively fitted with a comprehensive range of blue-painted base and wall units including peninsula unit with storage below. Inset sink unit with cutlery drainer and mixer tap. Recess with plumbing for washing machine and dishwasher. Granite worksurfaces with tiled splashbacks. Broad range cooker recess with glazed splashback. Space for tall fridge/freezer, tall larder unit, inset downlighters, broad windows to the rear and side elevations.

INNER HALL
Inset downlighters, built-in full height storage cupboards.

BEDROOM ONE
A double aspect room with broad windows to the side and rear elevations enjoying a lovely outlook over the well stocked gardens. Radiator, coved ceiling, inset downlighters.

BEDROOM TWO
Broad window to the rear elevation, radiator, coved ceiling, built-in full height wardrobes with louvre doors.

SHOWER ROOM/WC
Completely reappointed and particularly spacious. Broad window to the rear elevation, fully ceramic tiled walls and flooring including feature tiling. Inset downlighters, wall light point, under-floor heating, tall towel rail/radiator, extractor fan. Contemporary white suite comprising a broad wall mounted wash hand basin with illuminated wall mirror over. Low flush WC. Twin entry shower cubicle with double head mains-powered shower and tall glazed screen.

THE EXTERIOR

SWEEPING DRIVEWAY
'Woodside' enjoys a private driveway entrance from the foot of Lansdowne Road. Tarmacadamed, continuing across the front of the property to a large parking/turning area. Paved steps and terracing to the front of the property. Granite steps from the garage and parking area to the side door with access to extensive under-floor storage areas with light, electrical meters and fuses and gas fired boiler providing domestic hot water and central heating.

DETACHED GARAGE
Block construction, metal up-and-over door, cold water tap, light and power connected. Window to the rear elevation, outside 'gardeners WC'.

FRONT GARDEN
Extending the full breadth of the property with recently reconstructed retaining wall the length of the frontage. Above is a broad lawn with flower and shrub beds and further tree. Steps and a pathway lead from the parking/turning area to a pedestrian gate which opens almost onto Avenue Road and The Dell.

SIDE GARDEN
Another lovely garden area, well enclosed to all sides by stone and block walling. Large lawn bisected with a pathway leading to a paved patio with further lovely views over the garden to The Dell and Woodlane area of Falmouth. Timber store, cherry tree, numerous specimen trees and colourful flowering shrubs.

REAR GARDEN
Broad pathway continuing from both sides of the property. Paved terrace with drying area.

GENERAL INFORMATION

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

COUNCIL TAX
Band E - Cornwall Council.

TENURE
Freehold.

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

DIRECTIONAL NOTE
From the town centre and Customs House Quay, walk along Grove Place passing Events Square and The Maritime Museum on the left-hand side. Immediately after Arwenack Manor, take the first turning right onto Avenue Road, passing Arwenack Avenue and The Dell Car Park and Railway Station on the right-hand side. Continue under the bridge in the direction of the beaches and Lansdowne Road will immediately be found on the left-hand side. 'Woodside' is the first property on the right.











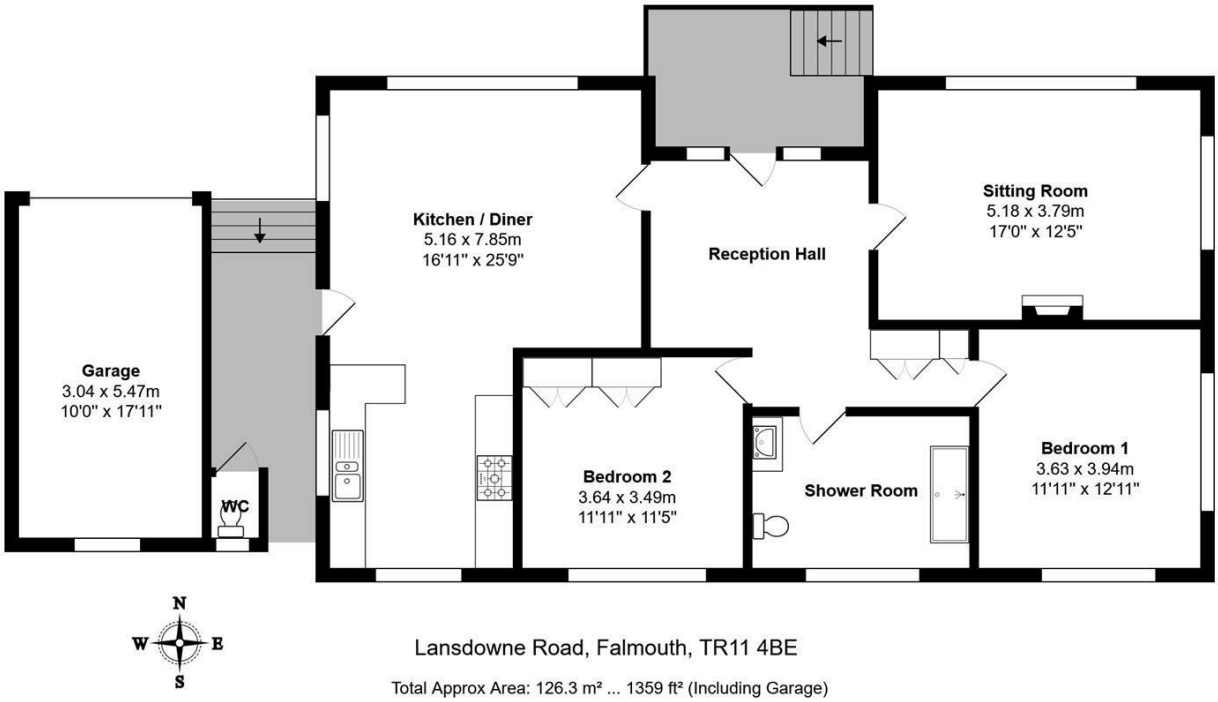








Floor Plan



Lansdowne Road, Falmouth, TR11 4BE

Total Approx Area: 126.3 m² ... 1359 ft² (Including Garage)

All measurements are approximate and for display purposes only