



6 Roscarrack Close, Falmouth, TR11 4PJ

£725,000

An exceptionally well presented and thoughtfully modernised 3 bedroom detached bungalow, enviably positioned within the highly sought-after and peaceful cul-de-sac of Roscarrack Close. This versatile home is complemented by a contemporary detached annexe offering 2 generous double bedrooms and spacious accommodation throughout, ideally suited for dependant relatives, guest accommodation or a variety of ancillary living requirements. Tastefully finished to a high standard, the property further benefits from ample driveway parking, beautifully landscaped rear gardens and the added advantage of separate access serving the comprehensive annexe accommodation.

Key Features

- Detached 3 bedroom bungalow and separate 2 bedroom annexe
- Varied and landscaped sitting out spaces with favourable south westerly aspect
- Spacious kitchen/sun room with immediate access to rear deck and garden
- Extensive driveway parking, garage with adapted utility area
- Impeccably maintained, stylishly appointed and 'turnkey' standard
- Outstanding annexe accommodation to the rear
- Envidable and quiet cul-de-sac
- EPC rating D



MAIN ACCOMMODATION

THE ACCOMMODATION COMPRISES

From the broad tarmacadam driveway, a paved and stepped threshold leads to a covered front entranceway with inset downlights, part glazed contemporary front entrance door and matching side panels, with door opening into:-

ENTRANCE HALLWAY

Wide, welcoming and light, coat hooks, oak flooring, radiator and ceiling light. Contemporary doors leading to living room and kitchen/family room, together with opening providing access to inner hallway. Honeywell heating thermostat.

LIVING ROOM

Dual aspect and nicely sized, with broad glazing to the front aspect, together with fixed side window. Oblique views to be taken in between neighbouring properties towards St Anthony's Lighthouse. Central inset fireplace with electric fire. Oak flooring, ceiling light, radiator, TV aerial point, telephone point, internet master hub.

KITCHEN/FAMILY ROOM

A fantastic addition to this exceptional, versatile and impeccably presented property, offering a distinctive glazed extension to the far side drawing in copious amounts of natural light, access via glazed French doors onto the broad wraparound external deck and garden beyond. In all, an exceptional space which can be enjoyed throughout the year, but particularly in warmer spring and summer months.

KITCHEN AREA

A tasteful, stylishly fitted kitchen providing an array of cupboard and drawer units, variously arranged, together with central island incorporating further drawers, power and built-in Neff microwave oven. Quality polished stone worksurface to wall mounted units, further polished stone surface to central island. Dual rangemaster ceramic sink with mixer tap, tiled splashback from mid point to ceiling. Range of Neff appliances, including double oven with plate warming feature, broad and contemporary induction hob with ceiling mounted extractor over, built-in tall fridge unit and Hotpoint built-in dishwasher. Slate tile-effect flooring, inset downlights, square opening to rear entrance lobby/office and broad opening flowing into:-

SUN ROOM

A broad, glazed and extended 'sun room', located just off the kitchen, providing excellent space in which to host guests, entertain etc, with continuation of slate tile-effect flooring, an array of glazing to two sides, incorporating French doors to the side aspect providing access onto a lower wraparound deck, whilst drawing in views over the raised, lawned rear garden. Tinted glazing to roof pitch providing shielding from sunlight, a particularly useful feature in warmer months. Heating thermostat.

REAR ENTRANCE LOBBY

Part glazed uPVC rear entrance door, broad glazed side panel. Contemporary oak wall mounted shelving, inset downlights, vertical radiator, continuation of slate-effect flooring. Door to utility/garage and open to the:-

OFFICE AREA

A particularly clever use of space, featuring an array of bespoke fitted oak shelving, desk unit featuring built-in power. Panelled doors to airing cupboard with slatted shelving, further ply shelving, multiple consumer units, electric meter and strip lighting. Inset downlights, continuation of slate tile-effect flooring, door to:-

SHOWER ROOM

White three-piece suite comprising a dual flush WC with concealed cistern, vanity unit with inset sink and mixer tap, walk-in shower with glazed side screen and rains-powered shower. Continuation of slate tile-effect flooring, radiator, towel rail, obscure glazed window to front elevation. Inset downlights, extractor fan, mirror-fronted medicine cabinet. Full height tiling to walls.

UTILITY/GARAGE

Fitted worksurface to the rear, including space and plumbing for white goods, sink and over-counter cupboard units, together with further space for storage and freestanding American-style fridge/freezer. Partitioned with stud walling to the main section of the garage, currently utilised by the owners for storage purposes. Panelled ceiling with inset downlights, slate tile-effect flooring to utility area. Double glazed window to rear aspect.

From the entrance hallway, opening into:-

INNER HALLWAY

Continuation of oak flooring from reception hallway, contemporary doors leading to all bedrooms and main bath/shower room. Inset downlights, loft hatch.

PRINCIPAL BEDROOM

A well proportioned double bedroom providing plentiful space for furniture. Broad glazing to front elevation providing delightful views across the well maintained lawned front garden, oblique snapshot towards Falmouth town. Radiator, inset downlights, oak flooring.

BEDROOM TWO

Another double room with broad casement glazing to the rear aspect providing pleasant views across the broad decking and rear garden. Deep recess providing space for wardrobes or drawers. Vertical radiator, inset downlights, oak flooring.

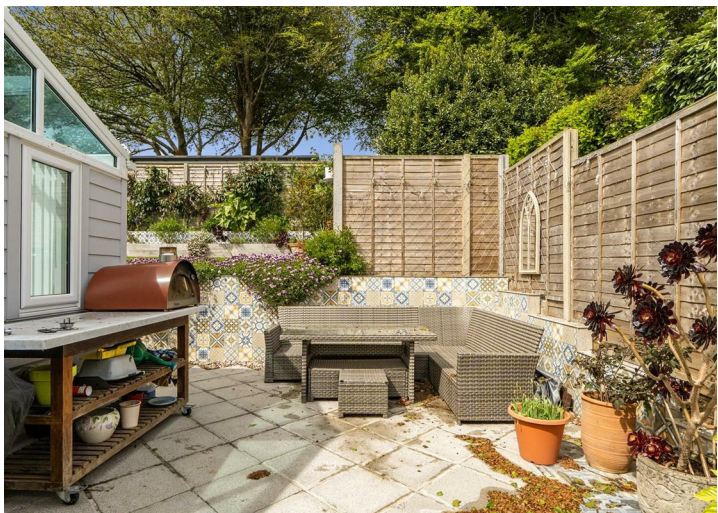
BEDROOM THREE

A small double with glazing to the front aspect, inset downlights and oak flooring, radiator.

MAIN BATH/SHOWER ROOM

Superbly appointed and featuring contemporary sanitary ware, including broad wall mounted vanity unit with wide sink, wall mounted controls and tap, wall mounted WC with dual flush, deep bath with wall mounted controls and ancillary showerhead. Walk-in shower with glazed side screen, dual showerhead feature and wall mounted controls. Contemporary tiling to floor and walls. Electric toothbrush charging point. Obscure glazed high level window to rear elevation. Extractor fan, inset downlights, heated towel rail, PIR sensor low level lighting. Under-floor heating thermostat.

THE EXTERIOR



FRONT DRIVEWAY AND GARDEN

From Roscarrack Road, a wide tarmacadam driveway provides plentiful parking, bordered by lush established hedging, together with a paved garden pathway surrounding the front of the property and descending, at mid point, to the pavement. A well maintained area of lawn is set adjacent and, once again, bordered by established hedging and shrubbery. The covered entranceway to the property incorporates inset downlights for convenience. Timber door to paved side passageway leading beside the garage, with access via a small number of steps rising to the annexe at the rear, together with further stripped timber door opening into:-

RAISED LAWNED GARDEN, LOWER DECK AND PATIO

Beautifully arranged, superbly maintained and totally private, with a favourable westerly aspect capturing sunlight from mid morning right the way through to the late afternoon. Two distinct levels (upper and lower) are separated by a patterned tiled retaining wall, incorporating contemporary lighting and spanning the full width of the garden, with timber steps to the far side and planted borders. A wraparound decking leads to a paved patio, with water tap, space for garden storage, contemporary lighting and offers level sitting out space, with much sunlight. The upper enclosed area of lawn expands the width of the property, once again, alike to the lower wraparound decking, enclosed to three sides with panel fencing offering much privacy and planted borders, featuring an array of specimen plants, shrubs and flowers. Timber garden gate to far side, providing access to the annexe with paved pathway continuing to the:-

WORKSHOP

Situated to the rear of the boundary and adjacent to 'the annexe', a timber-clad outbuilding incorporating workshop with power, light and much useful storage space with various shelving etc.

BOILER ROOM

Glowworm combination boiler, two Megaflo-style water cylinders, Honeywell master heating and water thermostat. Side light.

THE ANNEXE

Timber garden gate opening onto shallow steps, rising to a broad and paved terrace, further raised and paved threshold with part obscure glazed contemporary entrance door, opening into:-

RECEPTION

Light borrowing window to living area, coat hooks, LED strip lighting to ceiling. Contemporary wood-effect flooring, opening into:-

KITCHEN/LIVING/DINING ROOM

A superb open and sociable space, double aspect, with sliding doors to the front elevation, ancillary window to the rear and ceiling lantern providing much natural light over the kitchen area. Spanning the depth of the property and offering a degree of spaciousness.

KITCHEN/DINING AREA

A surprisingly comprehensive range of contemporary handle-less fitted units with granite-effect worksurface and tiled splashback surrounding sink area. Range of quality Caple appliances including full height and separate built-in fridge and freezer units, electric oven, grill and plate warmer, four-ring induction hob, built-in dishwasher. Inset one and a half bowl stainless steel sink with mixer tap and drainer, continuation of wood-effect flooring, ceiling lantern providing plentiful natural light. Ancillary window to rear elevation, space for dining table and chairs, ceiling light, extractor fan. Open to:-

LIVING AREA

Broad sliding door to front aspect, once again providing exceptional light, Heatmiser under-floor heating control. Ceiling light, continuation of wood-effect flooring. Sliding door providing immediate access onto a broad paved terrace. Contemporary oak door opening into:-

HALLWAY

Contemporary oak doors leading to, in a clockwise rotation, utility, separate WC, bedroom one, bedroom two and main bath/shower room. Further contemporary oak doors to airing cupboard with slatted shelving and master Honeywell heating control. Continuation of wood-effect flooring, inset downlights, alcove with shelving, two Heatmiser heating controls.

BEDROOM ONE

A nicely proportioned double bedroom, neutrally decorated throughout. Inset downlights, uPVC casement window to front aspect, Heatmiser heating thermostat, continuation of wood-effect flooring. Ample space for furniture.

BEDROOM TWO

Of similar proportions to bedroom one, once again neutrally decorated, with inset downlights, uPVC casement window to rear elevation, continuation of wood-effect flooring. Heatmiser under-floor heating thermostat. Space for bedroom furniture.

BATH/SHOWER ROOM

Immaculately presented and stylishly fitted, a four-piece suite comprises a wall mounted WC with dual flush, navy vanity unit with rectangular sink, wall mounted tap and control, deep bath with contemporary wall mounted temperature control, wall mounted tap and ancillary showerhead attachment, broad double width walk-in shower with glazed screen, drench-style showerhead, ancillary showerhead attachment, wall mounted controls, square recess with downlight. Obscure glazed window to rear elevation, extractor fan, inset downlights, continuation of wood-effect flooring. Heated towel rail, electric toothbrush charging point, LED trim mirror. Marble-effect tiling to walls, bathroom panel and walk-in shower. Low level PIR sensor lighting.

SEPARATE WC

Continuation of contemporary flooring, wall mounted vanity unit with sink and mixer tap, marble-effect splashback and LED trim mirror over. Wall mounted WC with dual flush concealed cistern and PIR sensor lighting at floor level. Inset downlights, obscure window to front aspect with deep sill.

UTILITY

Granite-effect worksurface with space and plumbing for white goods, adjacent slimline cupboard and wall mounted



cupboard over. Tiled splashback at mid point, continuation of wood-effect flooring. Inset downlights, extractor fan, window to front elevation.

THE EXTERIOR

BROAD PAVED FRONT TERRACE

A deep and paved front terrace, accessible from the living area via sliding doors, enclosed by panel fencing to offer complete privacy. A sheltered area in which to enjoy the outdoors, with pathway leading around the annexe, to both sides, leading to the:-

REAR PATIO

Once again, paved and circulating across the rear of the annexe, a small sitting out space exists adjacent to the garden structure containing workshop and boiler room. A raised planted border features established trees and shrubbery, leading to the rear boundary. Exterior water tap, external power points.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property (including the annexe). Under-floor heating throughout. Telephone point (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

VIEWING

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



Annexe Living Area



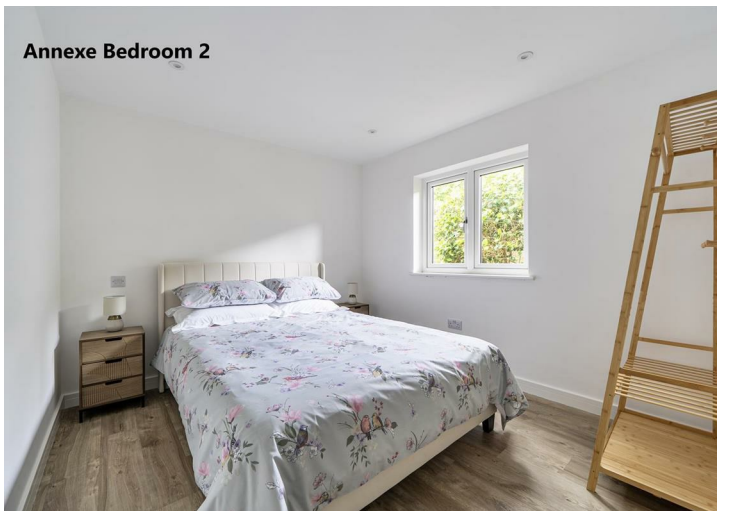
Annexe Kitchen



Annexe Bedroom 1



Annexe Bedroom 2



Annexe Bath/Shower Room



Floor Plan

Roscarrack Close, Falmouth, TR11

Approximate Area = 1240 sq ft / 115.1 sq m

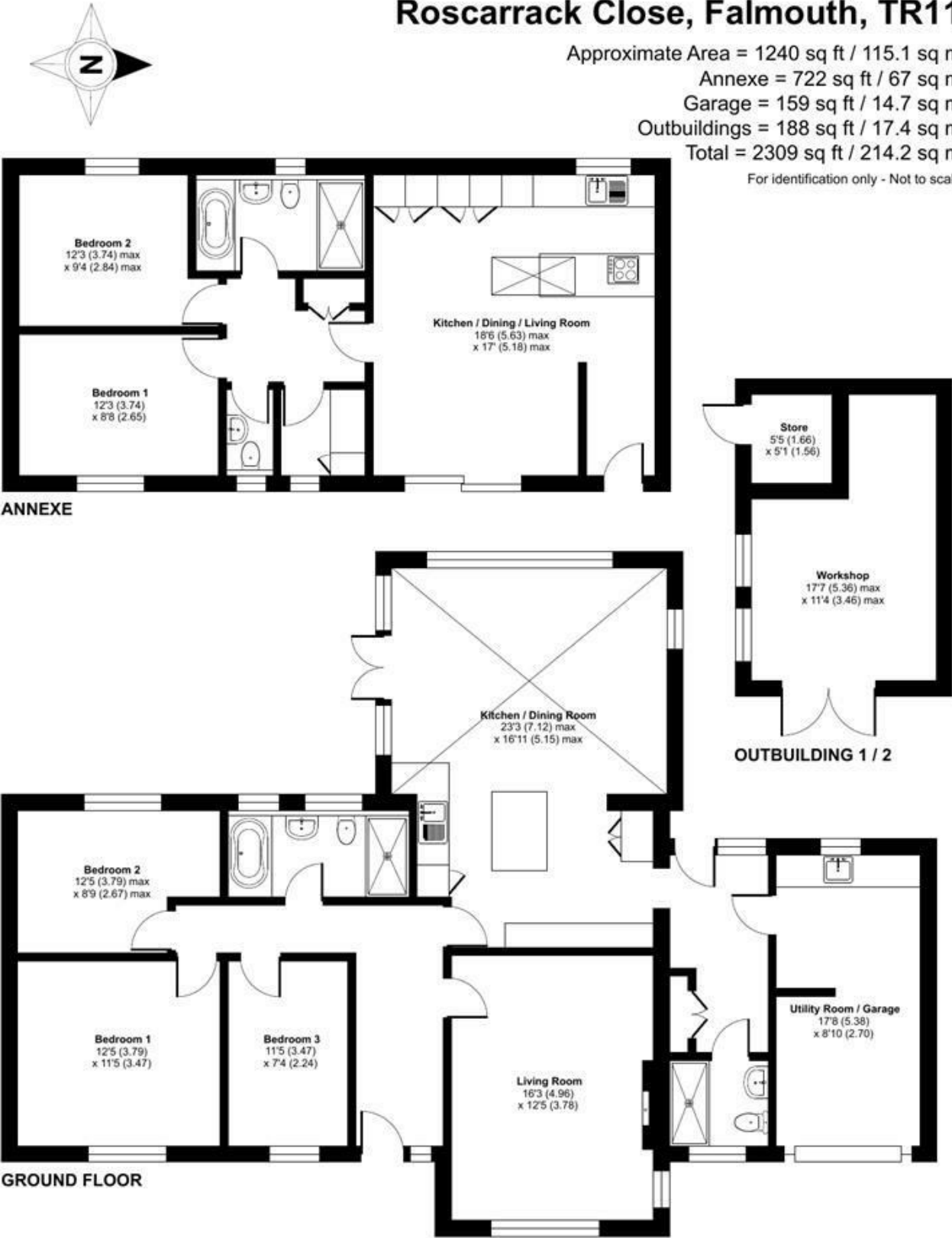
Annexe = 722 sq ft / 67 sq m

Garage = 159 sq ft / 14.7 sq m

Outbuildings = 188 sq ft / 17.4 sq m

Total = 2309 sq ft / 214.2 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). © ncthecom 2026. Produced for Laskowski & Company. REF: 1458023