



## Maple, 9 Pennance Farm Barns, Goldenbank, Falmouth, TR11 5BH

£245,000

An exceptionally well presented, contemporary 3 bedroom holiday property, perfectly situated for Swanpool and Meanporth beaches, offering a delightful rural outlook over neighbouring fields and the fairway of Falmouth Golf Club in the distance. Providing spacious, semi open-plan living to the ground floor, principal bedroom with en-suite and parking for 2 vehicles, this light filled holiday home is an ideal investment or second home that forms part of an exclusive courtyard development on the rural outskirts of Falmouth town. To be sold with no onward chain.

### Key Features

- Highly regarded and select development
- Modern interior
- En-suite principal bedroom
- Viewing highly recommended
- 3 bedroom holiday property
- Pleasant rural outlook
- Allocated parking for 2 vehicles
- EPC rating C



## THE ACCOMMODATION COMPRISES

From the residents courtyard, a brick pavia pathway leads to the front entrance with exterior courtesy light and hardwood door leading into the:-

### HALLWAY

Doors to kitchen, living/dining room and cloakroom/WC. Staircase rising to first floor. Tiled flooring, inset downlights, electrical consumer unit. Radiator, telephone point.

### CLOAKROOM/WC

Low flush WC, pedestal wash hand basin with mixer tap and tiled splashback. Mirror-fronted cabinet. Heated towel rail, extractor fan, ceiling light. Continuation of tiled flooring, obscure glazed casement window to front elevation.

### KITCHEN

Bright and light, with two hardwood casement windows to the front elevation providing an outlook over the courtyard of Pennance Farm Barns. A quality fitted kitchen, with units set to two sides in an L shape, above and below a roll-top worksurface, incorporating a one and a half bowl sink with drainer and mixer tap. Appliances to include Bosch electric oven, matching stainless steel four-ring gas hob, stainless steel splashback and extractor over. Integral fridge/freezer, integral dishwasher. Space and plumbing for washing machine. Worcester combination boiler providing domestic hot water and central heating. Continuation of tiled flooring, inset downlights, radiator.

### LIVING/DINING ROOM

A stunning, generously proportioned and incredibly pleasant room, showcasing an outlook over nearby rolling fields and Falmouth golf course beyond. Plentiful natural light via clear glazed casement doors and windows to a favourably south-westerly elevation. Generously sized, the living/dining room has contemporary up and downlighting throughout, two ceilings lights, two radiators, stripped pine doors leading to a useful under-stair storage cupboard, together with TV aerial and telephone points. Access to the rear onto broad and deep decking, with glass and steel balustrading providing exceptional views over rolling fields and countryside beyond.

### FIRST FLOOR

#### LANDING

Quality panelled doors to all bedrooms, main bathroom and storage cupboard, with storage. Inset downlights, part galleried to stairwell below, radiator, loft hatch.

#### BEDROOM ONE

A nicely sized double bedroom, with gently sloping ceiling and triple pane window providing an elevated outlook over rolling fields and countryside. Radiator, ceiling light. Door to:-

#### EN-SUITE SHOWER ROOM

Fully tiled throughout, comprising low flush WC, corner wash hand basin with mixer tap, broad shower cubicle with sliding door, mains-powered shower and inset downlights. Radiator with towel rail over, shaver socket, extractor fan, mirror-fronted medicine cabinet.

#### BEDROOM TWO

Another nicely proportioned double room, once again with

gently sloping ceiling and triple pane windows providing an elevated outlook over the courtyard of Pennance Farm Barns. Ceiling light, radiator.

#### BEDROOM THREE

A single bedroom, providing views alike to bedroom one, via triple pane window. Radiator, ceiling light.

#### FAMILY BATHROOM

Fully tiled throughout, with sloping ceiling incorporating inset downlights and extractor fan. Low flush WC, pedestal wash hand basin with mixer tap and panelled bath with mixer tap, shower screen and mains-powered shower. Heated towel rail, slimline window to front elevation.

### THE EXTERIOR

#### FRONT

A residents communal courtyard area, with small frontage enough for table and chairs, with exterior courtesy light and stone shingle for ease of maintenance.

#### RESIDENTS PARKING

Following the cobbled pathway along the neighbouring properties in a westerly direction, a stone shingle path leads up a set of steps to a residents parking area, providing guests parking, together with two private allocated space for 'Maple'.

#### REAR DECKING

Broad and relatively deep, with contemporary glass and steel balustrading, providing an exceptional outlook over the course of Falmouth Golf Club, together with immediately surrounding countryside. Panelled fencing to neighbouring sides, exterior courtesy light, favourable sunny south-westerly elevation.

### GENERAL INFORMATION

#### SERVICES

Mains electricity and water are connected to the property. Private drainage. LPG central heating.

#### COUNCIL TAX

Band C - Cornwall Council.

#### TENURE

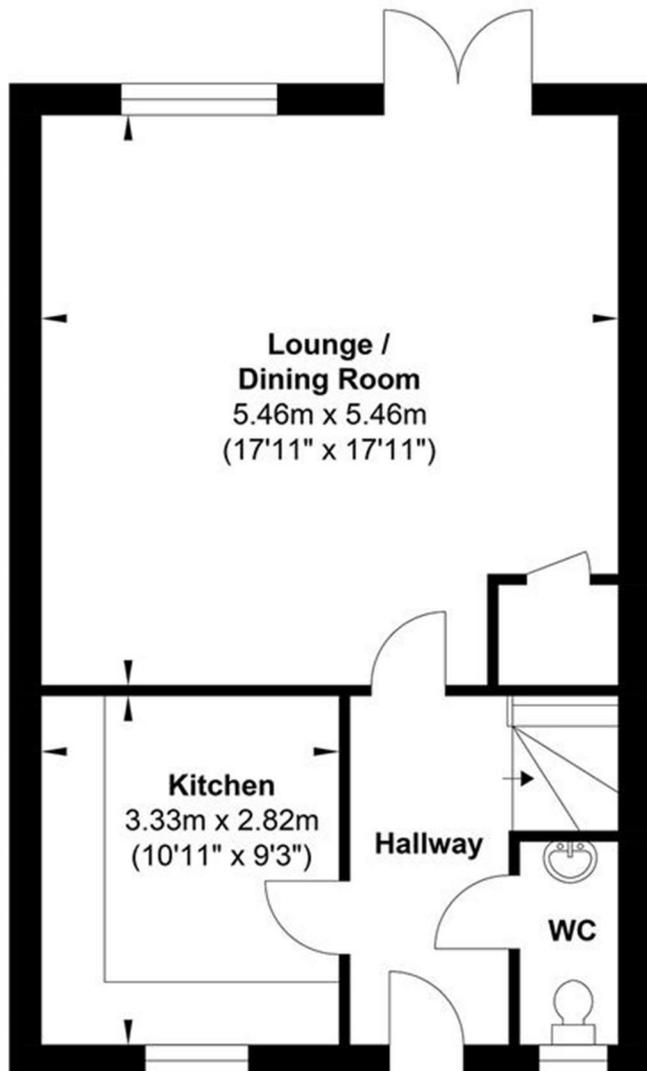
Leasehold - remainder of a 999 year lease. Management/service charge: Koti Property Management are the managing agent for the properties within Pennance Farm Barns. Charges are from 1 November to 31 October. 'Maple' pays on a % basis which totals £4,081.24. Water is included within this charge and billed at year end, based on usage. The maintenance charge includes, but is not limited to, communal electric, grounds maintenance, general repair, window cleaning, servicing of the sewerage treatment plant, service road leading to properties.

#### VIEWING

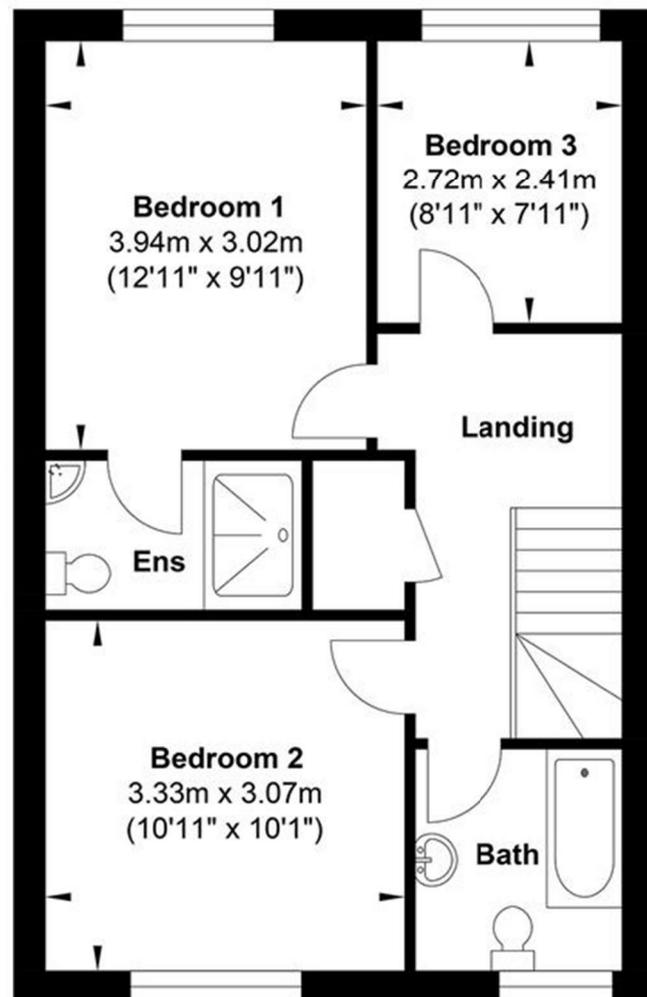
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



# Floor Plan



**Ground Floor**



**First Floor**

**Gross Internal Floor Area : 96.7 m2 ... 1040.8 ft2**

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.