

FOR SALE



Corisande, 24 Highfield Road, Falmouth
Guide Price £350,000


MARTIN & CO

Corisande

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- LARGE GARDEN
- GARAGE/ WORKSHOP
- REQUIRES UPDATING
- GAS CENTRAL HEATING
- DRIVEWAY PARKING

A highly desirable property with a large garden and parking on a sought-after road, just outside the centre of Falmouth town. Now ready for updating, the property has a huge amount of potential, including space to extend, subject to planning consents.

Situated towards the top of Highfield Road, which is a cul-de-sac, this semi-detached house has a slightly elevated position, set back from the road by a front garden. The driveway goes along the side of the property to a wooden garage / workshop (please note it is not currently possible to drive a car into the garage/ workshop as there is only a pedestrian door).

A short flight of steps leads up to the front porch, and an inner door leads into a lovely light hallway. To your left is a



very well-appointed traditional lounge, with a south facing bay window which brings in lots of lovely warm light. There is a fireplace which is currently boarded up.

A second door on the left of the hallway takes you into the dining room. This has a window which looks into the back garden and some cupboards fitted into the alcove next to the chimney breast.

At the rear of the ground floor a door takes you into a small kitchen, beyond which is a porch, with a cupboard for the gas boiler, and steps going down to the back garden. There is plenty of space to extend the kitchen into the garden (subject to consents). This has already been done on nearby properties. Under the stairs there is a second WC and storage space.

Going up the stairs to the first floor, the spacious landing has good natural light from a side window. There is a modern shower room with a walk-in electric shower. The hot water immersion is also housed here in a cupboard. There are two very good-sized double bedrooms, the front bedroom having a built in cupboard. There is also a single bedroom.

Please note, there are some dated electric fires currently installed which should be replaced for safety reasons.

To the rear is a lovely garden, approximately 25 meters long, with plenty of space for growing vegetables. There is a conservatory, a garden shed and a wooden garage/workshop which currently only has pedestrian access.

There are some charming far reaching views from the rear of the property, with glimpses of the Penryn River towards Trevisson. The property has some lovely traditional features along with classic proportions, making this an absolutely superb prospect for the next owner to refurbish and update to make their ideal home.



EPC – D

Council Tax Band - C

UPVC Double Glazing

Gas Central Heating

Electric Immersion for Hot Water

Electric Shower

Garden – approximately 25 meters long

Garage/ Workshop

Driveway Parking for 2+ Vehicles

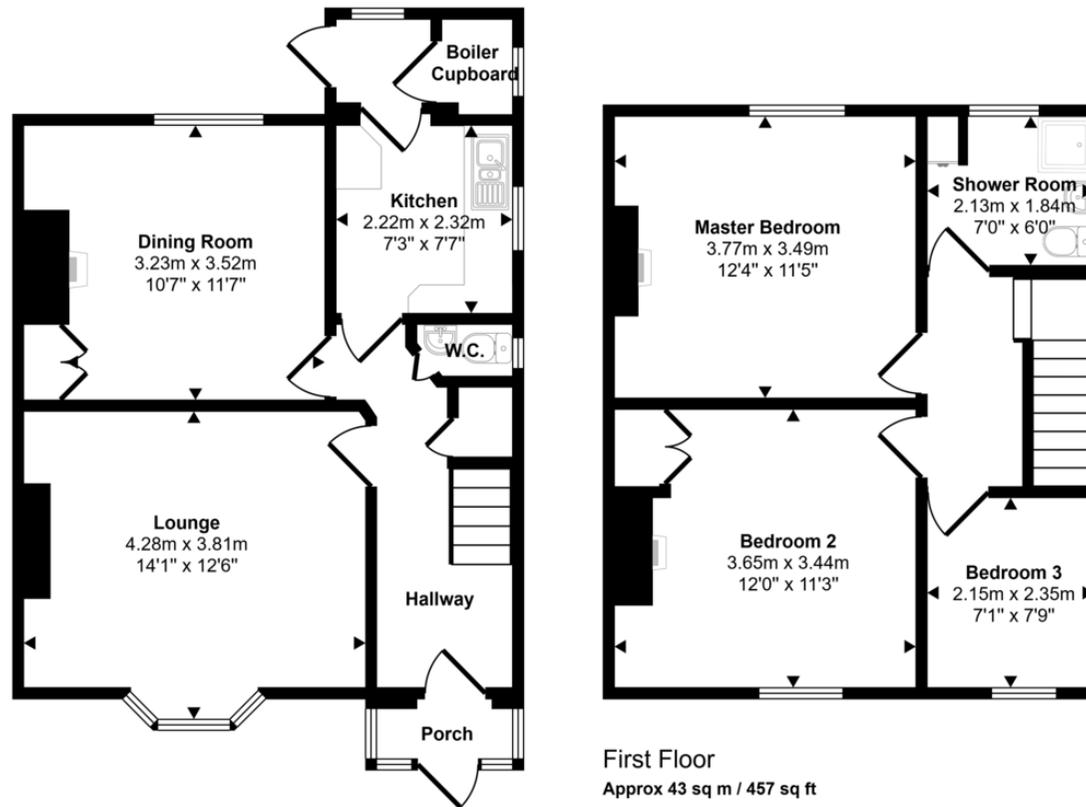
LOCATION

Highfield Road is a desirable residential road and close of substantial, mostly 1930s built houses, a leisurely 15 minute walk (under 1m) from Falmouth town and harbourside. Ideally located for all the amenities of Falmouth and Penryn, including schools, sports clubs, shops and health centres, the property is just a 9 minute walk (0.3m) to the beautiful gardens of Kimberley Park and Falmouth Primary Academy is just 0.4m / a 10 minute walk away. Sainsbury's and Lidl supermarkets are under a mile away and Gyllyngvase Beach is 1.3 miles away. Local bus services run frequently nearby and Penmere Train Station, providing a convenient link to the mainline at Truro, is just 0.5 m away.

Falmouth is exceptionally located on the south coast of Cornwall, well connected by roads and train services to the rest of the county and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Comish coast offers fabulous hiking trails and water sports opportunities just a stone's throw away and there are numerous yacht and sailing clubs with some of the finest day sailing waters in the UK. Additionally, Falmouth is also a centre for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.



Approx Gross Internal Area
91 sq m / 980 sq ft



Ground Floor
Approx 49 sq m / 523 sq ft

First Floor
Approx 43 sq m / 457 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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