



Laskowski
&Co



Carn Rose, 7 Rame Terrace, Rame Cross, Penryn, TR10 9DZ

Guide Price £390,000

A substantial 4/5 bedroom detached dormer bungalow, located within the village of Rame between the harbour town of Falmouth and market town of Helston. The property offers a good size plot with garage and off-road parking for 3 cars and a level rear garden enjoying far-reaching views over surrounding countryside. The versatile accommodation has been updated and improved by the current owners, extending to over 1,200 sq ft of accommodation comprising, on the ground floor: entrance porch, entrance hallway, 3 double bedrooms (1 en-suite), living room with patio doors to the garden, fitted kitchen, dining room/bedroom 4, and family shower room with 2 individual showers. On the first floor is a 5th good size single bedroom and separate WC. A very well presented and adaptable property providing a wonderful family home.

Key Features

- Substantial 4/5 bedroom detached bungalow (principal en-suite)
- Large level garden with views over surrounding countryside
- Garage and off-road parking for 3 cars
- Ground floor shower room and first floor WC
- Versatile accommodation
- Located between Falmouth and Helston
- Oil fired central heating
- EPC rating E



Location

Rame is located between the towns of Falmouth & Helston and just a short drive from Penryn with its many shops, restaurants, takeaways and supermarket. The harbour town of Falmouth and market town of Helston are approximately six miles away, with easy access to Truro just ten miles distant. The village of Rame offers a shop and post office with the Halfway House pub nearby.

THE ACCOMMODATION COMPRISES

Double glazed composite front door to:-

ENTRANCE PORCH

Double glazed windows to front and side aspects, slate flooring, power and light. Obscure double glazed door to:-

ENTRANCE HALLWAY

A spacious entrance hallway with doors to ground floor bedrooms, kitchen/breakfast room, dining room/bedroom four and family shower room. Stairs rise to first floor, radiator. Oak-effect laminate flooring, central ceiling light. Positive ventilation system.

BEDROOM ONE

A spacious double bedroom with double glazed windows to front aspect to entrance porch. Ample space for furniture, radiator, central ceiling light.

BEDROOM TWO

A good size double bedroom with double glazed window to side aspect. Radiator, central ceiling light. Door to:-

EN-SUITE SHOWER ROOM

Corner shower cubicle, fully panelled with glass sliding shower door and Triton electric shower. Further panelling to walls, dual flush WC. Vanity unit housing wash hand basin with mixer tap. Central ceiling light, Positive ventilation system.

BEDROOM THREE

A small double or good size single bedroom, currently used as an office with double glazed window to side aspect, radiator, central ceiling light. Oak-effect laminate flooring.

DINING ROOM/BEDROOM FOUR

A versatile room, currently utilised as a dining room with potential to provide a fourth double bedroom. Double glazed bay window to front aspect, three radiators, central ceiling light.

FAMILY SHOWER ROOM

An unusually spacious shower room, specifically designed for ease of access, providing two separate shower cubicles including a walk-in tiled shower with glass shower door and Triton electric shower, as well as a wheelchair accessible wet room area with boiler-fed shower and panelled surround. Dual flush WC. The shower room provides twin sink units set within a vanity storage unit with tiled splashback and mirrors over. Two central ceiling lights, obscure double glazed window, radiator.

KITCHEN/BREAKFAST ROOM

A light and bright kitchen/breakfast room with a range of eye and waist level units, granite-effect worktop with inset stainless steel sink/drainage unit incorporating a mixer tap with hose attachment, tiled splashback. Built-in four-ring ceramic hob with electric oven under and stainless steel extractor unit over. Space and plumbing for dishwasher, space for fridge/freezer. Double glazed window to rear aspect overlooking the gardens and far-reaching views over surrounding countryside, double glazed door leading onto the garden with wheelchair accessible ramp. Radiator, ceiling spotlights, door to:-

LIVING ROOM

A well appointed reception room with double glazed patio doors giving access to the garden and providing a delightful outlook over rolling countryside. Oak-effect laminate flooring, two radiators, two central ceiling lights. Doors to garage and large walk-in storage cupboard with power and central ceiling light.

FIRST FLOOR

BEDROOM FIVE

A well proportioned first floor bedroom which provides a spacious single or small double. Large double glazed window to the front aspect providing a view across the road to fields opposite. Radiator, central ceiling light, door to:-

SEPARATE WC

Low level flush WC (Saniflo), wall mounted wash hand basin with mixer tap and tiled splashback.

THE EXTERIOR

FRONT

Tarmacadam driveway providing off-road parking for two cars and leading to the attached single garage. A further tarmacadam area has been created to provide parking for a third vehicle.

REAR GARDEN

The level and enclosed rear garden affords an excellent degree of privacy with a fantastic open outlook over the adjoining field and surrounding farmland. The garden provides an area of lawn with large patio seating area, to include a substantial timber summerhouse with glazed French doors, facing west and ideally positioned to enjoy the afternoon and evening sun. A further timber shed provides useful garden storage, oil fired boiler, side double gates provide pedestrian access around to the front of the property. Glazed timber door to:-

ATTACHED SINGLE GARAGE

A generous single garage with up-and-over door, glazed timber pedestrian door to the rear, power and light. Ceramic sink, space and plumbing for washing machine, space for tumble dryer, additional fridge and freezer.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

VIEWING

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







Floor Plan

Rame Terrace, Rame Cross, Penryn, TR10

Approximate Area = 1331 sq ft / 123.6 sq m

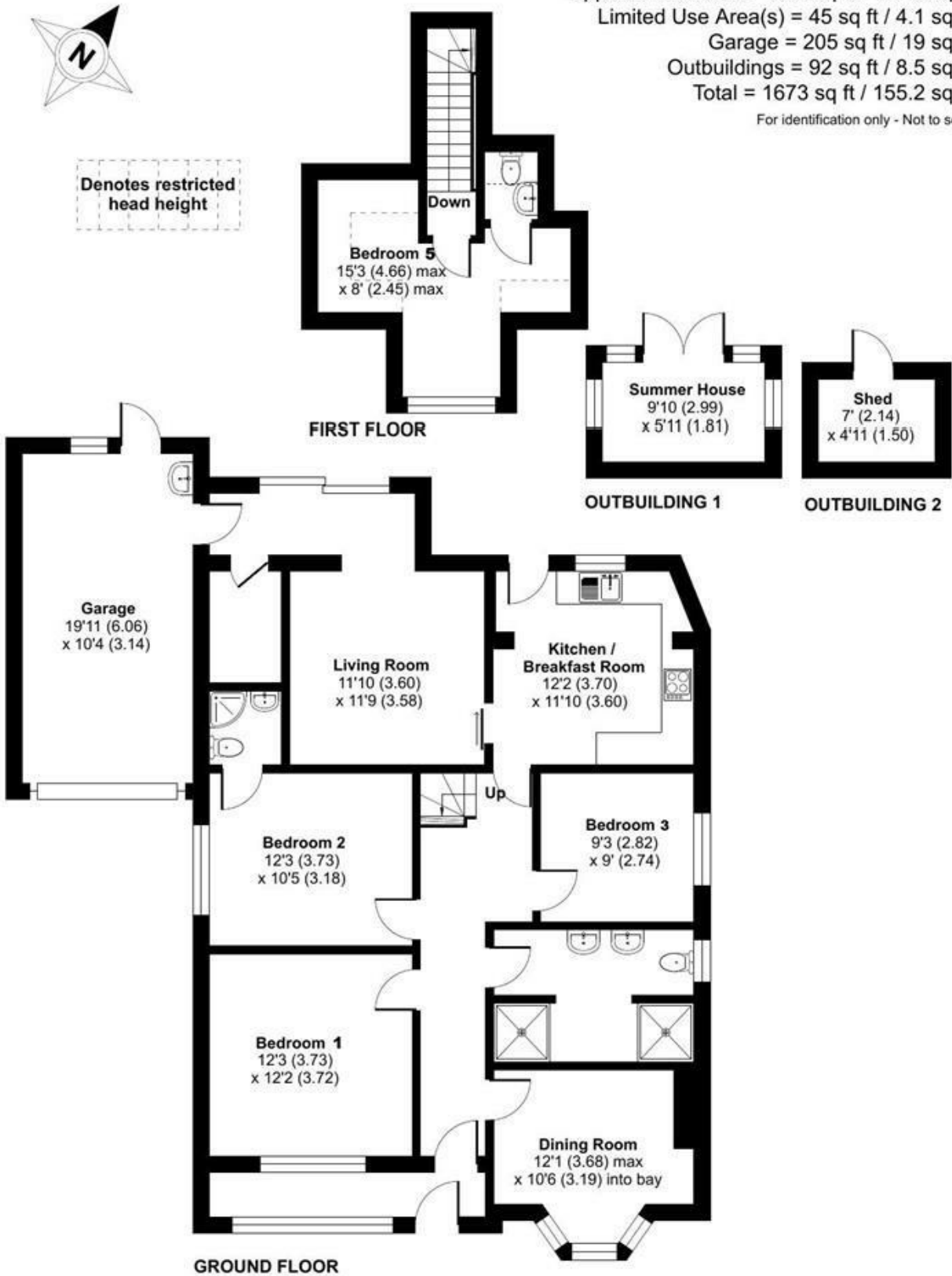
Limited Use Area(s) = 45 sq ft / 4.1 sq m

Garage = 205 sq ft / 19 sq m

Outbuildings = 92 sq ft / 8.5 sq m

Total = 1673 sq ft / 155.2 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). © ntdhcom 2026. Produced for Laskowski & Company. REF: 1511506