



Laskowski
&Co



Annexe, Bellevista, Hillhead Road, Kergilliack, Falmouth, TR11 5PA

£650,000

Enjoying an elevated position with far-reaching rural views, a beautifully renovated detached bungalow offering stylish and versatile 3/4 bedroom accommodation with a light, contemporary feel throughout. Finished to an exceptional standard, the property combines refined interiors with a fluid layout ideally suited to modern living, whilst also offering excellent potential to extend further within the loft space, subject to any necessary consents. Externally, there is level driveway parking for 3 to 4 vehicles, and a generous rear garden laid predominantly to lawn, creating a peaceful and private setting from which to enjoy the surrounding countryside. No onward chain.

Key Features

- Spacious, detached bungalow occupying an established level plot
- Outstanding far-reaching views across Falmouth and surrounds
- Level driveway providing plentiful parking
- No onward chain
- 3/4 bedroom, 2 bath/shower room accommodation
- Broad lawned garden, raised wraparound front deck, conservatory
- Scope for further development within extensive loft space
- EPC rating C



THE ACCOMMODATION COMPRISES

From the broad slate shingle laid driveway, a composite decking with two small steps rises to a covered entrance way with contemporary lighting, to a glazed front entrance door with matching side panel opening into the:-

ENTRANCE LOBBY

A light, bright and spacious area with ceiling light, contemporary wood-effect flooring and superb far-reaching views across the driveway towards rolling fields beyond. Glazed sliding doors to:-

LIVING ROOM

Light and bright, offering spacious proportions. Glazing to far side, radiator, continuation of wood-effect flooring. Glazed door to the conservatory and archway to kitchen. Further opening into an internal hallway. Two radiators, three ceiling lights, TV aerial socket.

CONSERVATORY

An excellent addition with glazing to three sides and a pitched glazed roof, featuring French doors providing immediate access onto the raised deck spanning the front and side of the property. Tiled flooring, contemporary lighting, expansive far-reaching views over rolling fields in the distance.

KITCHEN

A double aspect spacious room with ample light via two matching and broad glazed windows, part glazed door to rear entrance porch and the addition of steps rising to a converted loft area. An array of matt black units set above and below a marble-effect worksurface, incorporating an inset composite sink with mixer tap, Hisense electric oven with grill, stainless steel five-ring gas hob, matching splashback and extractor over. Built-in appliances to include fridge/freezer, Electra dishwasher, Indesit washing machine. Continuation of wood-effect flooring, various lighting including inset downlights and ceiling spotlights, vertical radiator, dimmer switching, BT master Open Reach socket.

REAR ENTRANCE PORCH

Built-in cloaks cupboard, tiled flooring, ceiling light. Wall mounted coat hooks, double glazed window to rear elevation. Part glazed uPVC access door.

INNER HALLWAY

Continuation of wood-effect flooring and doors leading to the main bath/shower room, bedroom three, two and the principal bedroom suite. Wall mounted Honeywell Home heating thermostat, radiator, coat hooks. Electrical consumer unit.

BATH/SHOWER ROOM

Incredibly stylish and superbly appointed, with an array of contemporary sanitary ware, complemented by marble-effect panelling, continuation of wood-effect flooring. Wall mounted WC with concealed cistern, vanity unit with broad inset sink and brass mixer tap. Double width walk-in shower cubicle with glazing, contemporary panelling, wall mounted controls, ceiling mounted showerhead and handheld ancillary showerhead. Corner bath with brass mixer tap. Inset downlights, contemporary brass wall lights, heated towel rail. Open storage with LED side lit trim, extractor fan. Obscure glazed window. Door to airing cupboard with slatted shelving and master heating thermostat.

BEDROOM THREE

A nicely proportioned double room with continuation of wood-effect flooring, broad double glazed window providing a pleasant outlook over the level and lawned rear garden. Radiator, ceiling light, TV aerial point.

BEDROOM TWO

Another well proportioned double room, with broad glazing to the far side, ceiling light, continuation of wood-effect flooring. Loft hatch with retractable aluminium ladder to:-

EXTENSIVE LOFT AREA

6'11" (2.12m) height at the apex, almost 42'7" (13.0m) in length, part boarded, with light and power, ideal for conversion into further accommodation if required, subject to all necessary consents.

PRINCIPAL BEDROOM (ONE)

Range of comprehensive built-in open storage, providing an array of shelving and hanging space. Broad glazing to front aspect. Radiator. Space-saving sliding door to:-

EN-SUITE SHOWER ROOM

Beautifully appointed with a walk-in double width shower cubicle with glazed screen, inset control, ceiling mounted showerhead, contemporary tiling throughout and ancillary handheld shower attachment. Dual flush WC with concealed cistern. Broad vanity unit with inset sink and brass tap, tiled splashback and wall mounted mirror fronted medicine cabinet over. Inset downlight, tiled flooring, heated towel rail. Obscure glazed window to rear elevation.

CONVERTED LOFT AREA

LANDING

Velux window, ceiling light, handgrips. Sloped ceiling, concertina doors to bedroom four and WC.

OCCASIONAL BEDROOM

A deep bedroom with sloped ceiling and generous head height at mid point. Two Velux windows providing plentiful natural light, radiator, ceiling spotlights, coat hooks. Corner recess providing open storage.

SEPARATE WC

Low flush WC, pedestal wash hand basin. Deep recess with radiator and light via sun tunnel to the pitched roof. Exposed Vaillant combination boiler providing domestic hot water and central heating. Sloped ceiling, ceiling light.

THE EXTERIOR

REAR GARDEN

An enclosed and broad level lawned garden with established boundaries to three sides, comprising a painted block wall, Cornish stone wall and natural boundary to the southern elevation. From the property, contemporary raised decking gently slopes to a paved patio, providing space for pot plants or garden furniture etc, with a pathway leading to the front driveway and, to the southern direction, a further ancillary patio area, once again ideal for garden furniture and providing the perfect spot for al fresco dining, with gravelled borders. The lawned garden extends around the southern elevation and reaches the:-



WRAPAROUND RAISED DECK

A broad expanse of contemporary decking, perfect for outdoor entertaining, with a degree of privacy and bordered by composite fencing, making for the ideal suntrap. The raised composite decking leads around to the covered entrance way and onto the:-

BROAD DRIVEWAY

Laid to slate shingle with planted borders and providing level parking for several vehicles. From the driveway, the rear of the property can be accessed via a slate shingle pathway or, alternatively, the wraparound raised composite decking.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

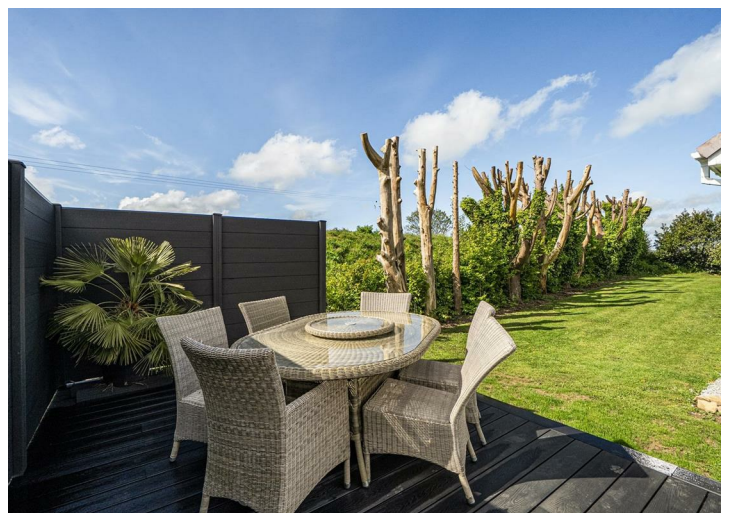
Freehold.

VIEWING

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

DIRECTIONAL NOTE

From Union Corner in Falmouth, follow the signs to Constantine and Mawnan Smith along Kergilliack Road. At the T-junction, turn right onto Hillhead Road, proceed down the hill and the entrance to 'Bellevista' will be found on the left-hand side immediately after a telegraph pole with three white stripes. 'Bellevista' is then situated at the top of the lane at the end of this private drive.



Hillhead Road, Kergilliack, Falmouth, TR11

Approximate Area = 1562 sq ft / 145.1 sq m

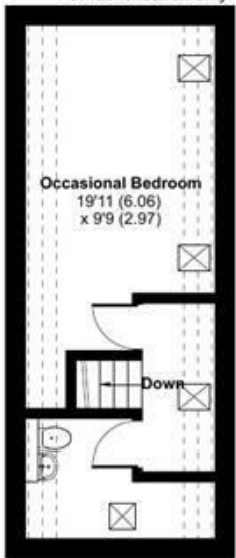
Limited Use Area(s) = 86 sq ft / 7.9 sq m

Total = 1648 sq ft / 153 sq m

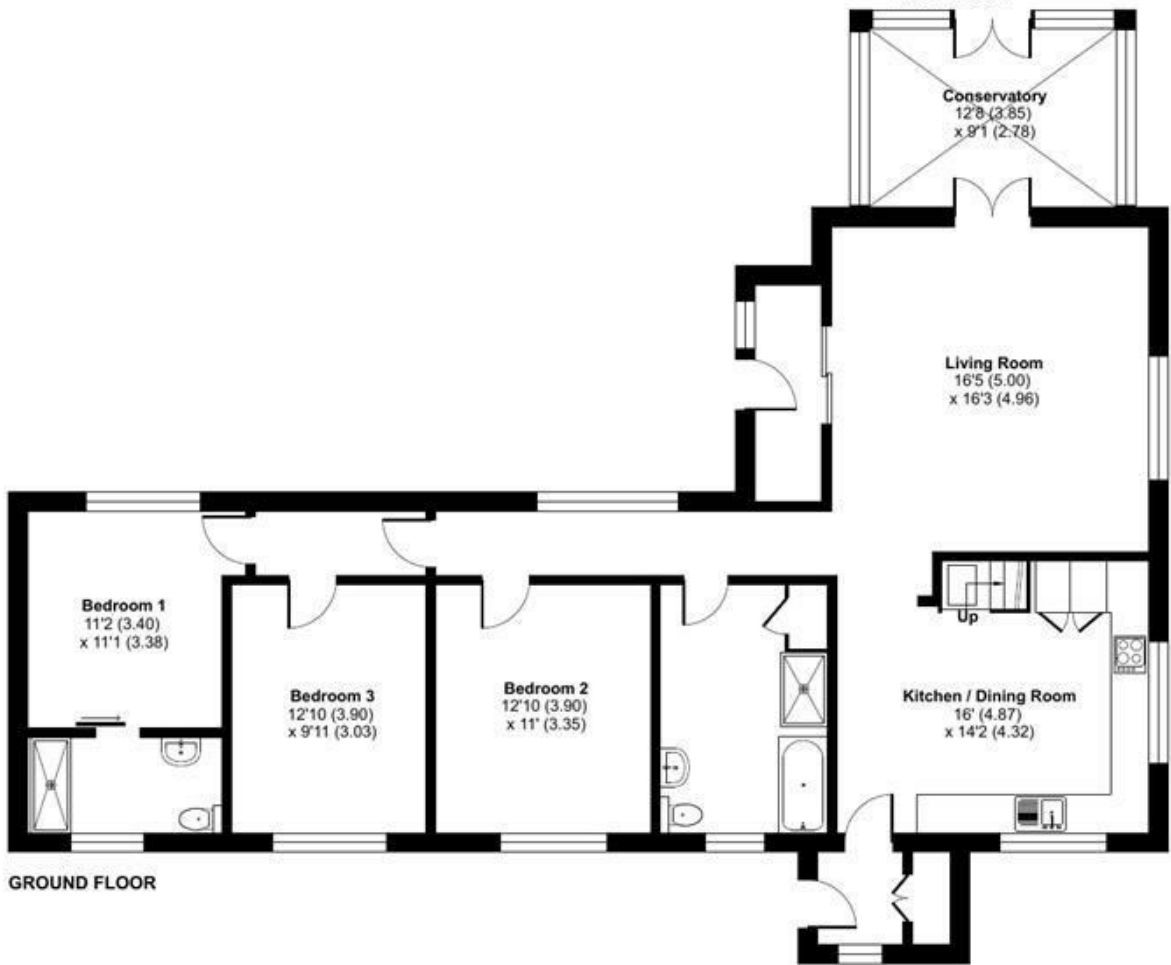
For identification only - Not to scale



Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR



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: 1454825