Laskowski &Co



53 Penhale Road, Falmouth, TR11 5UZ

Guide Price £550,000

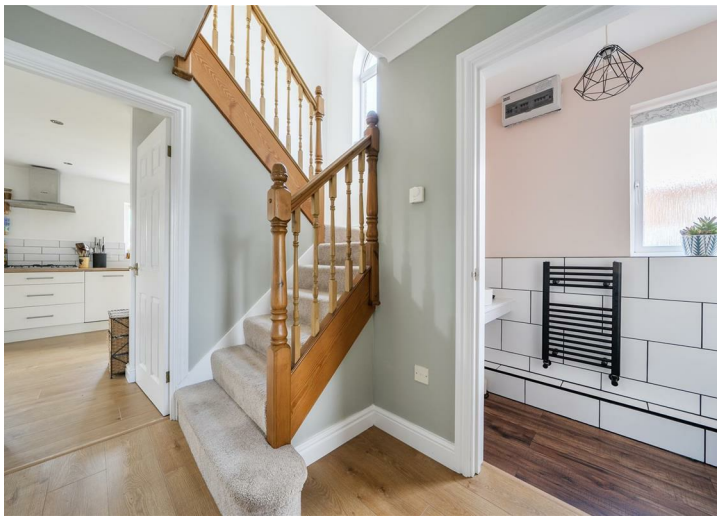
Located in a quiet, tucked away position within highly regarded Penhale Road, is this beautifully presented 4 bedroom family home. Having been reconfigured and updated by the present owners, the light and bright accommodation now comprises on the ground floor: entrance hallway, ground floor cloakroom/WC, 19' living room with box bay window, sociable full width kitchen/dining room with French doors giving access to the south-facing rear garden. The first floor provides 4 bedrooms (principal en-suite) and a family bathroom, with distant views towards Falmouth Bay and Pendennis Castle from the front elevation. The enclosed southerly garden is ideal for children and pets and the extended driveway offers parking for up to 3 cars giving access to a single garage.

Key Features

- 4 bedroom detached family home
- Off-road parking for up to 3 cars
- Sought-after residential location
- Sociable kitchen/dining room open to living room
- South-facing enclosed rear garden
- Single garage with power and light
- First floor family bathroom, principal en-suite and ground floor WC
- EPC rating C











LOCATION
Penhale Road is located within the popular Goldenbank area of Falmouth, just over a mile away from the town. A footpath from the development provides an approximate ten minute walk down to Swanpool Beach and Nature Reserve, with access to the South West Coast Footpath across to Gyllyngvase. The location of Penhale Road is fantastic for families, close to both primary and secondary schooling, with a regular bus route to the town and beaches.

THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY
Approached via a pathway to a storm porch and obscure multi-glazed front door, the welcoming entrance hallway features a turning staircase to the first floor, doors to the living room, kitchen/dining room, and ground floor cloakroom. Attractive wood-effect laminate flooring.

CLOAKROOM WC
Refitted cloakroom comprising a concealed cistern dual flush WC and circular ceramic wash hand basin with mixer tap and tiled surround. Half tiled walls, obscure double glazed uPVC window to side aspect, wall mounted heated towel rail/radiator, wall mounted consumer unit, central ceiling light, wood-effect laminate flooring.

LIVING ROOM
A light and bright reception room enjoying a full width box bay with uPVC double glazed windows to the front and side aspects, drawing in abundant natural light. Open to the kitchen/dining room, this spacious reception room borrows further light from the south-facing rear aspect. A focal fireplace houses a gas living flame fire (not currently in use), with stone surround, hearth and wood mantel above. Two central ceiling lights, radiator.

KITCHEN/DINING ROOM
A wonderful sociable family space, open to the living room, enjoying natural light from the uPVC double glazed window to the rear aspect and uPVC double glazed French doors opening onto the paved patio. The well appointed kitchen provides a range of eye and base level units with wood-effect worktop, five-ring gas hob with Bosch stainless steel extractor above, inset one and a half bowl sink and drainer with mixer tap, built-in Hotpoint electric oven and grill, built-in full height fridge/freezer, built-in dishwasher, space and plumbing for washing machine. Recessed ceiling lights, uPVC double glazed door gives access to the pedestrian side pathway. Door to under-stair storage cupboard providing generous storage, currently housing a condensing tumble dryer (not included). The dining area accommodates a large family table and chairs enjoying direct access to the garden via the French doors. Radiator.

FIRST FLOOR LANDING
A light and bright part galleried landing enhanced by an arched uPVC double glazed feature window to the side aspect. Two central ceiling lights, radiator, loft hatch to part boarded loft offering storage, doors to all bedrooms and family bathroom. Airing cupboard housing the hot water tank with fitted shelving.

BEDROOM ONE
A good sized principal bedroom with uPVC double glazed window to the front aspect, enjoying an open outlook over neighbouring rooftops towards Falmouth Bay and Pendennis Castle in the distance. Central ceiling light, radiator. Door to:-

EN-SUITE SHOWER ROOM
Modern suite comprising a walk-in shower with fully tiled surround and boiler-fed power shower, dual flush WC, pedestal wash hand basin with tiled splashback. Obscure uPVC double glazed window to side aspect, central ceiling light, heated towel rail/radiator.

BEDROOM TWO
A double bedroom with uPVC double glazed window to the rear aspect, overlooking the south-facing enclosed rear garden. Central ceiling light, radiator.

BEDROOM THREE
A good sized single bedroom with uPVC double glazed window to the rear aspect, enjoying views over the garden. Central ceiling light, radiator.

BEDROOM FOUR
A further single bedroom with uPVC double glazed window to the front aspect. Central ceiling light, radiator.

FAMILY BATHROOM
A beautifully finished white suite comprising a panelled bath with tiled surround, dual head boiler-fed shower and glass shower screen, dual flush WC, vanity unit with built-in storage and wooden worktop housing a circular ceramic wash hand basin with chrome mixer tap and tiled splashback. Wall mounted mirror, chrome heated towel rail/radiator, obscure uPVC double glazed window to side aspect, vinyl flooring, extractor fan, central ceiling light.

THE EXTERIOR

FRONT
Token front garden with mature shrubs and low hedge. A tarmac driveway offers off-road parking for up to three cars and leads to the garage. Pathway and timber side gate provide convenient access round to the rear garden.

GARAGE
Single pitched roof garage with up-and-over door, power and light.

REAR GARDEN
A delightful, fully enclosed south-facing rear garden perfectly suited for children and pets, featuring a good sized paved patio ideal for tables, chairs and alfresco dining. Beyond the patio lies an area of lawn bordered by low level flowerbeds planted with a variety of shrubs. Two raised vegetable boxes. Outside cold water tap and exterior lighting.

GENERAL INFORMATION

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

COUNCIL TAX
Band E - Cornwall Council.

TENURE
Freehold.

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





























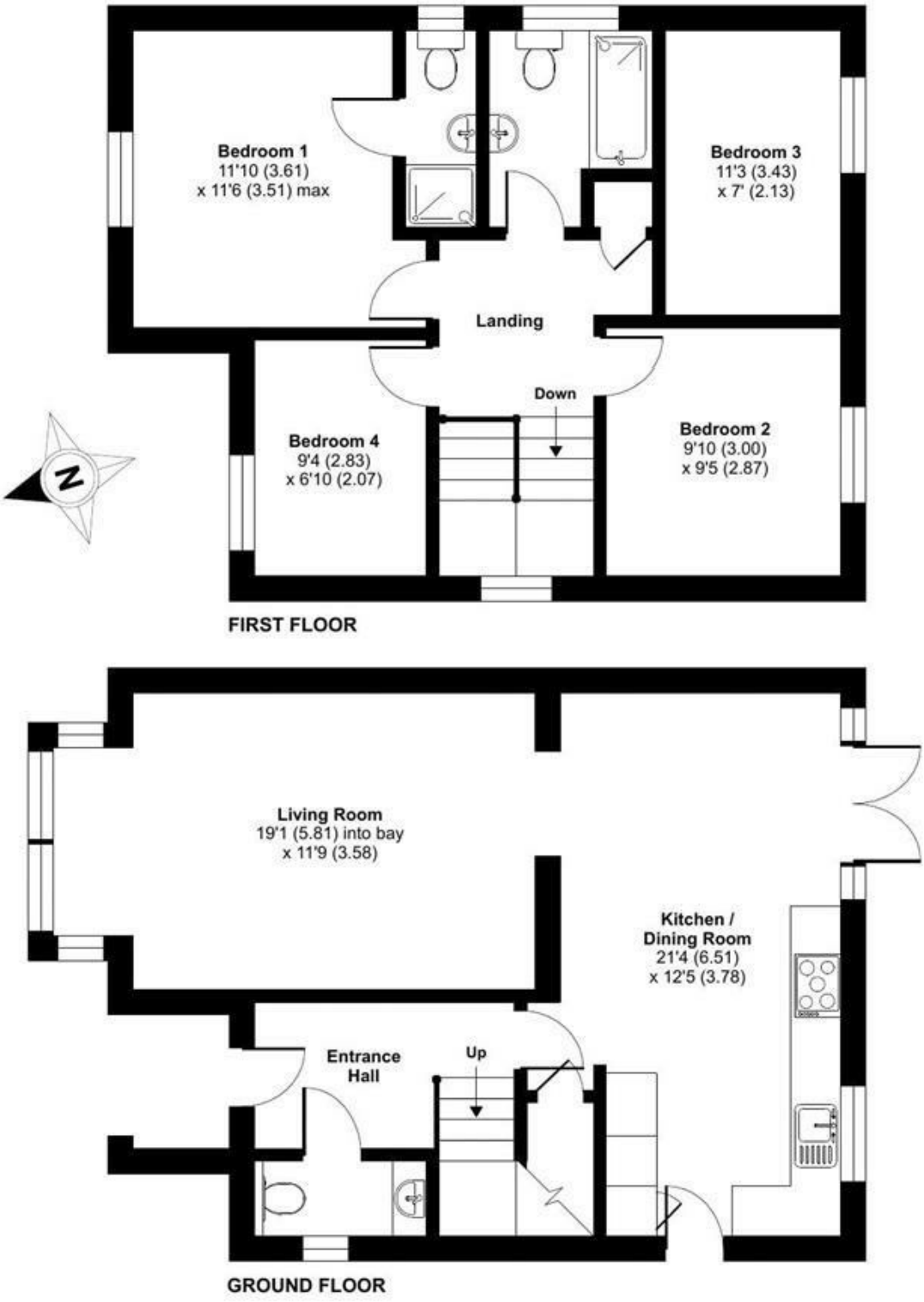


Floor Plan

Penhale Road, Falmouth, TR11

Approximate Area = 1150 sq ft / 106.8 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). © nichecom 2026. Produced for Laskowski & Company. REF: 1524979