



28 The Green

Falmouth

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Falmouth TR11 5PR

Built by Verto Homes in 2021, this striking detached home pairs contemporary design with outstanding energy efficiency, including an A-rated Net Zero specification, solar panels, triple glazing and air-source underfloor heating. Light-filled living spaces open onto a generous terrace, while three bedrooms, two bath/shower rooms, a level enclosed garden with study pod, garage and driveway complete the accommodation. Swanpool Beach, Falmouth Golf Club and the coast path are all close at hand.

Distances

Falmouth Golf Club and Above The Bay – 175 yards;
Swanpool Beach and lake – 850 yards; Gyllyngvase Beach – 1;
Maenporth Beach – 1.5; Falmouth town centre – 1.5; Helford Passage – 4.5;
Tremough campus – 4.5; Mylor Yacht Harbour – 6; Truro – 12;
Cornwall Airport – 31

(All distances are approximate and in miles)

What 3 Words ///tulip.ended.soup

The Location

For generations, Falmouth has been regarded as one of Cornwall's most desirable places to live and is regularly recognised among the finest coastal towns in the UK. Set to the south-west of the town, The Green enjoys an enviable position within a short walk of Falmouth Golf Club, Swanpool Beach and Nature Reserve, as well as a highly regarded new restaurant and bar, beachside café and restaurant. It is an ideal setting for those seeking a relaxed, active and distinctly coastal way of life.

Positioned between Falmouth Bay and the Helford River, residents are perfectly placed to enjoy some of Cornwall's most beautiful coastline. The South West Coast Path can be reached via a particularly attractive pedestrian route alongside the golf course, while Falmouth's vibrant waterfront, independent shops, cafés and acclaimed restaurants are all close at hand.

Within approximately five miles lie Maenporth, Mawnan Smith, the Helford, Flushing and Mylor: some of Cornwall's most sought-after villages and coastal communities. Surrounded by sea, river, unspoilt countryside and celebrated National Trust gardens, the wider area offers an exceptional combination of natural beauty, recreation and lifestyle.

The Property

- A-rated detached Eco home built by Verto Homes in 2021
- Reverse-level accommodation
- App-controlled smart system for easy and specific control of each room's ambience
- Residue of 10-year guarantee
- Attractive entrance hall with bespoke fitted understairs storage
- Double bedroom with fitted wardrobe and garden access
- Double bedroom with fitted wardrobe and en suite shower room
- Third bedroom (with enough room for a double bed)
- Family bathroom (Porcelenosa tiling with Duravit and Vado sanitaryware in both bathrooms)
- Triple aspect open-plan living / dining room / kitchen with fitted media unit, vaulted ceiling, leafy outlook and direct access to the spacious roof garden / terrace
- Fully fitted kitchen with extensive tops / breakfast bar and integrated appliances by NEFF (cooker, grill, fridge, freezer, dishwasher, washer / dryer, electric hob)





The garden, garage, pod and parking

- Level and enclosed rear garden, the largest for this house type within The Green
- Pod / studio for home-working
- Enclosed roof terrace affording excellent privacy and providing a seamless external extension of the living room
- Garage with electric remote-controlled door
- EV charger
- Driveway parking for at least two cars
- Front garden laid to lawn
- Storm porch with external lighting

Specification

- Solar panels
- Triple double glazing
- Vaillant air source heat pump with underfloor heating throughout
- Fully integrated smart home system with remote access (app-controlled)
- Zehnder Mechanical Ventilation Heat Recovery system (MVHR)
- Insulated cavity block construction with timber frame roof

Verto Homes states: "A Verto home effortlessly blends contemporary aesthetics and modern house design with cutting-edge smart technology. It's a home that does good and looks good too. We believe in creating the perfect environment inside, without harming the environment outside. That's why we only build homes that produce zero

carbon emissions. While you're busy living, your home is busy learning. Adjusting the heat and light in every room, saving energy, and creating an environment which is exactly to your taste"

Tenure, services and material information

Freehold. Annual charge of around £350 towards upkeep of the managed areas (Management Company: Lambert Smith Hampton). Short and long-term letting is permitted.

Services: Mains electricity, water and drainage. Air source (underfloor heating throughout). Solar panels for electricity.

Broadband: Full Fibre (source: <https://www.openreach.com/fibre-checker/my-products>)

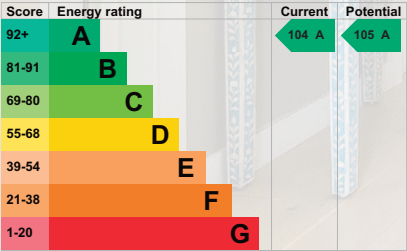
Council Tax: band E

Directions

Travelling into Falmouth along Dracaena Avenue, continue into Western Terrace. At the mini roundabout at the junction with Woodlane, turn right into Pennance Road and then right at the crossroads. Continue down the hill (Swanpool Hill) and continue past the lake and beach. Continue up the hill passing the housing developments on the right. Turn left into the Golf Club then immediate right into The Green. Number 28 is located on the right hand side, just before the apartments.

28 The Green, Falmouth, TR11

Main House = 1147 sq ft / 106.5 sq m
Total = 1335 sq ft / 124 sq m (includes garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Shore Partnership Limited. REF: 1508891

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Ben Davies
Director



Tim May
Director



Ben Standen
Consultant

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

