

TOM WILLS
PERSONAL PROPERTY AGENTS

Elm Cottage, 10 Foxs Lane

Falmouth, TR11 4DS

£645,000

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Elm Cottage, 10 Foxs Lane

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This detached 1930s bungalow sits in one of Falmouth's most sought-after and rarely available positions. Its deep and wide garden is remarkably private and enclosed by mature trees, yet the house is only a few minutes' walk from the town centre, the beaches and the railway station. The current owners have improved it thoughtfully throughout. It now has three double bedrooms, a generous bay-fronted living room, a kitchen/diner with a conservatory off it and a luxury bathroom modernised in keeping with the age of the house. Outside there is a bespoke, insulated garden studio, countless specimen plants and trees, driveway parking and an attached garage.

- Detached 1930s bungalow in a rare and sought-after after position
- Remarkably quiet setting surrounded by mature trees and nature
- A few minutes' walk from the town, beaches and railway station
- Three double bedrooms, two on the ground floor
- Generous living room with large bay window
- L-shaped kitchen/diner with conservatory overlooking the garden
- Luxury bath/shower room, stunningly renovated with antique features
- Stripped and treated timber floorboards with sub-floor insulation
- Bespoke high-spec garden studio with power and fibre-optic broadband

























THE PROPERTY

A porch leads into a central hallway measuring 4.62m x 1.98m. Every room opens off it, and a staircase rises to the first floor. The current owners have stripped and treated the timber floorboards and added insulation beneath them, which gives the hallway and rooms both character and comfort. The living room measures 5.21m x 5m into its bay window. It is a well-proportioned, almost square room with good natural light, views out into trees and plenty of space for seating as well as two column radiators, built-in bookshelves and a wood-burning stove.

The L-shaped kitchen/diner has windows on two sides and room for a dining table as well as a generous cooking area. A door leads into the sunny conservatory measuring 2.92m x 2.54m, which looks out over the beautiful garden, and there is also a useful store (2.92m x 2.87m).

Both ground floor bedrooms are comfortable doubles, again with views out into nature, original restored wood floors and column radiators. The bedrooms are served by the bathroom, which has been modernised to a very high standard with finishes that suit the period of the house. The bathroom is full of unusual antique fixtures, fittings and a microcement wet-room shower with handmade herringbone tile flooring throughout. The bathroom also benefits from electric underfloor heating.

The stairs lead up to the third double bedroom with a dormer window, exposed and restored beams and significant built-in storage within the eaves. The remainder of the loft space is currently a large void storage space with a recently upgraded Viessmann boiler. It has huge potential to be converted to additional rooms in the future if required.

OUTSIDE

A driveway provides off-road parking and leads to the attached garage. The garage has front and rear access and provides invaluable storage space with a metal up-and-over door to the driveway, door to rear garden and electric offering convenient EV charging potential.

The gardens are the real surprise: they are well-established and exotically planted, with masses of trees, specimen planting and well stocked borders. They feel a world away from the town and they create a beautiful, peaceful sanctuary. Despite being so centrally located, it is a wonderfully private and quiet setting. Amongst all of the planting and a greenhouse, there is still room for a vegetable garden and for children's play equipment.

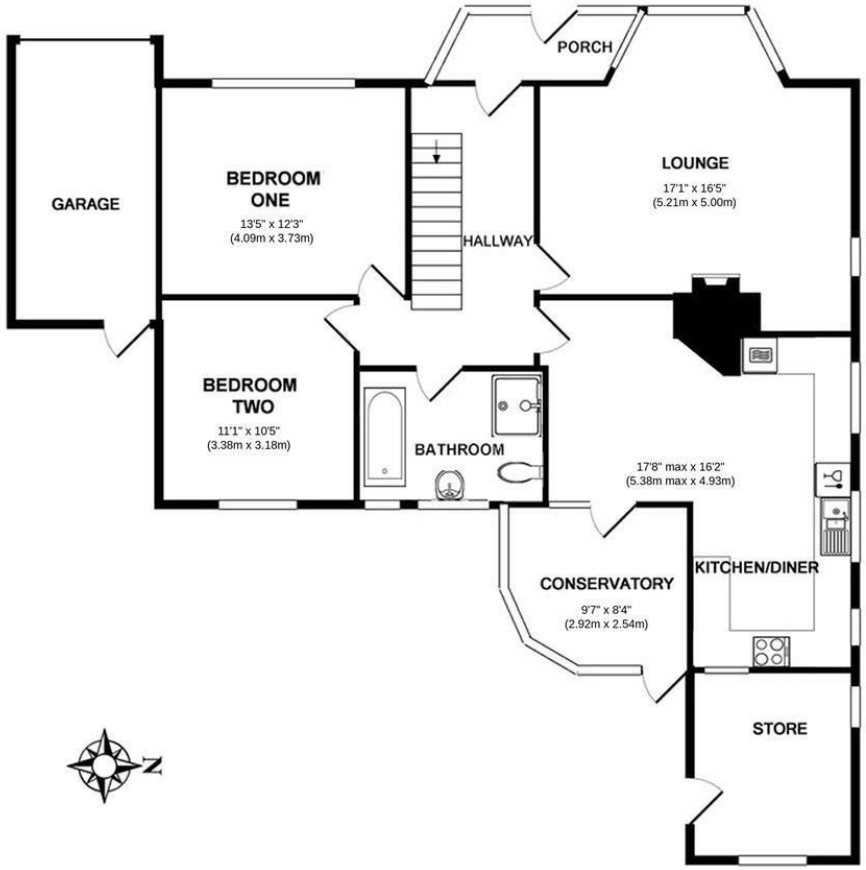
GARDEN STUDIO/HOME OFFICE

The owners have also installed a stunning bespoke timber clad garden studio with 2.4m wide aluminium bi-fold doors, a window, two rooflights and a wrap-around deck nestled in amongst established garden beds and trees. It is fully insulated and features beautiful custom oak flooring within the space and larch decking surrounding, with room for outdoor seating. It works superbly well as a home office with power and fibre-optic broadband installed.

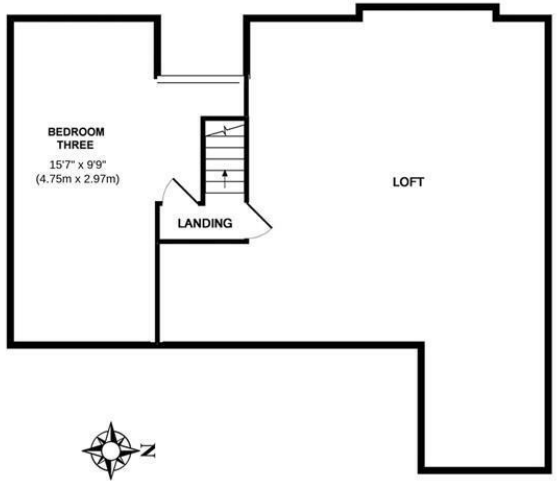
THE LOCATION

Fox's Lane is one of Falmouth's most desirable addresses, and properties here rarely come to the market. Because of the trees, the lane feels almost rural, yet a peaceful walkway leads into the town and Fox Rosehill Gardens is a few hundred yards away. Falmouth has a lively mix of independent and national shops, galleries showing local art and craft, and a wide choice of places to eat and drink. Events Square and the National Maritime Museum hold events throughout the year, including Falmouth Week and the Oyster and Sea Shanty festivals. The beaches and the railway station are a short walk away.

ADDITIONAL INFORMATION
Tenure - Freehold. Possession - Vacant possession upon completion to coincide with our client's onward purchase - to be confirmed.. Services - Mains gas, electricity, water and drainage. Gas central heating and bathroom underfloor heating. Council Tax - Band D. EPC rating - TBC. VIEWING - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.



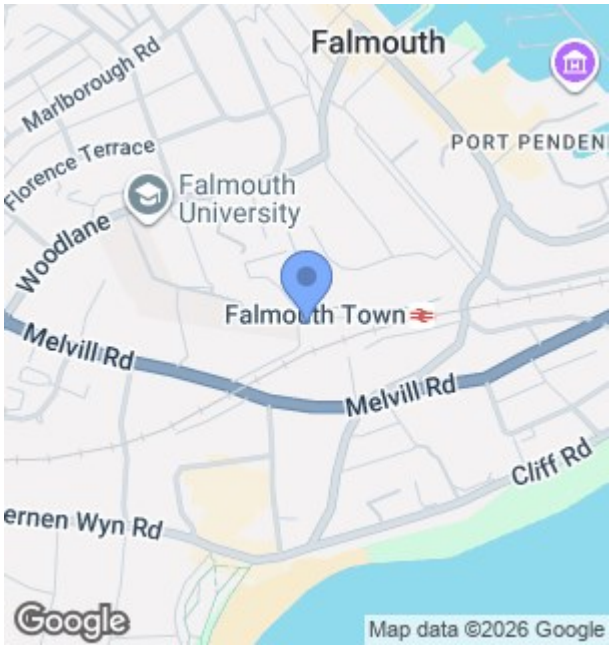
GROUND FLOOR
APPROX. FLOOR
AREA 1267 SQ.FT.
(117.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 898 SQ.FT.
(83.4 SQ.M.)

ELM COTTAGE, 10 FOXS LANE, FALMOUTH, CORNWALL, TR11 4DS.
TOTAL APPROX. FLOOR AREA 2164 SQ.FT. (201.0 SQ.M.) (INCLUDING STORE, ATTIC SPACE AND GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact us on 01326 352302
if you wish to arrange a viewing appointment for this property or require further information.

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