



## Falmouth

A superb, detached residence with some character features  
Popular residential location close to town and Kimberley Park  
Versatile accommodation with a variety of uses  
Lounge, separate dining room, two kitchens on the ground floor  
Seven bedrooms (two with en-suites and four with wash hand basins)  
Separate shower room to the ground floor and bathroom to the first floor  
Owner's accommodation with separate entrance at the rear  
Small front gardens in need of cultivation, wheelchair access  
Concrete driveway to the side leading to concrete hardstanding to the rear  
The property has a C3 commercial classification

Guide £535,000 Freehold

ENERGY EFFICIENCY RATING  
BAND E

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7106



A rare opportunity to acquire this detached dormer style property (formerly a care home), located in a prime residential location close to all the amenities that the bustling town of Falmouth has to offer.

Offered for sale with 'no onward chain' this dormer style property retains many character features and is very well maintained on the ground and first floor. The lower ground floor is ripe for conversion with each room having exposed brickwork and being currently divided into several individual living areas comprising of four further bedrooms, two bathrooms, former kitchen (no fixtures or fittings) and a utility room.

The accommodation in brief comprises: entrance porch, dual aspect lounge, dining room, three good sized bedrooms (one en-suite), separate shower room and two kitchens on the ground floor. To the first floor there are four bedrooms (one en-suite) and a bathroom/wc combined. As previously mentioned, the lower ground floor has several individual living areas having an entrance door leading to the rear. Outside, to the front, there is a small, enclosed garden with patio and raised planters and a concrete slope providing wheelchair access. To the right hand side of the property there is a concrete driveway that leads around to the rear where you will find a concrete courtyard area.

As the vendors sole agents, we highly recommend an early appointment to view.  
Why not call for your appointment to view today?

#### *THE ACCOMMODATION COMPRISES:*

Half glazed entrance door with stained glass effect panels either side to:

*ENTRANCE PORCH 1.90m (6'3") x 2.59m (8'6")* maximum measurements.

With windows to the front and sides with stained glass effect inserts, pendant light, terracotta tiled flooring, inset recessed half-height cupboard, coat hooks, glazed fire door to:

*HALLWAY 7.47m (24'6") x 1.98m (6'6")*

Having two pendant lights, original wood floorboards, dado rail, radiator, under stairs storage cupboard, fire alarm, fire doors to all principal reception rooms.

*DINING ROOM 3.66m (12'0") x 5.13m (16'10")* into bay.

UPVC double glazed bay window with stained glass effect fan lights to the front elevation, pendant ceiling light, original wood floorboards, radiator, high skirting boards, picture rail, coved ceiling, fire door.



*LOUNGE 7.92m (26'0") x 3.66m (12'0")* into bay.

UPVC double glazed bay window with stained glass effect fan lights to the front elevation, UPVC double glazed bay window with stained glass effect fan lights to the side, two radiators, two pendant lights, six wall lights, original wood floorboards, feature open tiled fireplace, two fire doors (one glazed).

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.





*BEDROOM ONE 3.20m (10'6") x 3.20m (10'6")*

UPVC double glazed window to the side with stained glass effect fan lights over, pendant light, radiator, pedestal wash hand basin with separate hot and cold taps, vent, picture rail, original wood floorboards, fire door.



*KITCHEN 3.96m (13'0") x 3.12m (10'3")*

UPVC double glazed window to the side. Fitted with a range of wood effect wall and base units with roll edge work surfaces, inset single drainer stainless steel sink unit with chrome mixer tap, inset stainless steel hand wash basin with twin chrome taps, space for range style cooker, space for washing machine or dishwasher. built-in airing cupboard with hot water tank, extractor fan, fire alarm and sprinkler system, strip light, fire door.



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### *CLOAKROOM/WC*

With low flush wc, wash hand basin, fully tiled walls, inset ceiling spotlight, tile effect vinyl flooring.

### *INNER HALL 1.32m (4'4") x 3.23m (10'7")*

Fire doors to kitchen, bedroom and cloakroom, 1/2 glazed door to lower ground floor, pendant light, original wood floorboards, dado rail, staircase to first floor.

### *BEDROOM TWO 3.28m (10'9") x 2.51m (8'3")*

Two UPVC double glazed windows to the side, pendant light, original wood floorboards, fitted wardrobes with sliding door housing hanging space and shelving, radiator, fire door, door to:



### *EN-SUITE SHOWER ROOM*

Fitted with a three piece suite comprising; tiled shower cubicle, low-level flush wc, wash hand basin set in white vanity unit with illuminated mirror above, recessed spotlights, extractor fan, storage cupboard, vinyl tile effect flooring.

### *BEDROOM THREE 3.73m (12'3") x 2.67m (8'9")*

UPVC double glazed window to the rear, pendant light, concrete floor, radiator, wash hand basin with stainless steel mixer tap set in a vanity unit with tiled splashback, fire door.



### *WET ROOM*

Opaque wooden single glazed window to the rear, pendant light, tiling to the wet room area with wall mounted shower, low-level flush wc, stainless steel sink with hot and cold taps set in housing with white surface.

*KITCHEN 3.81m (12'6") x 2.67m (8'9")*

UPVC double glazed window overlooking Kimberley Park. Fitted with a range of wood effect wall and base units with granite effect roll top work surfaces over incorporating a single drainer stainless steel sink unit with mixer tap and ceramic tiled splash backs, space for electric cooker with extractor fan above, space for refrigerator/freezer, fire extinguisher, fire alarm, fire door.



*FIRE DOOR FROM INNER HALLWAY, WOODEN STAIRCASE RISING TO THE FIRST FLOOR LANDING*  
With carpet, access to loft space.

*BEDROOM FOUR 4.57m (15'0") x 3.20m (10'6") maximum measurements.*

UPVC double glazed window overlooking Kimberley Park. Pedestal wash hand basin with hot and cold taps and original, coloured 1950's accessory unit with mirror above, radiator, pendant light, carpet, fire door.

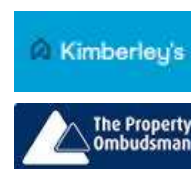


*BEDROOM FIVE 4.27m (14'0") x 3.20m (10'6") into dormer and with limited headroom in parts.*

UPVC double glazed dormer window with stained glass effect panel above and glazed panels to either side, pendant light, carpet, radiator, original, coloured 1950's accessory unit with mirror above, fire door.



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*BEDROOM SIX 3.73m (12'3") x 3.51m (11'6")* into recess and dormer an with limited headroom in parts.

UPVC double glazed dormer window with stainless glass effect panel above and glazed panels to either side, UPVC double glazed window to the side, pendant light, carpet, radiator, deep fitted wardrobe/storage cupboard with hanging rail, fire door, door to:

#### *EN-SUITE SHOWER ROOM*

Single built-in shower cubicle with electric shower and fully tiled with screening, wash hand basin set in vanity unit with illuminated vanity mirror above, tile effect vinyl flooring, inset ceiling spotlight

*BEDROOM SEVEN 3.28m (10'9") x 3.66m (12'0")* With limited headroom in parts.

With original, coloured 1950's accessory unit with mirror above, pendant light, carpet, radiator.

#### *BATHROOM*

UPVC double glazed window with stained glass style fan lights to rear. Fitted with a white handled and panelled bath with shower attachment to wall, white, wash hand basin set in vanity unit with chrome mixer, walk through to enclosed area with low-level flush wc, two pendant lights, fully tiled walls, vinyl tile effect flooring, radiator.



*FROM REAR OF INNER HALLWAY, STAIRS LEAD DOWN TO LOWER GROUND FLOOR/BASEMENT*

Block built construction and loosely divided into separate rooms comprising of five bedrooms, lounge, two bathrooms, former kitchen (no fixtures and fittings) and two utility areas.

*ROOM ONE* - BEDROOM - 3.73m (12'3") x 2.67m (8'9")

*ROOM TWO* - BEDROOM - 2.74m (9'0") x 3.66m (12'0") UPVC double glazed window to the side

*ROOM THREE* - LOUNGE - 3.73m (12'3") x 3.66m (12'0") UPVC double glazed window to the side and UPVC double glazed door to the side.

*ROOM FOUR* - BEDROOM - 3.66m (12'0") x 4.42m (14'6") UPVC double glazed window to the side.

*ROOM FIVE* - FORMER KITCHEN - 4.34m (14'3") x 4.72m (15'6") - window to side.

*ROOM SIX* - BEDROOM - 3.66m (12'0") x 2.67m (8'9")

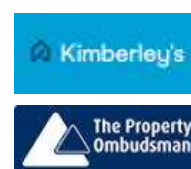
*ROOM SEVEN* - BATHROOM - 3.28m (10'9") x 2.18m (7'2")

#### *SMALL SEPARATE BATHROOM*

*ROOM EIGHT* - 2.67m (8'9") x 3.73m (12'3")

*TWO UTILITY AREAS* - Both fitted with a sink

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### *OUTSIDE*

Outside, to the front, there is a small enclosed garden with patio and raised planters and a concrete slope providing wheelchair access. To the right hand side of the property there is a concrete driveway that leads around to the rear where you will find a concrete courtyard area.

### *AGENTS NOTE*

Although the property was originally built as a residential house, it was converted into a guest house then into a residential care home in the 1980's. Therefore, the property is currently on a commercial C3 basis and any prospective purchaser looking to make this a residential home will need a change of use before getting a mortgage.



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VIEW FROM REAR TO KIMBERLEY PARK (FIRST FLOOR)



COUNCIL TAX Band F.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



TOTAL FLOOR AREA : 3663 sq ft. (340.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, discrepancies of doors, windows, closets and other details are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendors, agents and appraisers herein have not been stated and no guarantee is in their responsibility or efficiency can be given.  
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