



Pentree Kergilliack Road, Falmouth

Guide Price £500,000



Heather & Lay
The local property experts





- Substantial, individual, non estate dormer bungalow
- Popular, convenient edge of Falmouth location
- Large established garden, facing south to rear
- Flexible 5 bedroom accommodation
- 3 bedroom down, 2 large rooms upstairs
- Separate, interconnecting sitting and dining rooms
- Conservatory
- Light filled and spacious - well presented internally
- Garage and driveway parking space
- Very rare, first time available for over 40 years!

THE LOCATION

Pentree lies prominently along Kergilliack Road on the outskirts of Falmouth, a 5-10 minute drive into town, and to the harbourside or seafront.

Falmouth is a thriving and vibrant town with an eclectic mixture of independent and national shops, many galleries showcasing local art and crafts, and an excellent and varied selection of places to eat and drink. Events Square and the National Maritime Museum regularly host activities and events throughout the year including Falmouth Classics, Falmouth Week and the Sea Shanty festival, ensuring an all-year round vitality and community.

On Falmouth's Southern side, are the sandy beaches of Castle and Tunnel, or a short walk away is the ever-popular Gyllyngvase, complete with its bustling café and safe swimming waters. Along the seafront is an array of architecture and building, all added to over the years with careful consideration of the desirability of the area and now providing various places for dining and leisure activities. No wonder then, that Falmouth is consistently voted in the top ten favourite places to live in the UK.

THE PROPERTY

Pentree is a fine detached dormer bungalow that has been lived in and loved by the current owners, our clients and friends, for well over 40 years. Their advancing years meaning a move to something smaller and more appropriate.

This is a remarkable place, set in a large and lovely garden and level established plot, so difficult to find today, and where to the rear it faces south and is large and lovely.

In its day, Pentrees garden has been multiple award winning, featuring annually in the Budock Village show for its produce and flowers.

Pentree was built in 1959 by Tom Prior, and is beautifully cared for and presented, although most prospective buyers will likely budget to modernise.

The accommodation here is spacious, practical and flexible with five bedrooms in all, three of which are downstairs. The original roof space was successfully converted some years ago, now providing two large, adaptable dormer rooms with space and scope for an en suite perhaps.

Rooms are light filled and well proportioned with a proper hallway and decent sitting room, where glazed double doors and fixed panes allow separation or opening into the dining room and in turn to the conservatory and out onto the terrace and garden. Windows are UPVC double glazed and a modern Worcester mains gas boiler fuels radiators, central heating and hot water supply.

The no nonsense kitchen is a good size, basic and functional and known by us to be the centre of some wonderful baking creations!



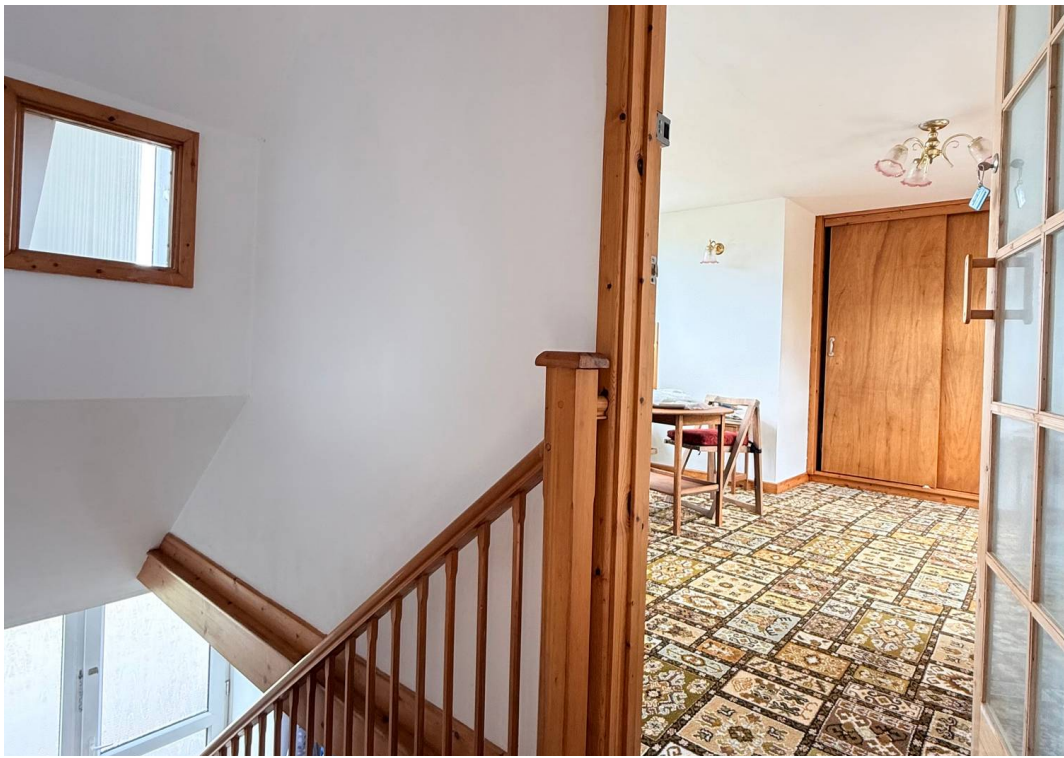
















GARDEN

Pentree has a broad frontage onto Kergilliack Road, through posts to a driveway, parking bay and generous single size detached garage to house and park several cars. The beautifully tended front garden sets the property nicely back from the road, but it is the rear garden that is so special and unusual.

Established, level and enclosed, this private space measures a healthy 130' plus deep X 60' with areas of lawn, a generous paved patio and produce and fruit garden.

The current owners have thoroughly enjoyed Pentree and made their very positive mark here, leaving it in good shape for its fortunate new owners and fresh chapter in life.

AGENTS NOTE

12 P.V (solar pannels)

Were installed in 2024 providing electrical energy to the property and a useful income when exported to the grid.

Mundic test

We are in receipt of a clear (28th June 2018) class A Mundic report carried out by Cockrams surveyors.

Services - Mains gas, water, drainage and electric. Solar panels

Council Tax band: D

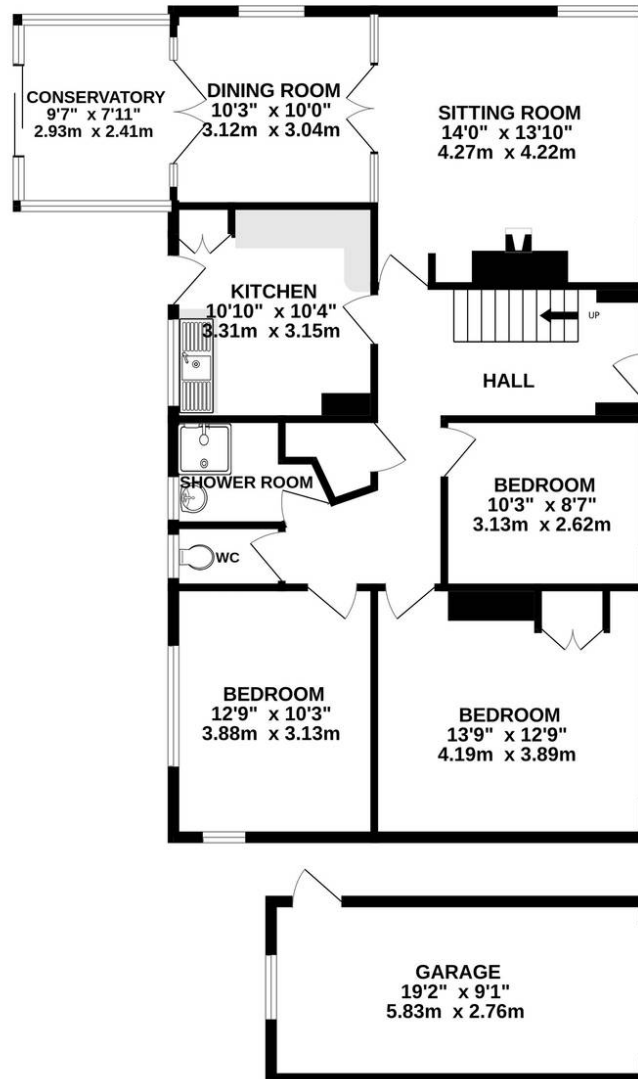
EPC: C

Tenure: Freehold

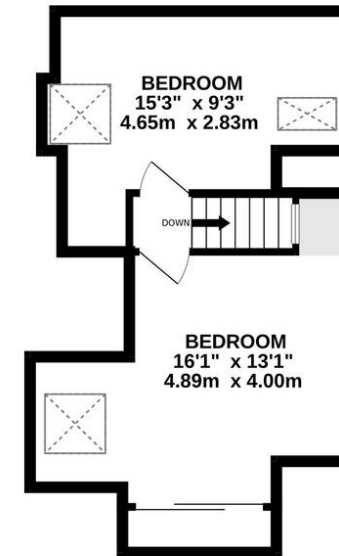




GROUND FLOOR
1244 sq.ft. (115.6 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 1615 sq.ft. (150.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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