

TOM WILLS
PERSONAL PROPERTY AGENTS

2 The Walled Garden

Falmouth, TR11 4GF

£775,000

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2 The Walled Garden Penmere

Falmouth, TR11 4GF

A contemporary three bedroom semi-detached bungalow, built in 2022 and set within the historic walled kitchen garden of Penmere House, now beautifully landscaped and planted. Single storey living throughout, a kitchen dining/living room of exceptional size opening onto a sheltered garden, and a specification running from air source heating and underfloor heating to solar panels with battery storage and rapid EV charging. Level, private and about a mile from Falmouth town, harbourside and seafront.

- Contemporary single storey home, completed 2022
- Superb open-plan living with mutiple doors to the covered terrace and walled garden
- Beatuifully landscaped gardens
- Three bedrooms, principal with walk-in wardrobe and en-suite
- Family bathroom, separate cloakroom, utility room
- Air source heat pump with underfloor heating throughout
- Solar panels with battery storage
- Large shed plus a sheltered bike store
- Parking for two cars
- Balance of a Build Zone 10 year warranty

























THE PROPERTY

Approached through the original walled garden entrance, the bungalow sits low and quietly within its plot, the green sedum roof softening the roofline against the mature trees beyond. Parking for two cars lies by the entrance, alongside a three-phase, rapid EV charger. A substantial wooden shed which takes boards and wetsuits and everything else that comes with living close to the water, kept dry and out of sight. A separate shelter provides further covered storage for bikes.

Inside, a full-length hall runs the depth of the house and keeps the sleeping accommodation entirely separate from the living space. At the far end is the kitchen and dining room, a genuinely generous room at almost twenty-one feet long, fitted with quality German integrated appliances and with an island providing ample space for entertaining and eating. It opens through to the dining area and into the living room, all working as one space when entertaining and as distinct rooms when they need to. Both bifold and sliding doors run across the rear elevation of both, drawing sunlight deep into the house and giving direct access to the veranda.

The principal bedroom occupies the far corner, a well-proportioned double with a walk-in wardrobe and served by its own shower room. A second double bedroom sits opposite, close to the family bathroom, and the third room is also a double which is currently set up as an excellent home office. Bedrooms are carpeted, with luxury vinyl tiling elsewhere, and underfloor heating runs throughout, leaving walls clear and the temperature even from room to room. A utility room, cloakroom and separate cupboard off the hall keep laundry, coats and clutter away from the main rooms, and there is no staircase to negotiate anywhere in the house.

The garden has been professionally landscaped and planted since the house was built, and has matured into a genuinely sheltered outdoor room: paved terracing off the living space for dining and entertaining, lawn beyond, and established planting softening the base of the old stone wall. The wall itself, seven to eight feet high, capped with natural slate and fired earth ridges, gives a privacy and a microclimate that few Falmouth gardens can match. The jacuzzi is available by separate negotiation and the owners are content to leave it in place.

Running costs deserve particular mention. The air source heat pump, solar array and battery storage work together to keep energy bought from the grid to a minimum, and the three-phase 22kW charging point will replenish an electric car several times faster than a standard domestic unit.

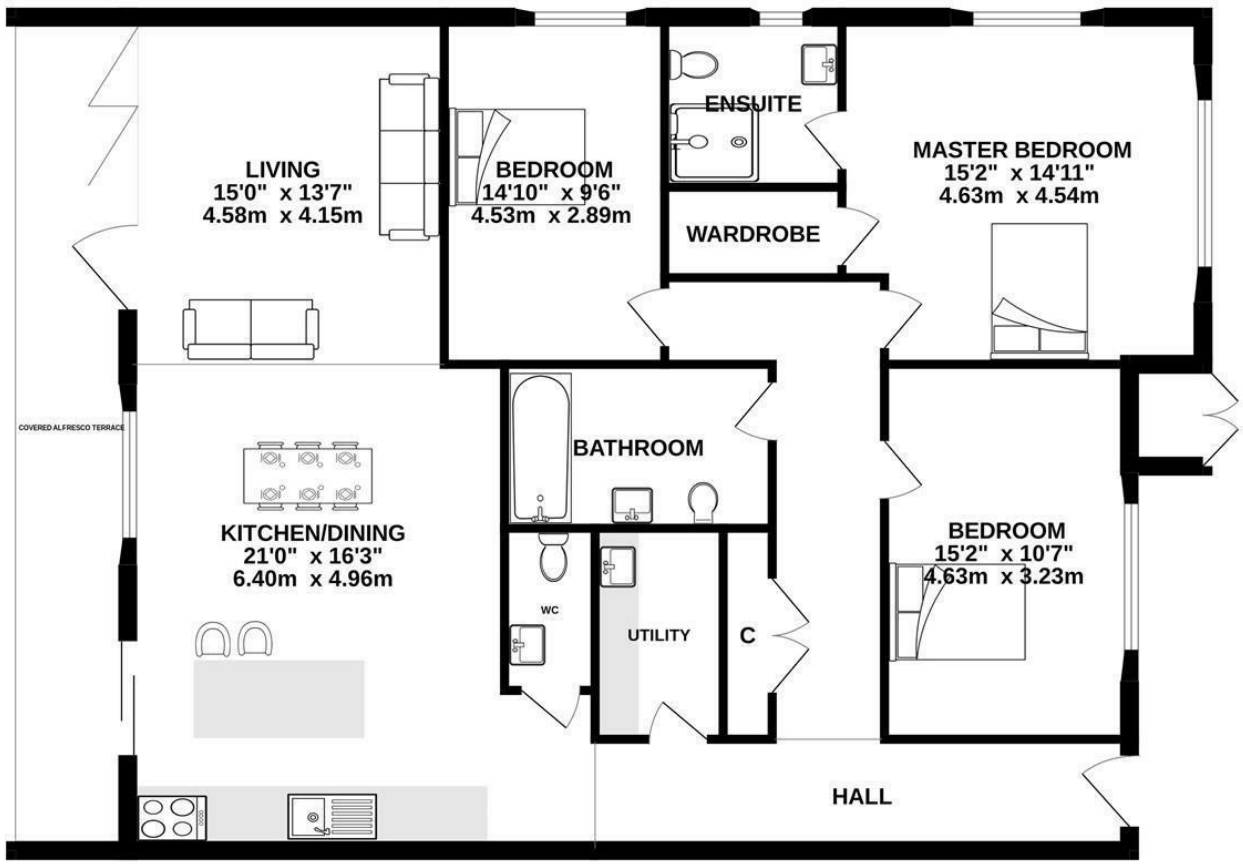
Private parking for two cars sits outside the walled garden, a three-phase rapid EV charger installed, a shed for boards and wetsuits, plus a seprate bike shelter.

THE LOCATION

The Walled Garden consists of just two semi-detached properties which sit within the wooded grounds of the former Penmere House, built in the early 1800s for one of Falmouth's Packet Ship captains and later the Penmere Manor Hotel. It is a long established and sought after residential area, roughly a mile from the town centre, harbourside and seafront, with local shops and two primary schools a few minutes' walk away and a Co-op close at hand for everyday needs. Penmere Station is nearby on the branch line to Penryn and Truro, connecting to the mainline service to London Paddington. A walk of ten to fifteen minutes brings you to Swanpool Nature Reserve, the beach and the South West Coast Path. Falmouth itself offers an unusually good mix of independent shops, galleries, restaurants and bars, the National Maritime Museum, and a calendar that includes Falmouth Week, Falmouth Classics and the Oyster and Sea Shanty festivals.

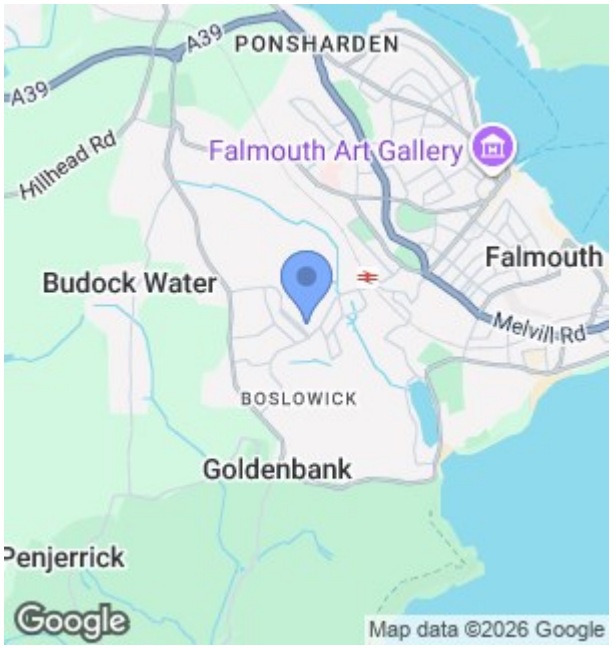
ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion. Services - Mains electricity, water and drainage. Underfloor heating, Fibre broadband. Council Tax - Band E. EPC rating - 85 (B). VIEWING - BY APPOINTMENT WITH TOM WILLS PROPERTY LTD.

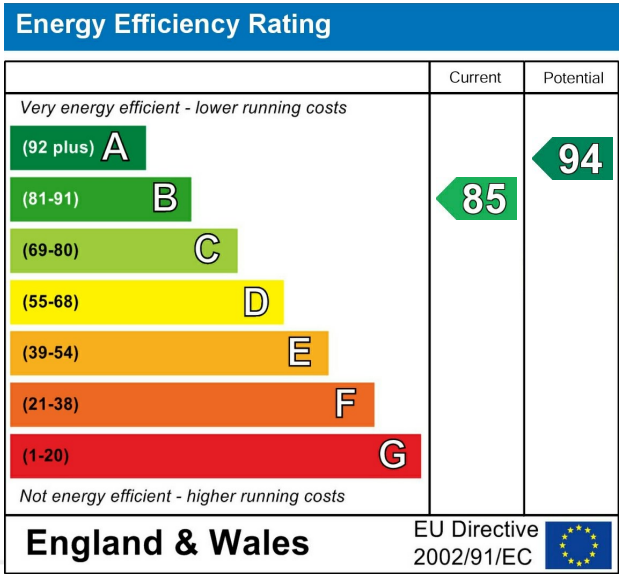


TOTAL FLOOR AREA : 1647sq.ft. (153.0 sq.m.) approx.

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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Energy Efficiency Graph



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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