



Laskowski
&Co



Keston, 19 North Parade, Falmouth, TR11 2TE

Guide Price £450,000

A broad detached 3 bedroom period bungalow occupying an elevated position within sought-after North Parade, less than a mile from Falmouth's town centre. This well proportioned home offers plenty of period detail including high ceilings, original doors, fireplaces and stripped wood floors. The accommodation comprises: entrance hallway, living room with box bay window, sociable through dining room with original fireplace and an outlook towards the river between the houses opposite, fitted kitchen, 3 bedrooms and a family bathroom. The property offers both front and rear gardens, with off-road parking and a single garage to the rear. The bungalow has potential for conversion of the loft space (subject to any necessary permissions) which would provide excellent views over the Penryn River and across to Flushing. No onward chain.

Key Features

- Substantial 3 bedroom detached bungalow
- 2 reception rooms
- Double glazing and gas central heating
- Garage and off-road parking
- Sought-after location on North Parade
- Original period features
- Some river views
- EPC rating D



THE ACCOMMODATION COMPRISES

Cats iron pedestrian gate with steps and pathway leading up through the mature front garden to the front door. uPVC double glazed French doors to:-

ENTRANCE PORCH

Exposed pebble dash wall, tiled flooring, original hardwood front door, with obscured glazing above and to both sides, opening into:-

ENTRANCE HALLWAY

A spacious entrance hallway with stripped wood floorboards, wall-mounted consumer unit and electric meter, original period doors with period door furniture leading to living room, dining room, all three bedrooms and family bathroom. Radiator, ceiling-mounted positive ventilation system, original dado rail and picture rails, ceiling light.

LIVING ROOM

A good sized light and bright reception room with uPVC double glazed box bay window overlooking the front garden with a glimpse of the Penryn River through the adjacent rooftops. Stripped wood floorboards, fireplace currently housing an electric fire with wood mantel surround and slate hearth. Original picture rail, ceiling light.

DINING ROOM

Another large and sociable reception room through to the kitchen with broad uPVC double glazed box bay window with an outlook over the front garden, Penryn River and across to Flushing. Tiled period fireplace with wood surround and built-in cupboard to one side. Stripped wood floorboards, radiator, original picture rail. Ceiling light, period door with period door furniture to the:-

KITCHEN

A fitted kitchen with a range of white high gloss eye and waist level units, wood effect rolltop worksurface, inset stainless steel sink/drainage unit with swan neck mixer tap. Wall-mounted Worcester boiler servicing domestic heating and hot water. Space for freestanding undercounter fridge, built-in freezer, space and plumbing for washing machine and dishwasher. Radiator, uPVC double glazed windows to both front and rear aspects providing views to the front over the Penryn River between the adjacent rooftops of neighbouring properties. uPVC double glazed door giving access to the rear garden. Ceiling light.

BEDROOM ONE

A sunny, south facing double bedroom with beautiful period tiled fireplace with wood surround. uPVC double glazed window overlooking the rear garden, stripped wood floorboards, radiator, original picture rail, ceiling light.

BEDROOM TWO

A double bedroom with uPVC double glazed window to rear aspect, original picture rail, stripped wood floorboards, radiator, ceiling light.

BEDROOM THREE

A single bedroom with UPVC double glazed window to rear aspect, stripped wood floorboards, original picture rail, radiator, and ceiling light.

FAMILY BATHROOM

A white suite comprising P-shaped bath with mixer tap, shower attachment over and glass shower screen, pedestal wash hand basin with mixer tap and tiled splashback, and dual flush WC. Built-in storage cupboard with shelving, uPVC obscure double glazed window to rear aspect. Chrome heated towel rail/radiator, loft hatch, ceiling light.

THE EXTERIOR

FRONT GARDEN

A mature front garden, half laid to lawn, with a wild cherry tree. The other half of the garden is laid with granite chippings. The garden is planted with a number of mature shrubs and small trees, with privacy provided by a privet hedge. A pathway leads around both sides of the bungalow providing ease of maintenance and access to the rear garden.

REAR GARDEN

Affording a good degree of privacy with raised flower beds containing a number of shrubs and trees. Steps lead out to a raised parking area and single garage accessed from the lane behind North Parade. Gated off-road parking provides space for at least one car, adjacent to which is a block-built single garage.

SINGLE GARAGE

With up-and-over door.

GENERAL INFORMATION

SERVICES

Mains water, electricity, drainage and gas are connected to the property. Gas fired central heating.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

AGENT'S NOTE

The property has previously undergone a Mundic Block Test presenting a clear 'A' result.







North Parade, Falmouth, TR11

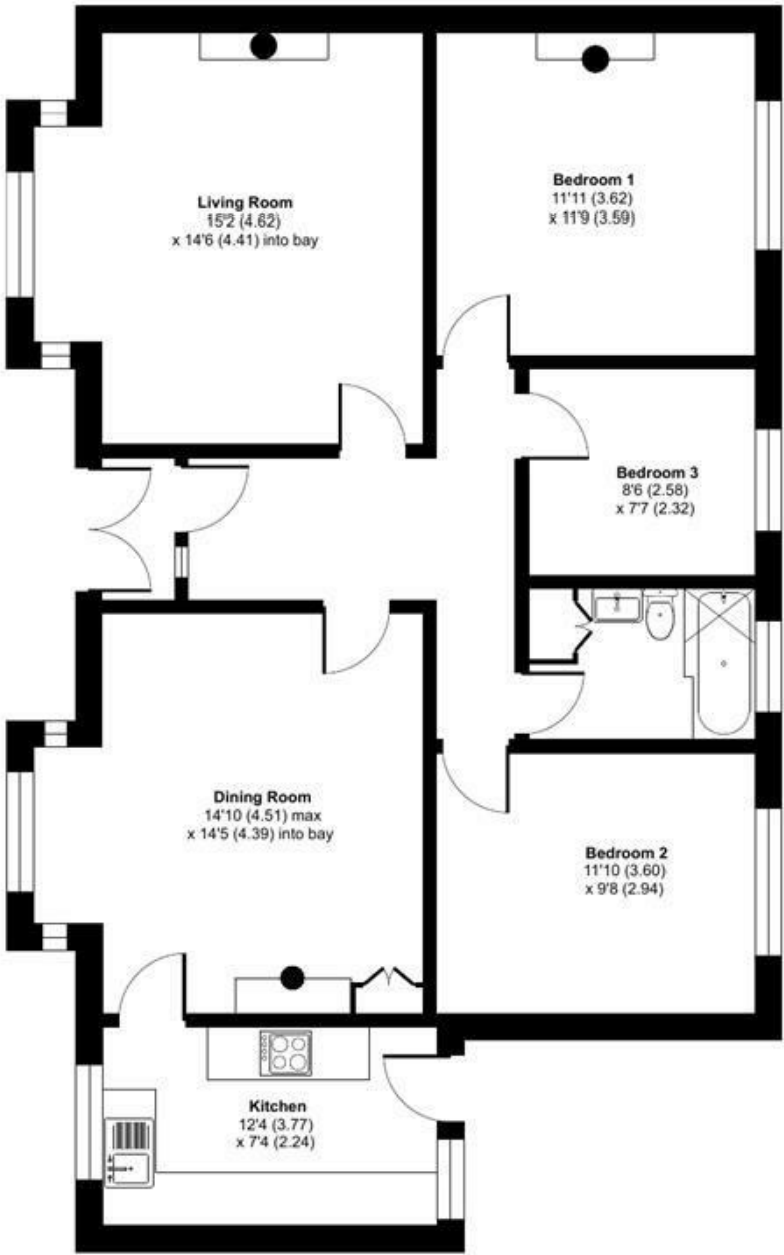
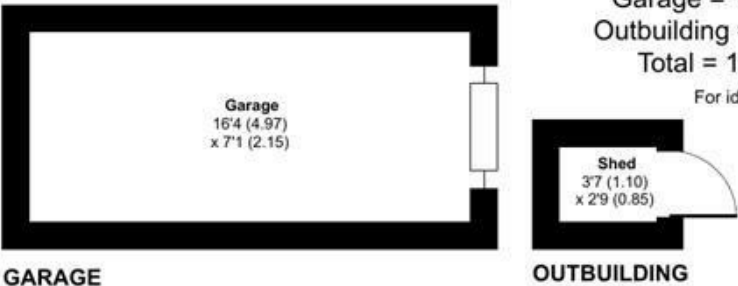
Approximate Area = 1007 sq ft / 93.5 sq m

Garage = 115 sq ft / 10.6 sq m

Outbuilding = 10 sq ft / 0.9 sq m

Total = 1132 sq ft / 105 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhcom 2026. Produced for Laskowski & Company. REF: 1495166