



Rowan, 11 Pennance Farm Barns, Goldenbank, Falmouth, TR11 5BH

£219,950

An exceptionally well presented and generously proportioned 3 bedroom modern property, quietly positioned within the highly regarded Pennance Farm Barns development on the rural outskirts of Falmouth. 'Rowan' provides beautifully balanced accommodation arranged over 2 floors, combining characterful surroundings with comfortable and practical modern living. The property benefits from spacious open-plan living and dining accommodation, a well appointed kitchen, principal bedroom with en-suite facilities and 2 further bedrooms, together with allocated parking for 1 vehicle. Set within this attractive courtyard development, the property enjoys a delightful rural setting close to Swanpool and Maenporth beaches, Falmouth Golf Club and the many amenities of Falmouth itself. A particularly appealing opportunity as a Cornish retreat, second home or holiday property - early viewing highly recommended!

Key Features

- Highly regarded and select rural courtyard development
- Approximately 960 sq ft / 90 sq m of accommodation
- Generous living/dining room with excellent natural light
- Allocated parking for 1 vehicle and convenient visitor parking
- Spacious 3 bedroom barn-style property
- 2 bath/shower rooms, including en-suite to principal bedroom
- Pleasant rural surroundings on the outskirts of Falmouth
- EPC rating C



THE ACCOMMODATION COMPRISES

HALLWAY

Panelled oak doors to kitchen and living/dining room, together with WC. Tiled flooring, electrical consumer unit. Inset downlights. Telephone point. Radiator.

KITCHEN

A modern fitted kitchen with roll-top worksurface, inset one and a half bowl stainless steel sink with drainer and mixer tap, built-in appliances including Montpellier electric oven, four-ring, stainless steel hob, stainless steel splashback and matching extractor. Further appliances include built-in tall fridge/freezer, Indesit washing machine and Sharp dishwasher. Radiator, tiled flooring, inset downlights. Broad double glazing to front aspect. Cupboard housing Worcester combination boiler providing domestic hot water and heating.

WC

Dual flush WC, corner wash hand basin with mixer tap. Towel rail, radiator, ceiling light, extractor fan. Obscure glazed casement window to front aspect.

LIVING/DINING ROOM

A particular highlight of the property, spanning the width and offering good depth, with much natural light via glazed doors to the far side and adjacent casement windows providing a favourable rural outlook over the nearby field and fairway of the Falmouth Gold Club beyond. Immediate access provided onto the enclosed rear decking. Two pendant lights, two radiators. Telephone point, TV aerial point, contemporary wall lights. Part open under-stair storage.

FIRST FLOOR

LANDING

Part galleried to stairwell below, panelled oak doors to all bedrooms, main bathroom and 'airing cupboard' with slatted shelving. Inset downlights. Radiator. Loft hatch.

BEDROOM ONE

A nicely proportioned double room with part sloping ceiling and casement double glazing providing an outlook over the fairway of Falmouth Golf Club set to the distance, with the open field in the foreground and tree-lined boundaries. Radiator, ceiling light. Door to the:-

EN-SUITE SHOWER ROOM

A white four-piece suite comprising a pedestal wash hand basin with mixer tap, dual flush WC and shower cubicle with glazed and sliding shower doors, Mira Vie electric shower. Radiator, inset downlights, extractor fan. Fully tiled walls and flooring. Shaver socket.

BEDROOM TWO

Another well proportioned double bedroom, once again, with part sloping ceiling and casement double glazing to front aspect. Ceiling light, radiator.

BEDROOM THREE

Adjacent to the principal bedroom, a small double with double glazing to the rear elevation providing an outlook similar to bedroom one across the fairway of the Falmouth Golf Club and pleasant rural surroundings. Part sloping ceiling, ceiling light, radiator.

BATHROOM

A modern white suite comprising a dual flush WC, pedestal wash hand basin with mixer tap, panelled bath with side screen, handgrips, mixer tap and mains-powered shower. Tiling to floor and walls. Inset downlights, extractor fan, part sloping ceiling, heated towel rail and shaver socket. Slimline window to front elevation.

THE EXTERIOR

ENCLOSED REAR DECK

A broad and spacious enclosed deck, entirely on the level and providing much use for outdoor furniture, offering a fine outlook over fields and fairway of the Falmouth Golf Club set to the distance. Facing a favourable southerly direction, capturing plentiful sunlight throughout the day. An ideal space for al fresco dining, morning coffee or a wonderful evening space for entertaining.

RESIDENTS PARKING

Following the cobbled pathway along the neighbouring properties in a westerly direction, a stone shingle path leads up a set of steps to the residents parking area, providing guests parking, together with one private allocated space for 'Rowan'.

GENERAL INFORMATION

SERVICES

Mains electricity and water are connected to the property. Private drainage. LPG central heating. Telephone points (subject to supplier's regulations).

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Leasehold - remainder of a 999 year lease. Koti Property Management are the managing agent for the properties within Pennance Farm Barns. Charges are from 1 November to 31 October. 'Rowan' pays on a % basis which totals £4,081.24. Water is included within this charge and billed at year end, based on usage. The maintenance charge includes, but is not limited to, communal electric, grounds maintenance, general repair, window cleaning, servicing of the sewerage treatment plant, service road leading to properties.

AGENT'S NOTE

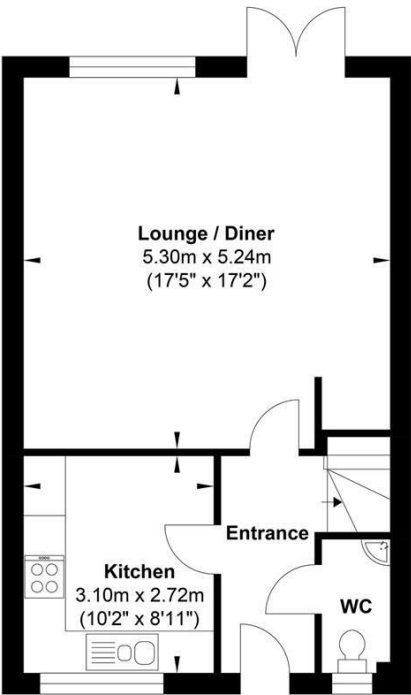
This property is subject to a holiday home restriction, limiting residential use to a maximum of four months at a time, with twenty four hours leave to reset.

VIEWING

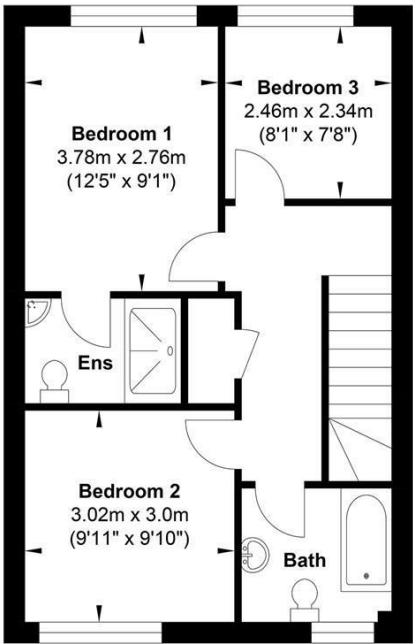
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



Ground Floor



First Floor

Gross Internal Floor Area : 89.0 m2 ... 959.0 ft2

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.