



## Oak, 1 Pennance Farm Barns, Goldenbank, Falmouth, TR11 5BH

Guide Price £179,000

A superb holiday home set within a small, select development just moments from Swanpool Beach. 'Oak' is a detached stone barn conversion offering well presented accommodation comprising an open-plan living/dining room with a high quality fitted kitchen and integrated appliances, a double bedroom, and a stylish bathroom, all finished to a high standard throughout. Externally, the property enjoys a south westerly facing front patio whilst to the rear is an enclosed, elevated lawn with decked seating area, offering far-reaching countryside views across to the neighbouring golf course. Allocated parking for 2 vehicles is positioned adjacent to the property, with additional visitor spaces available. Offered for sale with no onward chain, this is an ideal holiday home or investment opportunity with a proven letting history.

### Key Features

- Detached 1 bedroom barn conversion
- Small development close to Swanpool Beach
- Private and sunny lawned rear garden
- No onward chain
- Restricted occupancy (holiday home/letting)
- Peaceful rural setting approximately 2 miles from the town centre
- Private parking
- EPC rating D



## THE LOCATION

Pennance Farm Barns is a small and attractive development of converted holiday barns and contemporary holiday homes, set in a peaceful position on the outskirts of Falmouth. The development enjoys direct access to the South West Coast Path, with scenic walks leading towards Swanpool Beach (approximately 0.5 miles) and Falmouth (approximately 1.5 miles), which also benefits from a regular bus service. Surrounded by open countryside and close to the coast, the setting offers an excellent balance of tranquillity and convenience.

## THE ACCOMMODATION COMPRISES

### LOUNGE/KITCHEN/DINER

14'4" x 14'0" (4.37m x 4.27m)

### LOUNGE/DINING AREA

Step up to this bright and spacious open-plan living area which seamlessly combines lounge, dining and kitchen areas. Beautiful oak flooring throughout, complemented by a large three-pane window to the front and a Velux window to the rear, filling the room with natural light. Two radiators, recessed spotlights.

### KITCHEN AREA

The fully fitted kitchen area features a range of base and eye-level units with worktops, sink with drainer, and tiled splashbacks. Appliances include an electric oven, four-ring gas hob with extractor, and integrated fridge/freezer, dishwasher, and washing machine. Wall-mounted Worcester gas boiler.

### BEDROOM

9'0" x 7'10" (2.74m x 2.39m)

Open from the living area, a double bedroom with a front-facing window. Continuation of oak flooring. Radiator, overhead lighting, and loft access.

### BATHROOM/WC

8'1" x 5'2" (2.46m x 1.57m)

The well appointed fully tiled bathroom features a rear-facing Velux window, radiator, and recessed spotlights. Low level flush WC, pedestal wash hand basin, bath with shower over. Shaver point, illuminated mirror with spotlights over. Extractor fan.

## THE EXTERIOR

### GARDEN

The property offers a paved seating area at the front, perfect for enjoying the south/west facing sun throughout the day. To the rear, accessed via shallow side steps, is a raised lawn, enclosed by fencing. The garden includes a decked seating area and views over the property's roofline towards countryside and nearby golf course.

### PARKING

Allocated parking is available for two vehicles, plus additional guest spaces shared among the twelve properties in the development.

## GENERAL INFORMATION

## SERVICES

Mains electricity and water are connected to the property. Private drainage. LPG central heating.

## COUNCIL TAX

Band A - Cornwall Council.

## TENURE

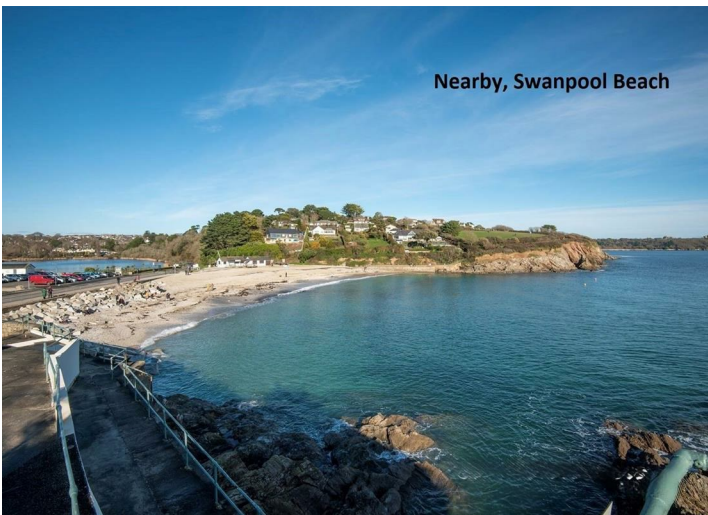
Leasehold: 999 years from 2008. Pennance Barns Management Company Ltd. Management charge: 5.96% of total development service charge (approximately £2,000 per annum) for upkeep of communal areas, lighting, and insurance. Each owner holds an equal 1/12th share of the freehold.

## 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 24 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

