Laskowski &Co



72 Pendra Loweth, Maen Valley, Falmouth, TR11 5BJ

£125,000

Occupying an attractive position on this ever-popular development of holiday cottages, in a sheltered valley setting close to the outskirts of Falmouth and within easy reach of Swanpool and Maenporth Beaches, the South West Coast Path, Helford River and sub-tropical gardens at Trebah and Glendurgan, a superbly presented 2 bedroom end of terrace property offering light filled accommodation together with allocated parking space for 1 vehicle, rear patio garden leading onto well tended communal gardens and use of on-site facilities including tennis courts, plunge pool/jacuzzi, club house, gym and children's play area. No onward chain.

Key Features

- Superbly presented holiday cottage
- 2 double bedrooms
- Allocated parking
- Use of popular on-site facilities
- Attractively positioned in this 'Village of Gardens'
- Light and airy open-plan living accommodation
- Close to Falmouth and beaches
- EPC rating D











THE ACCOMMODATION COMPRISES

Pathway leading to contemporary entrance door with exterior courtesy lighting, opening into:-

ENTRANCE LOBBY

Plentiful light via double glazed uPVC window to side elevation. Space for shoes and coats. Inset matting. Broad square opening ahead leading to open-plan kitchen/living/dining area. Four panel door opening into:-

CLOAKROOM/WC

Pedestal wash hand basin with separate hot/cold taps and tiled splashback low flush WC. Electric wall heater. Obscure glazed window to front aspect, ceiling light, extractor fan, coat hooks, shaver socket.

OPEN-PLAN KITCHEN/LIVING/DINING ROOM

Bright and light via two sets of double glazed windows to both the front and rear elevation, together with glazed French doors offering immediate access onto the paved patio and beautifully maintained communal gardens. Further light borrowed from stairwell. A social room, perfectly suited to holiday use and ideal for entertaining, with a neutral aesthetic throughout and plentiful space for furniture.

KITCHEN AREA

Beechwood-effect units set both above and below a rolltop worksurface spanning three sides and incorporating inset stainless steel sink with drainer and mixer tap, together with neutral tiled splashback at mid-point. Appliances include Hotpoint electric oven, four ring ceramic hob, space and plumbing for washing machine. Ceiling spotlights, inset downlight, uPVC double glazed window to front elevation. Open to:-

LIVING/DINING AREA

Turning staircase rising to first floor level with useful under-stair storage cupboard, two electric wall heaters. Widening to the far side featuring glazed French doors providing access onto the particularly private patio with the delightful established communal grounds beyond. Inset downlights, TV aerial point and telephone point.

FIRST FLOOR

LANDING

Four panel doors to bedrooms one, two, main bathroom, and airing cupboard with slatted shelving, hanging rail and Uniq electric water heater. Double glazed casement window to front elevation providing an elevated outlook over the established grounds of Pendra Loweth. Loft hatch, ceiling light.

BEDROOM ONE

A nicely sized double bedroom providing plentiful space for bedroom furniture, with double glazed casement window offering an elevated outlook over Pendra Loweth's well maintained and established grounds, with wooded surround. Electric wall heater, ceiling light, TV aerial point.

BEDROOM TWO

Another double bedroom with casement double glazing to the far side, ceiling light, electric wall heater, TV aerial point.

BATHROOM

A pristine and white three piece suite comprising low flush WC, pedestal wash hand basin with separate hot/cold taps and tiled splashback, panel bath with side grips, side screen, separate taps and mains powered shower. Tiling to bath/shower to ceiling height. Towel rail, heated towel rail. Obscure glazed casement window to front elevation, Inset downlights, extractor fan.

THE EXTERIOR

REAR PATIO

A raised threshold with pitched covering provides a degree of shelter, with a broad and mellow stone paved patio, together with exterior courtesy light, trellis fencing with established arch for privacy, and offers a secluded outdoor seating space, facing almost due south and therefore, quite the 'suntrap' particularly in the spring and summer months. Opening leading onto the expansive lawn and communal grounds, with backdrop of the wooded man valley surrounding.

ALLOCATED PARKING

Set within almost 10-15 yards of the property, a single parking space clearly labelled '72'.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Electric heating. The electricity is the responsibility of each individual owner however, the water and sewage are apportioned by Pendra Loweth Management Limited.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Leasehold - 999 year commencing 25 July 2000. The majority of cottage owners at Pendra Loweth completed the purchase of the freehold of the site in early 2018 and the property benefits from this share of the freehold. Maintenance charge: approximately £??? per annum.

AGENT'S NOTE

The cottage is ideal for use as a holiday home and could be a good source of holiday letting income; it should be noted the cottages in Pendra Loweth, 'shall be used for holiday or leisure purposes only and should not be used as permanent residential dwellings' - Cornwall Council 30 January 1997.

ON-SITE FACILITIES

On-site facilities include a restaurant, bar, WiFi, splash pool, spa and tennis court, with Pendra Loweth being the Cornish translation of 'Village of Gardens'.

VIEWING

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









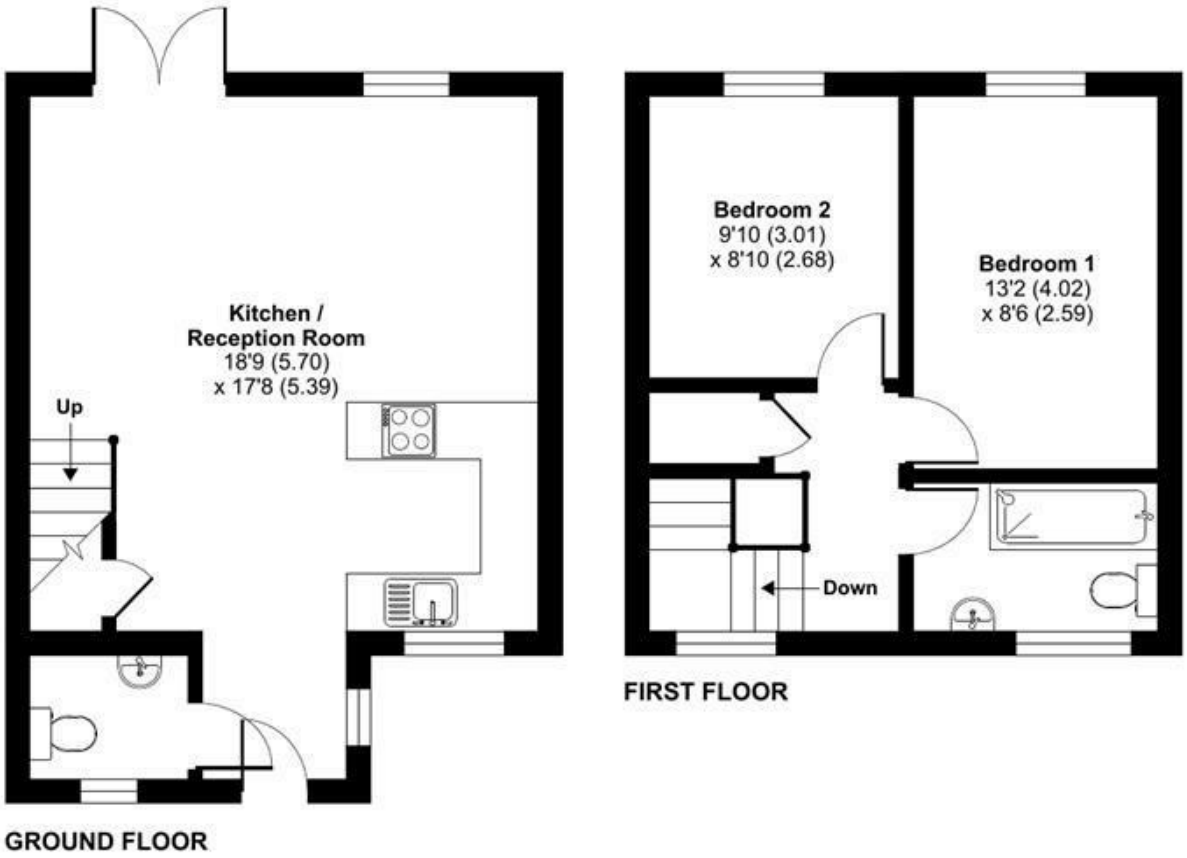


Floor Plan

Pendra Loweth, Maen Valley, Goldenbank, Falmouth, TR11

Approximate Area = 717 sq ft / 66.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Laskowski & Company. REF: 1480083