



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

## 15 Pennance Field

Goldenbank, Falmouth, TR11 5FW

**£445,000**



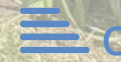
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## 15 Pennance Field

Goldenbank, Falmouth, TR11 5FW

An impeccably presented contemporary home tucked into the corner of a peaceful and select development beside Falmouth Golf Course. Built in 2015 and offering stylish, low-maintenance living, the property enjoys far-reaching countryside views, a larger-than-average garden, and a superb detached garden studio. Swanpool Beach, the South West Coast Path and Falmouth town centre are all within easy reach.

- Contemporary semi-detached house built in 2015 by Kier
- Two generous double bedrooms, both with en-suite bathrooms
- Large corner plot
- Covered balcony with wooded outlook and golf course views
- Immaculately presented throughout with high-end kitchen refit
- Tucked away in the corner of a peaceful, select development
- Air source heat pump with underfloor heating to the ground floor
- Detached garden studio / home office
- Driveway parking for at least two vehicles
- Electric car charger





#### THE LOCATION

Pennance Field occupies a particularly attractive setting on the outskirts of Falmouth, beside Falmouth Golf Course. A recently created pedestrian cut-through leads directly to the South West Coast Path, where the dramatic coastline and sweeping views across Falmouth Bay can be enjoyed. Despite the peaceful surroundings, convenience is close at hand. Falmouth town centre lies approximately 1.5 miles away, while Swanpool Beach and the coastal path are just a short walk from the doorstep.

#### THE PROPERTY

Tucked into the corner of this select and peaceful development, this contemporary home enjoys a particularly attractive setting beside Falmouth Golf Course, with far-reaching countryside views and easy access to the South West Coast Path. Built in 2015, the house offers stylish and energy-efficient living and has been meticulously cared for since new. Thoughtful upgrades in recent years include a high-quality re-fitted kitchen, the addition of a superb detached garden studio, ideal as a home office or creative space, an electric car charger and more.

The accommodation comprises two spacious double bedrooms, both with en-suite bath/shower rooms, together with a ground floor WC/laundry room. The beautifully appointed kitchen features Corian worktops with matching upstands, a 'Quooker' (boiling water) tap, and integrated Neff and Bosch appliances, open-plan to the dining and sitting area to create a bright and sociable living space.

Large windows throughout flood the rooms with natural light and frame far-reaching views over the surrounding countryside. Of particular note is the sliding door from bedroom two opening onto the covered timber-decked balcony, perfectly positioned to enjoy the peaceful outlook over woodland and the golf course. From the living area, doors open directly to the rear garden, creating a seamless connection between indoor and outdoor living.

#### OUTSIDE

The rear garden is a real highlight of the property. Thanks to its corner plot position, it is significantly larger than many others within the development and enjoys excellent privacy. A wooded backdrop and attractive Cornish stone wall provide a beautiful sense of enclosure.

The garden has been thoughtfully landscaped with established flower beds and winding pathways leading to the detached studio/home office. The space enjoys sunshine throughout the day and offers plenty of room for outdoor dining, relaxation, or gardening.

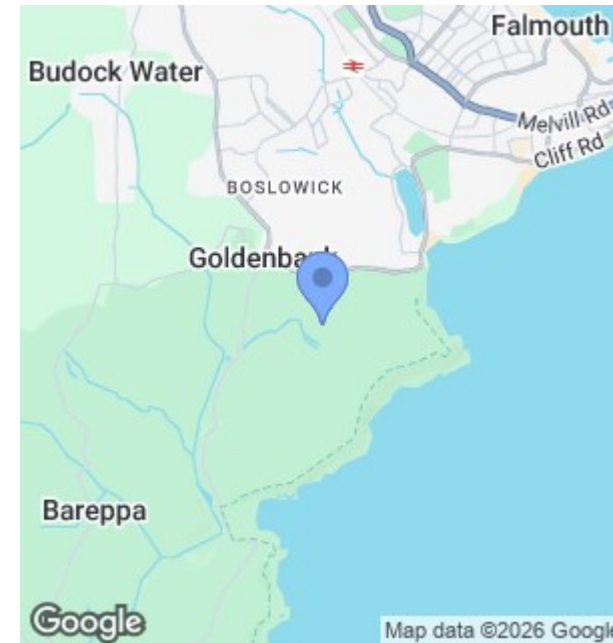
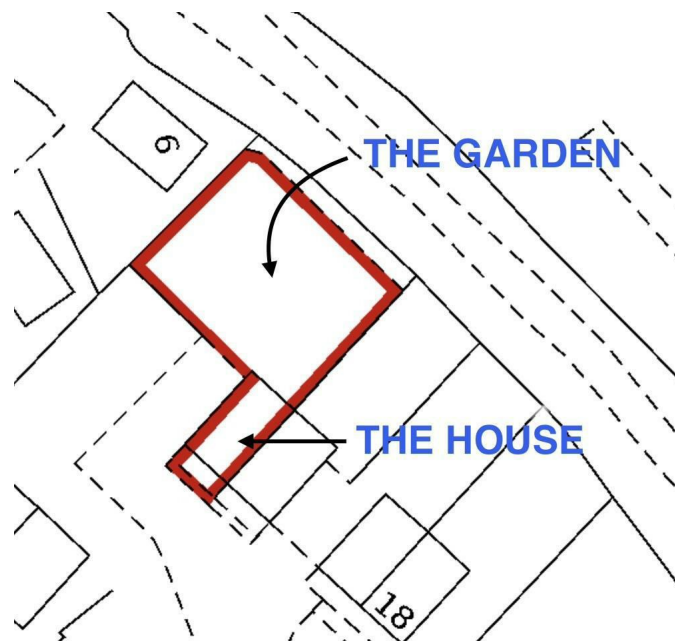
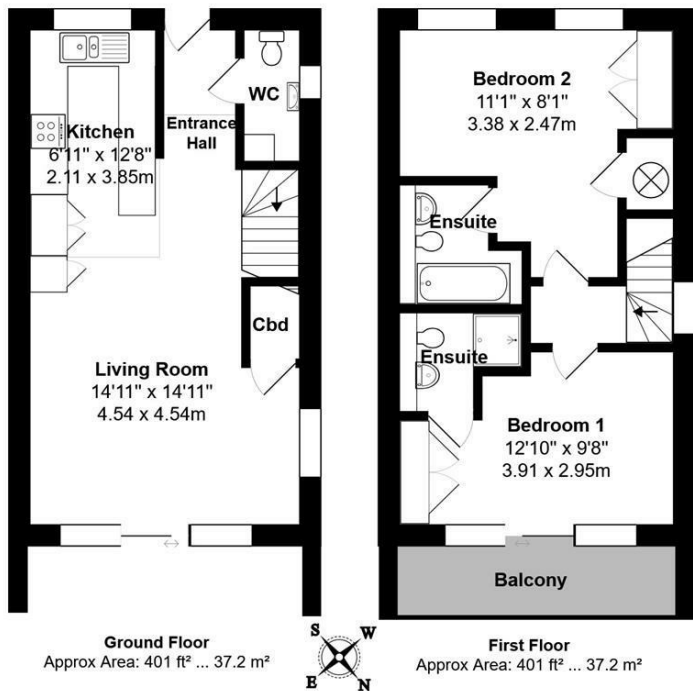
To the side of the house there is driveway parking for at least two vehicles, along with gated side access to the garden. Open countryside views can be enjoyed to both the front and side aspects.

Immaculately presented and highly energy-efficient, with an air source heat pump providing underfloor heating on the ground floor and radiators upstairs. This is a rare opportunity to acquire a particularly special home, equally suited as a primary residence or an exceptional coastal retreat.

#### ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion to coincide with our client's onward purchase - tbc. Services - Mains electricity, water and drainage. Air-source central heating. Service charge £50.42 per month, to cover maintenance of the private roads/pavements and other shared areas. Council Tax - Band C. EPC rating - 76 (C). VIEWING - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.





15, Pennance Field, Goldenbank, Falmouth, TR11 5FW  
 Total Approx Area: 800 ft<sup>2</sup> ... 74.4 m<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only

**Viewing** Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Energy Efficiency Graph

