



**Bosahan, Roscarrack Road, Maen Valley, Goldenbank, Falmouth, TR11 5BL**

**£575,000**

Nestled in a wooded setting on the semi-rural outskirts of Falmouth, a detached, 3 double bedroom streamside property offering great versatility with considerable potential to extend and renovate benefitting from current, on-going development (planning reference: PA24/02055) and now requiring finishing work to be undertaken by the next opportunistic purchaser wishing to find an individual home allowing plentiful scope to improve according to ones own taste. To be sold with generously sized lawned gardens, various outbuildings including a 'studio' and 'workshop', parking for several vehicles and excellent proximity to Maenporth and Swanpool Beaches alike.

## Key Features

- Individual, detached home offering much scope for development
- 3 double bedrooms, 1 bath/shower room accommodation
- Desirable woodland setting with nearby walks leading to Swanpool and Meanporth beaches
- Semi-open plan living room with wood burning stove
- Exciting opportunity to renovate and extend - planning ref: PA24/02055
- Outbuildings, extensive parking and wonderful outside space.
- Inspired kitchen/family room extension with central island and various glazing
- EPC rating D



## THE ACCOMMODATION COMPRISES

From the covered parking area, a five bar gate leads to a stone shingle laid pathway following onto a mellow stone paved covered entrance, with exterior courtesy light and part-glazed front entrance door with matching side panel opening into the:-

### ENTRANCE HALLWAY

With characterful parquet flooring throughout, light and bright featuring an open staircase rising to first floor level providing storage underneath, and casement window to the side elevation providing much natural light. Corner cupboard, inset downlights, Economy 7 night store heater. Opening ahead leading into proposed walk-in larder and WC. Further panelled door opening into the:-

### LIVING ROOM

Incredibly light, with broad glazing to the front elevation, together with timber door leading to the conservatory, recently installed wall-mounted wood burning stove. Wall-mounted heating thermostat, ceiling light. Broad opening to the:-

### OPEN-PLAN KITCHEN/FAMILY ROOM

A particularly exciting showcase of what can be achieved with this versatile family home. Varied glazing set to an extended section located to the far side of the room, incorporating a stylish and modern kitchen nearing completion, offering plentiful space in which to entertain, together with openings leading into a proposed utility, walk-in larder and WC.

### DINING AREA

Linking the kitchen and living rooms respectively, with glazed sliding doors leading into the full width conservatory set to the rear and opposite, access to proposed rooms including a useful walk-in larder and WC (work yet to be completed). Inset downlights with dimmer switching, poured concrete floor, broad opening leading into the:-

### KITCHEN AREA

Forming part of a new extension, maximising on light, with varying glazing to the side, rear and ceiling, cleverly drawing in the outdoors with large picture window and rear access door leading onto the sizeable lawned garden. Pitched ceiling with two Velux windows and inset downlights with dimmer switching. The kitchen in brief comprises a range of fitted ply units set below a poured concrete worksurface with extended breakfast bar feature to one side. Inset one and a half bowl stainless steel sink with mixer tap, Bosch induction four ring hob, together with further proposed appliances to include dishwasher, oven etc. Opening leading into the:-

### UTILITY

An exceptionally useful room featuring worksurface space to one side incorporating stainless steel sink with mixer tap, together with space and plumbing at undercounter level for washer and dryer respectively. Further space for white goods such as tall fridge/freezer and excess storage space. Pitched ceiling with inset downlights and Velux window. Poured concrete floor.

### CONSERVATORY

Spanning the width of the rear elevation, providing glazing to

three sides, with broad sliding doors allowing access onto a raised deck and into the lawned gardens. Power, light and heating included. Tiled flooring throughout.

## FIRST FLOOR

### LANDING

Part-galleried to stairwell below, casement window to side elevation providing a green outlook, with the neighbouring trees and fields set opposite. Panelled doors leading to all bedrooms and the main bath/shower room, together with door to airing cupboard. Two ceiling lights, loft hatch.

### MAIN BATH/SHOWER ROOM

A white four piece suite comprising panelled bath with mixer tap and metal side grips, vanity unit with inset sink, low flush WC, and corner shower with glazed door and Mira Event electric shower. Two obscure glazed windows, strip light with shaver socket, inset downlights, water resistant flooring, tiling to wet areas. Heated towel rail.

### BEDROOM ONE

A bright, double aspect and particularly spacious room, with two windows to side and rear elevations, offering a far-reaching outlook over the tree-lined backdrop of Pendra Loweth and spanning across the lawned garden below. Door to storage cupboard, ceiling light.

### BEDROOM TWO

Another double aspect room of similar proportions to bedroom one, once again, providing plentiful light and woodland views. Storage cupboard with hanging rail and shelving. Two ceiling lights, thermostatic electric wall heater.

### BEDROOM THREE

Of an obscure shape, a double room with large double glazed window providing an elevated outlook over the adjoining properties of Pendra Loweth, together with the lawned garden set below. Broad built-in cupboard providing useful hanging rail and storage over. Ceiling light.

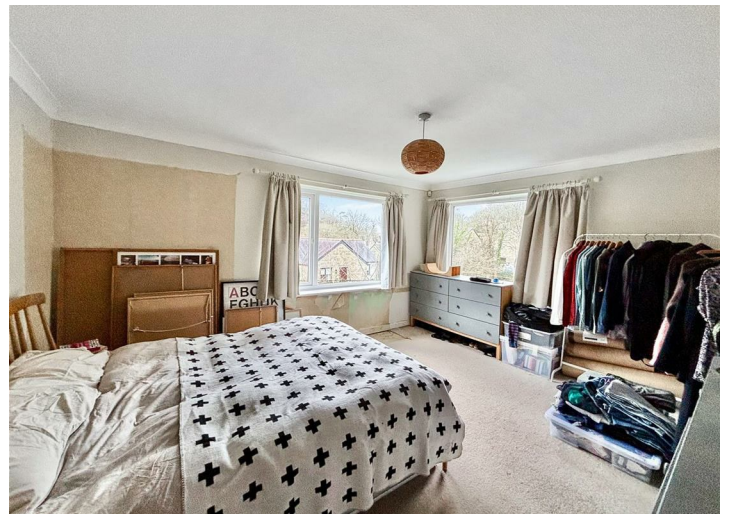
## THE EXTERIOR

### GARDENS AND GROUNDS

A sweeping lawned garden extends along the side and rear of the property, enclosed by timber fencing and offering generous outdoor space. A serene wooded backdrop and a tranquil stream running along the far boundary create an idyllic setting. The garden is further enhanced by an extended lawned area with contemporary surrounding fencing, along with outbuildings that include a detached studio and workshop. Undoubtedly mature and beautifully established, the garden offers numerous areas in which to enjoy the outdoors, forming a lush green oasis, particularly vibrant during the spring and summer months.

### EXTERNAL STUDIO

A contemporary and insulated studio with exposed wood chipped walls, inset downlights and electric points throughout. Bi-fold doors providing access onto a raised deck at the rear. Wall-mounted electrical consumer unit, contemporary oak-effect flooring. A gravelled pathway leads to an adjacent log store and garden tool store.



## **WORKSHOP**

Recently constructed, providing useful dry storage, together with workbench and shelving. Once again, incorporating power and light. Garden gate set adjacent and leading to:-

## **SIDE PARKING BAY AND COVERED DRIVEWAY**

Upon entering 'Pendra Loweth', a covered driveway, situated to the right hand side almost immediately, allows space for one/two vehicles. To the western side of the plot, a broad parking bay, set adjacent to the 'workshop', offers further parking for three/four vehicles.

## **GENERAL INFORMATION**

### **SERVICES**

Mains drainage, water and electricity are connected to the property. Electric wall heaters throughout. Wood burning stove to living area.

### **COUNCIL TAX**

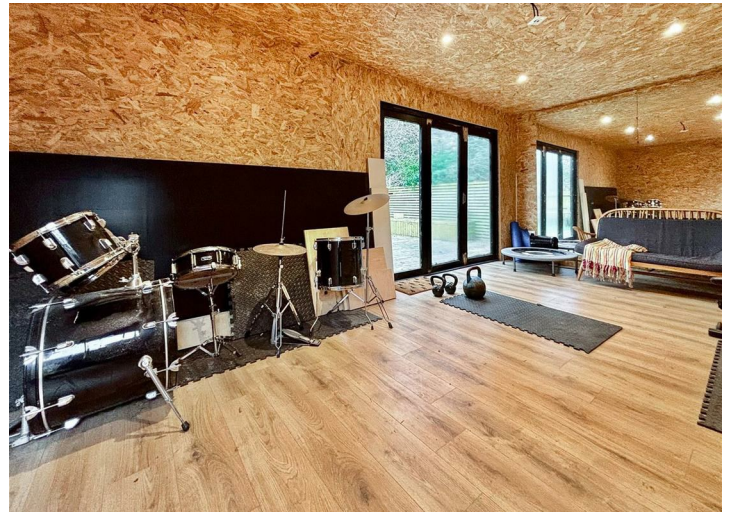
Band D - Cornwall Council.

### **TENURE**

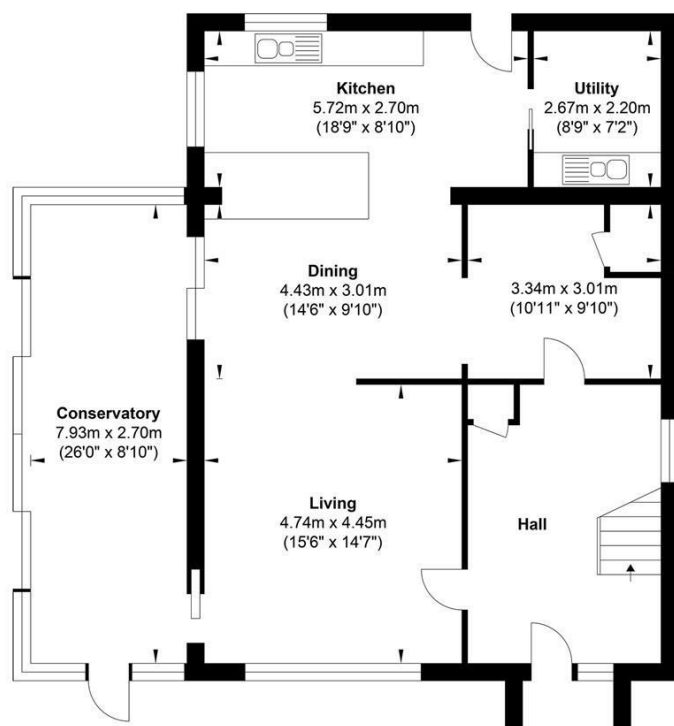
Freehold.

### **VIEWING**

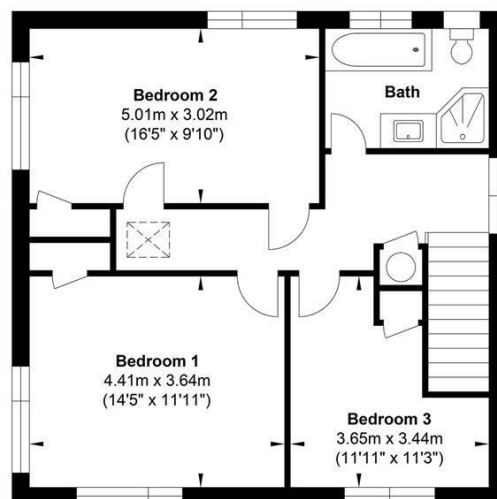
Strictly by appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



# Floor Plan



**Ground Floor**



**First Floor**

**Gross Internal Floor Area : 172.99 m2 ... 1862.04 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.