



Laskowski
&Co



14 The Gluyas, Falmouth, TR11 4SE

£525,000

Situated on a highly sought-after no-through road on the immediate outskirts of Falmouth, just a short walk from Swanpool Beach and nature reserve, this exceptional 3 bedroom detached home has been meticulously extended and upgraded to an exceptional standard, with no expense spared. In addition, there is planning permission in place to extend the garage, should one wish.

Key Features

- Exceptional detached home
- Subject to a no expense spared programme of extension and modernisation
- Highly sought-after road
- Close to Swanpool Beach and nature reserve
- Presented to an exceptional standard
- EPC rating C



THE ACCOMMODATION COMPRISES

From the tarmacadam driveway, a mellow stone paved path leads to a contemporary part glazed front entrance door with back lit handle and exterior courtesy light, leading into the:-

RECEPTION HALL

A welcoming reception with light borrowed from glazed Crittall-effect internal door leading to the inner hallway. Inset coir matting, radiator, inset downlights. Telephone point. Travertine-style tiled flooring. Door to:-

SEPARATE WC

Continuation of Travertine tiled flooring, half height tiled walls. Beautifully appointed with low flush WC with concealed cistern, vanity unit with sink with mixer tap. Heated towel rail, mirror with LED back lit trim. Replacement obscure glazed casement window to front elevation. Inset downlight, loft hatch.

INNER HALL

Continuation of Travertine-style tiled flooring, stairs to first floor with useful under-stair storage housing electrical consumer unit. Contemporary glazed Crittall-effect doors leading to the living room and kitchen/family room. Ceiling light, radiator.

LIVING ROOM

Beautifully finished with quality carpeting, replacement double glazed windows to front elevation. Central fireplace with gas fire, polished stone hearth and surround with painted wooden mantel. Radiator, TV aerial point, telephone point. Contemporary glazed Crittall-effect double doors opening into:-

EXTENDED KITCHEN/FAMILY ROOM

An incredibly deceptive, inspired and an exceptional area of this property, with high quality fitted units, central and deep island with breakfast bar feature, extended dining area, access to a utility room. Triple leaf glazed doors and sliding doors from the dining area offer vast amounts of natural light, together with two Velux windows and an array of lighting via inset downlights, wall lights and pendant lighting. Views across the rear garden.

KITCHEN AREA

Multiple high quality fitted units, set in a soft two-tone colour, polished stone worksurface with extended breakfast bar feature and with inset Belfast sink and swan neck tap. An array of back-lit display units, pendant light over the island, concealed charger points, pan drawers and larder cupboards enhance the variety of appliances, which include a Neff five-ring gas hob and Siemens stainless steel extractor over, Neff 'hide and slide' electric oven with microwave/grill over, separate full height fridge and freezer units, built-in Neff dishwasher. Pendant lighting, inset downlights, wall lights with dimmer switching. Travertine tiling throughout, under-floor heating, radiators. Triple leaf sliding door providing access onto the landscaped rear garden. Two Velux windows. Fixed, contemporary internal glass pane feature borrowing light from the dining area. Opening into the:-

DINING AREA

Ample space for sizeable table and chairs, light via contemporary sliding door to rear elevation offering an

ancillary access to the rear garden. Radiator, inset downlights and wall lights with dimmer switching. Continuation of Travertine tiled flooring. Side return with walk-in alcove, light borrowing contemporary fixed glass panes from kitchen area and obscure space-saving sliding door opening into the:-

UTILITY ROOM

Once again, beautifully finished and incredibly useful, a practical room with a small number of high quality built-in units, akin to the kitchen, with inset sink with ancillary drainer and mixer tap, polished stone worksurface, space and plumbing for washing machine and dryer. Full height shelved cupboard. Recess offer further storage. Inset downlights. Door to:-

HALF LENGTH GARAGE

Useful for storage purposes only, with replacement remote control roller door, strip lighting. Further space for white goods.

FIRST FLOOR

LANDING

Galleried to stairwell below, contemporary doors leading to all bedrooms and bathroom. Casement window to side elevation. Ceiling light, loft hatch.

BEDROOM ONE

Plentiful natural light, a spacious double bedroom enjoying views over neighbouring rooftops of The Gluyas and rolling countryside in the distance. TV aerial point, radiator, ceiling light. Door to:-

EN-SUITE SHOWER ROOM

Stylishly appointed with attractive tiling, low flush WC with concealed cistern, vanity unit with sink with mixer tap, shower cubicle with glazed doors, inset shower controls and dual shower heads. Mirror with Bluetooth connectivity and LED trim. Obscure glazed casement window to side elevation, deep display sill. Heated towel rail, extractor fan, inset downlights.

BEDROOM TWO

Another double bedroom, once again with broad glazing providing much natural light. Ceiling light, radiator.

BEDROOM THREE

A single room with glazing to the front elevation offering views akin to bedroom one. Over-stair airing cupboard housing combination boiler providing domestic hot water and central heating, slatted shelf.

FAMILY BATHROOM

Almost fully tiled and of impeccable quality, incorporating a stylish vanity unit with sink, mixer tap, low flush WC with concealed cistern. Bath with mixer tap, glazed shower screen and dual head mains-powered shower. Heated towel rail, inset downlights, extractor fan, mirror with LED trim. Obscure glazed casement window.

THE EXTERIOR

LANDSCAPED REAR GARDEN

Situated over two levels with an initial and broad

contemporary-tiled patio providing an 'extension' to the kitchen/family room, an ideal and sheltered area in which to enjoy social gatherings, al fresco dining or, simply, a morning coffee. Four steps rise to an enclosed area of lawn with established bushes and a raised decked area. To one side, a pathway continues, with water tap, electric meters, to a side gate opening onto the:-

FRONT GARDEN AND DRIVEWAY

Laid to lawn and planted with two mature trees. A mellow stone pathway leads to the front entrance. A tarmacadam driveway provides parking for at least two vehicles.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating. Under-floor heating to the kitchen/family room.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

AGENT'S NOTE

Under the terms of the Estate Agents Act, we must point out that one of the vendors of this property is a relative of two members of staff within Laskowski & Company.

VIEWING

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



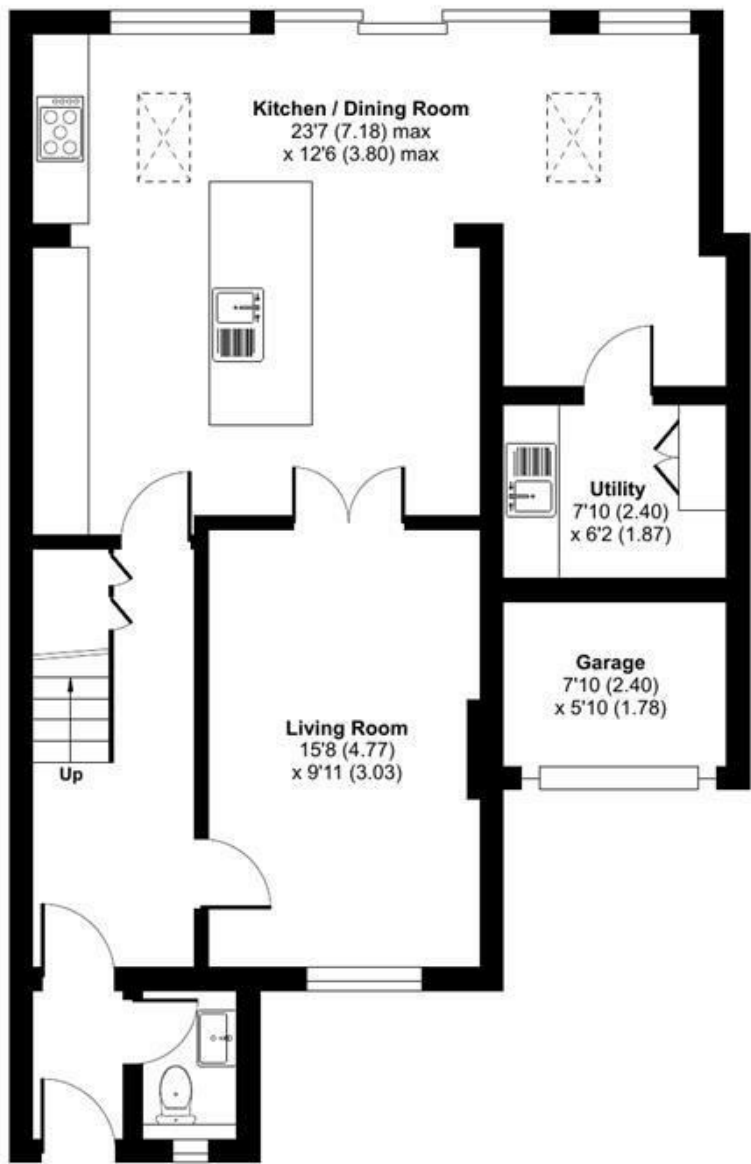
The Gluyas, Falmouth, TR11

Approximate Area = 1129 sq ft / 104.8 sq m

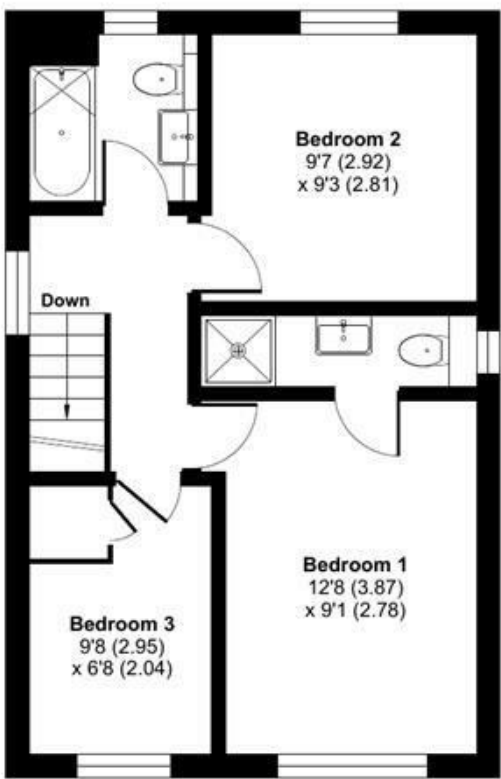
Garage = 46 sq ft / 4.2 sq m

Total = 1175 sq ft / 109 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2025. Produced for Laskowski & Company. REF: 1310159