



Laskowski
&Co



155 Boslowick Road, Falmouth, TR11 4PY

Guide Price £340,000

Situated in an elevated position within popular Boslowick Road, is this 4 bedroom semi-detached family home enjoying an open aspect with far-reaching views over Falmouth. The accommodation comprises on the ground floor: entrance hallway, dual aspect living/dining room, kitchen, utility room and versatile ground floor 4th bedroom. On the first floor are 3 further bedrooms and a family shower room. To the front of the property is driveway parking for up to 3 cars, with a good size rear garden offering a large decked terrace which is perfect for entertaining and enjoys views towards Pendennis Castle. The property is warmed by gas central heating and is fully double glazed.

Key Features

- 4 bedroom semi-detached family home
- Dual aspect living/dining room
- Versatile ground floor 4th bedroom/playroom/study
- Off-road parking for 3 cars
- EPC rating C
- Elevated position with open aspect and far-reaching views
- Fitted kitchen and separate utility room
- Enclosed, low maintenance rear garden with large decked terrace
- Basement with power and light



LOCATION

The area of Boslowick is located in an extremely convenient position on the outskirts of Falmouth, close to Penmere railway station, local shops (Co-op at the bottom of the road), primary schools, and within walking distance of Swanpool Beach and nature reserve.

THE ACCOMMODATION COMPRISES

STORM PORCH

Obscure glazed composite front door opening into:-

ENTRANCE HALLWAYr

Wood-effect laminate flooring, radiator. Stairs rise to the first floor with under-stairs storage cupboard. Timber glazed doors lead to the living/dining room and kitchen. Central ceiling light.

LIVING/DINING ROOM

A spacious dual aspect reception room with large uPVC double glazed picture window to the front aspect and further uPVC double glazed window to the rear overlooking the garden, fields beyond and across to Falmouth. The room provides plenty of space for comfortable seating and dining with space for a family table and chairs. Fireplace with slate hearth and timber mantel, currently unused but previously lined for a wood-burning stove (fitting subject to any necessary consents). Two central ceiling lights, two radiators.

KITCHEN

Fitted kitchen with a range of eye and base level units, stone-effect worktops and inset stainless steel sink/drainers with swan-neck mixer tap. Part tiled walls. Space for cooker with gas cooker point. Stair recess providing useful storage with shelving. uPVC double glazed window to rear aspect overlooking the enclosed garden, fields beyond and with far-reaching views over Falmouth. Tiled flooring, central ceiling light. Glazed door into:-

UTILITY ROOM

Converted from the rear of the garage to provide a useful utility area with roll-top worksurface, tiled walls and tiled flooring. Space and plumbing for washing machine and tumble dryer, space for freestanding fridge/freezer. Provision for dishwasher. Built-in storage cupboard. Wall mounted consumer unit and electric meter. Central ceiling light, uPVC double glazed window to rear aspect and uPVC double glazed door giving access to the rear garden. Door into:-

BEDROOM FOUR

A versatile ground floor room currently used as a fourth bedroom, also ideal as a playroom or study. Large uPVC double glazed window to front aspect, radiator, central ceiling light, wood-effect laminate flooring.

FIRST FLOOR

LANDING

uPVC double glazed window to side aspect, loft hatch, central ceiling lights. Airing cupboard with shelving. Doors to bedrooms and family bathroom.

BEDROOM ONE

A good size double bedroom with large uPVC double glazed window to front aspect, central ceiling light, radiator.

BEDROOM TWO

A second double bedroom with uPVC double glazed window overlooking the rear garden and fields beyond, enjoying far-reaching views towards Swanpool Beach with Pendennis Castle in the distance. Radiator, central ceiling light wood-effect laminate flooring.

BEDROOM THREE

A single bedroom with uPVC double glazed window to front aspect, radiator, central ceiling light, wood-effect laminate flooring. Built-in cupboard with hanging rail.

FAMILY BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment over. Fully tiled walls and flooring. Pedestal wash hand basin with mixer tap, dual flush WC. Recessed ceiling lights, extractor fan, wall mounted chrome heated towel rail/radiator. Two obscure uPVC double glazed windows, one to rear aspect and the other to side aspect.

THE EXTERIOR

FRONT

Driveway parking for three cars, including a level parking space for one vehicle. Front garden bordered by hedging, planted with a substantial palm, level patio seating area and pathway to the front door.

REAR

A substantial, fully enclosed rear garden arranged over two levels. Raised patio seating area with steps down to a large decked terrace, suitable for tables and chairs and ideal for entertaining. The terrace benefits from views across Falmouth towards Swanpool with Pendennis Castle in the distance. Steps lead down to the lower garden with adjacent timber vegetable/flower beds. The lower area of garden is laid with shingle.

BASEMENT

Accessed from the rear patio., useful full height basement with power and light, providing dry storage space.

GENERAL INFORMATION

SERVICES

Mains electricity, water, gas and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

AGENT'S NOTE

Under the terms of the Estate Agents Act 1979, prospective purchasers should be aware the vendor of this property is a relative of a member of staff at Laskowski & Company.

VIEWING

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



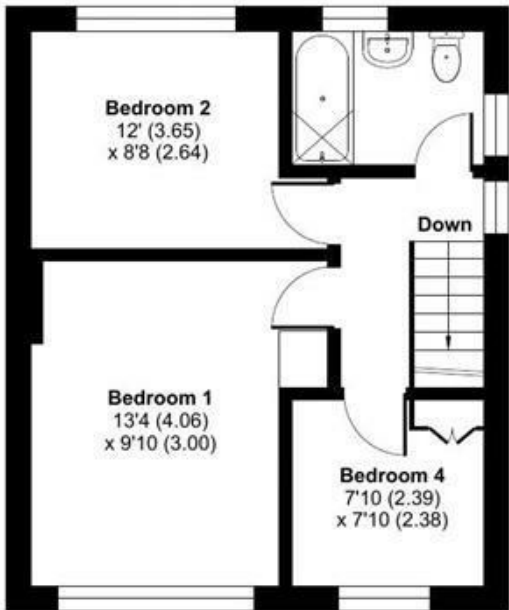


Floor Plan

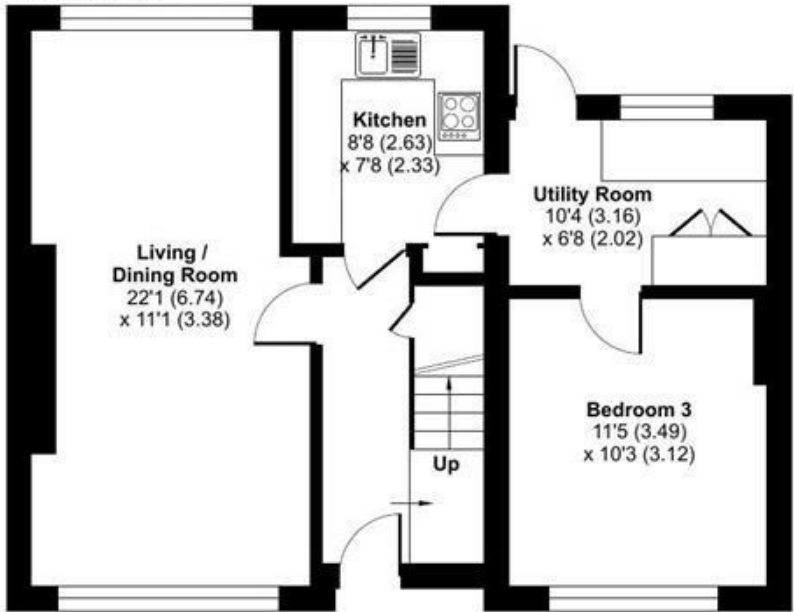
Boslowick Road, Falmouth, TR11

Approximate Area = 1155 sq ft / 107.3 sq m

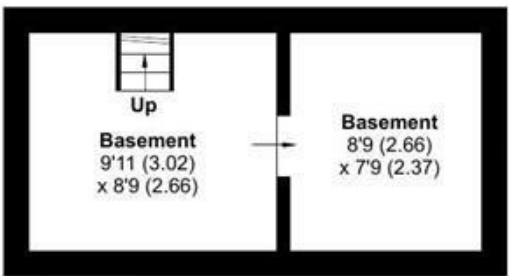
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FIRST FLOOR



GROUND FLOOR



BASEMENT



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Laskowski & Company. REF: 1540540