



20 Tresahar Road, Falmouth

Guide Price £445,000



Heather & Lay
The local property experts



- Detached family home in a peaceful no-through road
- Highly sought-after South Falmouth location close to beaches, coast and town
- Walking distance to both Gyllyngvase and Swanpool beaches
- Bright triple-aspect lounge/dining room with sliding doors to the garden
- Stylish recently refitted kitchen with integrated appliances
- Three well-proportioned bedrooms and beautifully remodelled family bathroom
- Landscaped terraced gardens enjoying afternoon and evening sunshine
- Generous single garage with lighting and a private driveway
- Thoughtfully updated and meticulously maintained by the current owners

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

WHAT THREE WORDS [///frame.remind.asserts](#)

SERVICES & GLAZING

Mains electricity, water, drainage and gas are connected to the property. Gas fired central heating combination boiler fuelling the hot water and radiators. Double glazing.

THE PROPERTY

A charming link-detached family home occupying an enviable position within one of Falmouth's most sought-after residential settings. Built in 1982 and thoughtfully updated by the current owners with some useful additions with the property offering a range of modern improvements and additions to create a comfortable and welcoming home.

The accommodation is bright, well proportioned and thoughtfully arranged, with a welcoming reception hall leading into the principal living spaces. At the heart of the home is an impressive triple-aspect lounge and dining room with a triple aspect appeal and broad sliding patio doors flood the room with natural light while creating a wonderful connection with the rear garden. The adjoining kitchen has been recently re-fitted with stylish navy cabinetry, contrasting work surfaces and integrated cooking appliances, complemented by a useful covered utility porch extending alongside the house. Upstairs are three well-proportioned bedrooms and a beautifully remodelled family bathroom. Gas central heating, predominantly UPVC double glazing and cavity wall insulation further enhance the comfort and energy efficiency of the home.

With its appealing layout, excellent natural light and beautifully maintained gardens, together with its exceptional proximity to Falmouth's beaches, coastal paths and town centre, this is a particularly appealing home offering an enviable combination of everyday practicality and the very best of the Falmouth lifestyle.



THE LOCATION

Tresahar Road is a highly regarded residential road situated on the southern side of Falmouth, occupying a particularly convenient position for access to the town, beaches and surrounding coastline. The property is positioned on a no-through road and benefits from its location at the end of the close, providing a peaceful and established setting whilst remaining within easy reach of the many amenities and attractions for which Falmouth is renowned. What defines Falmouth more than anything else is the water that surrounds the town. To one side lies the Carrick Roads and Falmouth's exceptional natural harbour, whilst the other offers a succession of beautiful sandy beaches, rocky coves and rock pools, all within easy reach of the town. The nearby beaches of Gyllyngvase and Swanpool, with their cafés and restaurants, are particularly accessible, while the coastal footpath extends onwards towards Maenporth and beyond. A pleasant tree-lined walk through Woodlane also provides an attractive route into the town, approximately a mile away, with the surrounding area offering an excellent variety of coastal and countryside walks.

A true sailing town, Falmouth has seen a renaissance in recent years and offers a superb choice of cafés, bars, restaurants and pubs, alongside an eclectic mix of independent boutiques and high street retailers. The harbour provides outstanding opportunities for sailing and boating, with three yacht marinas, deep-water moorings and a thriving programme of water-based activities including yacht racing, gig rowing, paddleboarding, diving, fishing and surf lifesaving. Falmouth's rich maritime heritage is woven into the fabric of the town. For more than 150 years, from 1688 to 1850, Falmouth Packet ships filled the harbour as the town became an important communications hub for the British Empire, second only to London. Today, this heritage is celebrated at the National Maritime Museum Cornwall on the waterfront, whilst Falmouth Docks remain an important contributor to the local economy.

The town is also a thriving cultural and educational centre, supported by Falmouth University, Falmouth Marine School and a good choice of primary and secondary schools. Falmouth's lively community is further enhanced by its popular festivals, regattas and events throughout the year. Falmouth Town and Penmere railway stations provide convenient links to the mainline at Truro, with services onwards to Exeter and London Paddington. Combining excellent access to the coast, beaches and town with the peaceful character of Tresahar Road itself, this is a particularly appealing location for those seeking to enjoy the best of Falmouth's distinctive coastal lifestyle.

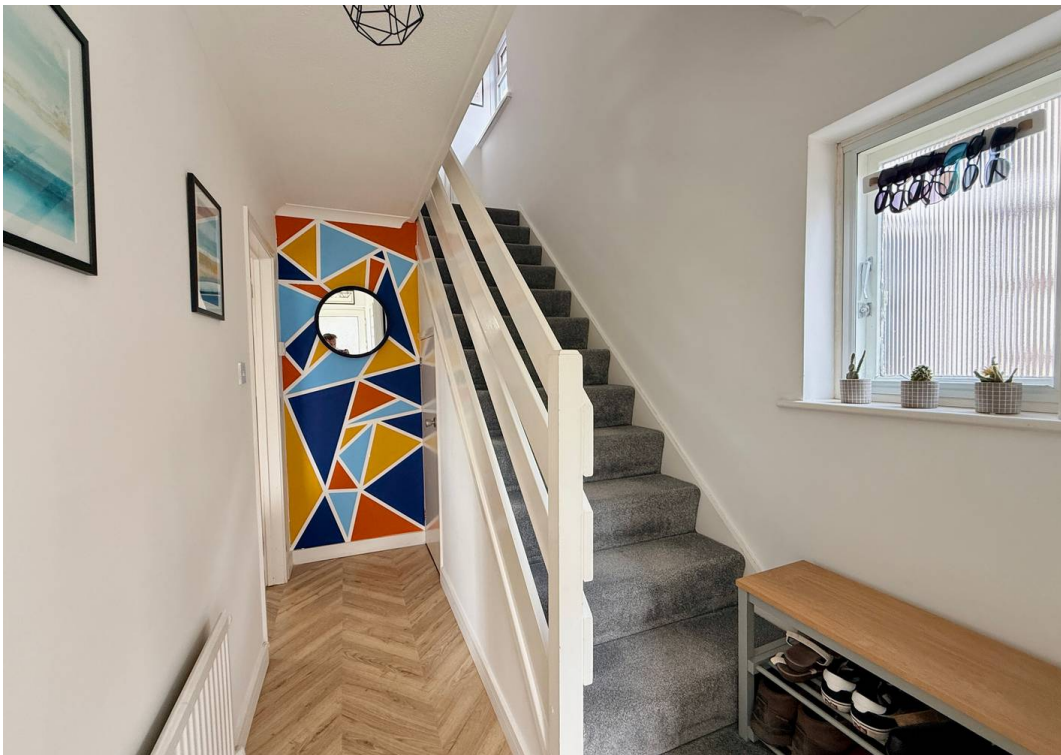




















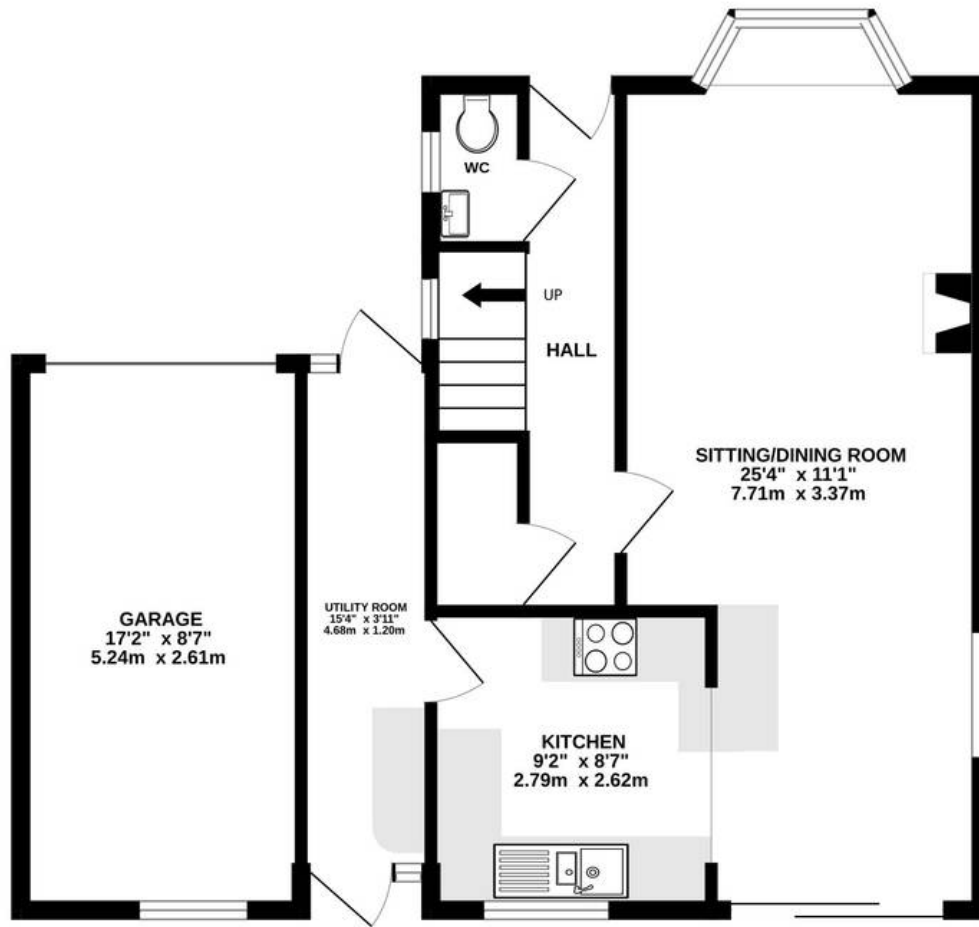


GARDEN

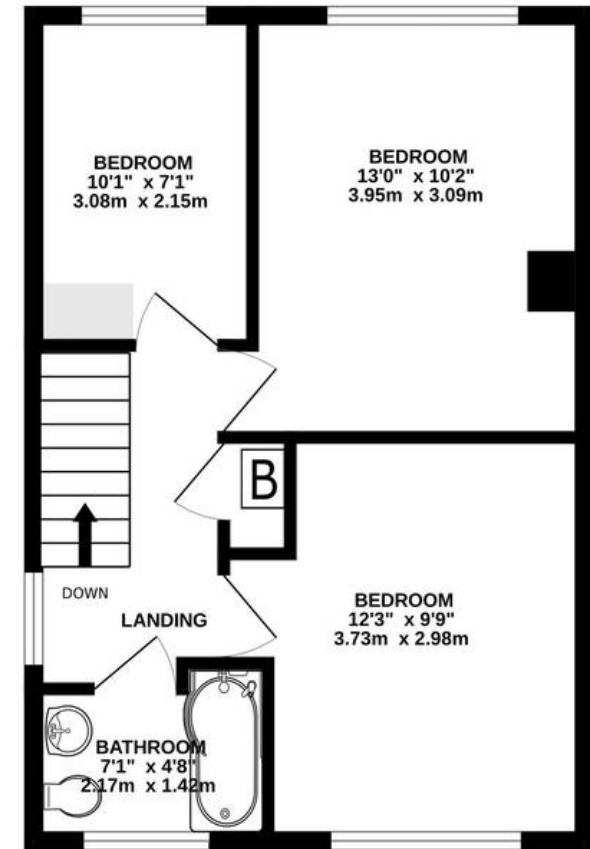
The property enjoys attractive gardens to both the front and rear, with the front garden providing a particularly private and secluded approach. Enclosed by established timber fencing and complemented by areas of lawn, rockeries and mature planting, it provides an attractive and welcoming setting, enjoying sunshine through much of the morning and afternoon. To the rear is a delightful series of sheltered terraces, thoughtfully arranged to provide several distinct areas for sitting, relaxing and entertaining. At the rear a paved pathway runs alongside the house before leading to the upper terrace, where established flowerbeds, rockeries and climbing plants provide colour, texture and interest throughout the seasons. Stone walling and fencing provide excellent screening, creating a wonderfully peaceful and sunny garden. Steps descend to a further paved patio, offering an additional seating area and an ideal setting for al fresco dining or simply enjoying the afternoon and evening sunshine. With a Westerly aspect, the rear garden benefits from sunshine from the afternoon through to sunset, making it a particularly attractive and enjoyable feature of the property. An outside water tap is provided for convenience, while access to the garden is available directly from the living area through sliding patio doors, as well as via the utility/lean-to porch, which also provides access towards the front of the property.

GARAGE & DRIVEWAY An attached, generously sized single garage is positioned to the side of the property, providing valuable additional storage and practical space. The garage benefits from an up-and-over door, power and lighting, together with a rear window. A private driveway immediately in front provides convenient off-road parking for a large family vehicle. Together, the garage and driveway provide a useful combination of secure storage and private parking, a highly desirable feature in this popular and well-connected coastal location.

GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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