



Laskowski  
&Co



28 Trescobeas Road, Falmouth, TR11 2JG

£535,000

An imposing 1920's semi-detached home, conveniently situated along Trescobeas Road in Falmouth, walkable to the town's wide ranging amenities, both primary and secondary schooling, together with doctors surgery and pharmacy. Internally, this sizeable family home provides spacious and modern 4 bedroom, 2 bath/shower room accommodation, deep double aspect living room, comprehensively fitted kitchen, and exceptional far-reaching views spanning over outer Falmouth towards Swanpool Bay. Plentiful parking exists with the addition of a paved driveway, single garage and, to the rear, a sheltered and enclosed garden planted with various sub-tropical plants offering various sitting out spaces.

## Key Features

- Substantial 1920's semi-detached house
- 4 bedrooms, 2 reception rooms, 2 bath/shower rooms
- Enclosed rear garden with established sub-tropical plants
- Close proximity to wide ranging local amenities
- Elevated position with far-reaching outlook
- Plentiful driveway parking, EV charging point, and garage
- Retaining many charming period features
- EPC rating D





## THE ACCOMMODATION COMPRISES

From the brick pavia driveway, a raised front path, flanked with low walling and, once again, laid to brick pavia, rises to a stepped threshold with pitched covering, exterior courtesy light and replacement front entrance door opening into the:-

### ENTRANCE PORCH

Offering much character, with Victorian-style tiled flooring, stained lead lined windows to both side aspects. High ceiling, cupboard housing electrical trip switching. Space for coat and shoe storage. Inner panelled entrance door with obscure glazing and matching side panels, opening into:-

### HALLWAY

A broad reception area, with charming parquet-effect flooring, stairs to first floor level, access to all ground floor rooms via stripped hardwood doors. Door to under-stair storage cupboard. Broad vertical radiator, wall light and ceiling light, telephone/internet master socket. High level cupboard housing electrical trip switching and ancillary consumer unit. Much light provided via over sized Velux window from vaulted first floor roof pitch, together with further light borrowed from the entrance porch. Quality panelled door opening into:-

### FULL DEPTH LIVING ROOM

Incredibly spacious and double aspect, offering much light and benefiting from a particularly pleasant elevated outlook from the front-facing aspect across Tregoniggy Woods, rooftops of outer Falmouth towards Swanpool. Charming fireplace with polished stone hearth and insert, incorporating gas ignition fire, together with stripped timber mantel and surround. Array of wall lights with dimmer switching, picture rail, two radiators, glazed sliding doors to rear elevation providing immediate access onto the broad garden patio and landscaped garden beyond. TV aerial point.

### WC

Dual flush WC, pedestal wash hand basin with mixer tap. Radiator, extractor fan, inset downlights. Contemporary tiled flooring.

### DINING ROOM

A nicely sized reception room, situated just off the kitchen to the front of the property. Tall and broad double glazing providing far-reaching elevated views from the front aspect. Character features include art deco-style tiled fireplace, recessed wood-burning stove, slate hearth, hardwood surround and mantel, together with panel feature over. Elaborate ceiling light, picture rail, contemporary tile-effect flooring, radiator. Internet master socket, obscured space-saving sliding door opening into:-

### KITCHEN

Most impressive with plentiful light provided via a glazed pitched extension to the rear, incorporating glazed sliding doors and, to the side aspect, further glazing which creates a wonderful light filled room. Fitted with a comprehensive range of cupboard and drawer units, accompanied by quality appliances, deep central island with breakfast bar feature and clever standalone pantry cupboard offering a practical, social and versatile kitchen in which to prepare food or entertain and is undoubtedly an advantage for those discerning purchasers with family needs. The kitchen

comprises an inset one and a half bowl composite sink with mixer tap and drainer, built-in appliances to include Bosch electric oven, microwave oven over, matching five-ring gas hob, together with tiled recess and concealed extractor, contemporary patterned splashback and mid point, space and plumbing for dishwasher, together with further space for tall fridge/freezer. Inset downlights, pendant lighting to island, vertical radiator, corner cupboard concealed Worcester combination boiler. Stripped timber door leading to:-

### UTILITY

Another useful addition, incorporating a quality polished stone work surface to one side with tiled splashback and double butler sink with mixer tap. Space and plumbing for washing machine and/or dryer. Coat hooks, high level shelf with hanging rail, space for shoe storage, radiator. Inset downlights, extractor fan, tile-effect flooring. Part glazed uPVC rear entrance door with slimline fixed pane offering much natural light and access onto the broad rear patio.

### FIRST FLOOR

#### SPLIT-LEVEL LANDING

Light and bright, with vaulted ceiling feature, incorporating useful ceiling height cupboards providing access into the respective loft areas, over sized Velux window to rear roof pitch. Part galleried to stairwell. Two steps up to:-

#### FRONT AND REAR LANDINGS

Stripped timber doors leading to bedrooms one, two and four situated to the front of the property and, to the rear, two further stripped timber doors leading to the family bathroom and bedroom three. Radiator, wall light, ceiling light.

#### PRINCIPAL BEDROOM (ONE)

Beautifully decorated with feature painted Victorian-style fireplace, including slate hearth. Picture rail, broad double glazing to the front aspect offering an expansive view across the properties of outer Falmouth, Swanpool area and, notably, a snapshot of the open bay. Ceiling light. Stripped timber door opening into:-

#### EN-SUITE BATH/SHOWER ROOM

A white four-piece suite comprising a dual flush WC, pedestal wash hand basin with mixer tap, curved corner bath with inset controls and tap, together with tiled splashback, corner shower cubicle with obscured glazed shower screen, neutral tiling and electric shower. Radiator, towel rail, inset downlights, obscure glazed window to rear elevation. Wood-effect flooring, extractor fan, recess with cupboard door leading to eaves storage. Mirror-fronted medicine cabinet. Opening leading into:-

#### DRESSING/STORAGE AREA

Set just off the en-suite with two steps down, broad built-in wardrobe with shelving and hanging space, together with open storage space over. Further open shelving. Cupboard to eaves storage, radiator, inset downlight. Ample natural light via oversized Velux window, continuation of wood-effect flooring.

#### BEDROOM TWO

A spacious double bedroom, once again with broad glazing to the front aspect offering exceptional far-reaching views across outer Falmouth towards Tregoniggy Woods and







beyond. Decommissioned art deco-style fireplace with slate hearth, radiator, ceiling light, picture rail.

### **BEDROOM THREE/STUDY**

Currently utilised as a study, with high level shelving, dado rail, casement double glazing to the rear elevation providing views over the garden. Radiator, ceiling light, telephone point.

### **BEDROOM FOUR**

A single room, with high-level shelving, picture rail, radiator, double glazed window with exceptional far-reaching views alike to the principal bedroom and bedroom two.

### **FAMILY BATHROOM**

A contemporary suite comprising a dual flush WC, wall mounted wash hand basin with mixer tap, shower/bath with glazed side screen, mixer tap and shower attachment. Modern tiling to walls, contemporary flooring. Obscure glazed casement window to rear elevation with matching header panel. Extractor fan, inset downlights, heated towel rail.

### **THE EXTERIOR**

#### **REAR GARDEN**

An enclosed, landscaped, appealing and providing varied sitting out spaces, featuring a paved patio spanning the width of the property, with steps rising to a low maintenance gravelled mid section with a lawned area beyond and two timber decks providing level sitting out areas in which to enjoy and with a degree of privacy and seclusion. Firm borders in the way of feather edge fencing surround the garden to three sides, together with sub-tropical planting including high fan palms, tree ferns and palm trees. Exterior water tap, timber side gate opening onto:-

#### **DEEP BRICK PAVIA DRIVEWAY**

Providing parking for several vehicles, with turning space situated to the front of the drive. To the rear of the drive, exists the:-

#### **GARAGE**

With up-and-over door, pitched roof providing further storage space if required, together with two side returns providing deep recesses useful for further storage requirements. Power and light connected.

#### **TO THE FRONT**

Gateposts from Trescobeas Road open onto a broad brick pavia frontage, with low retaining walls and raised low maintenance planted borders. Front pathway leads to steps rising to front entrance. Low fencing exists to the front and side aspect delineating the boundaries. Notable EV charging point.

### **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.

#### **COUNCIL TAX**

Band D - Cornwall Council.

#### **TENURE**

Freehold.

### **VIEWING**

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



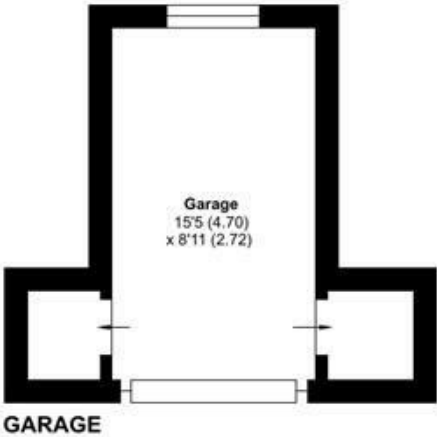
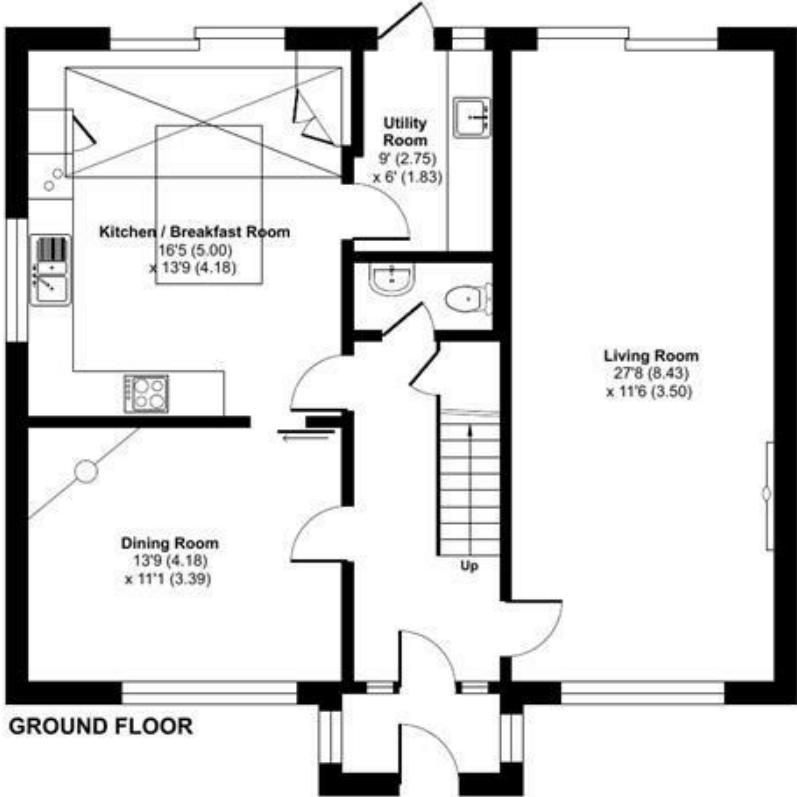
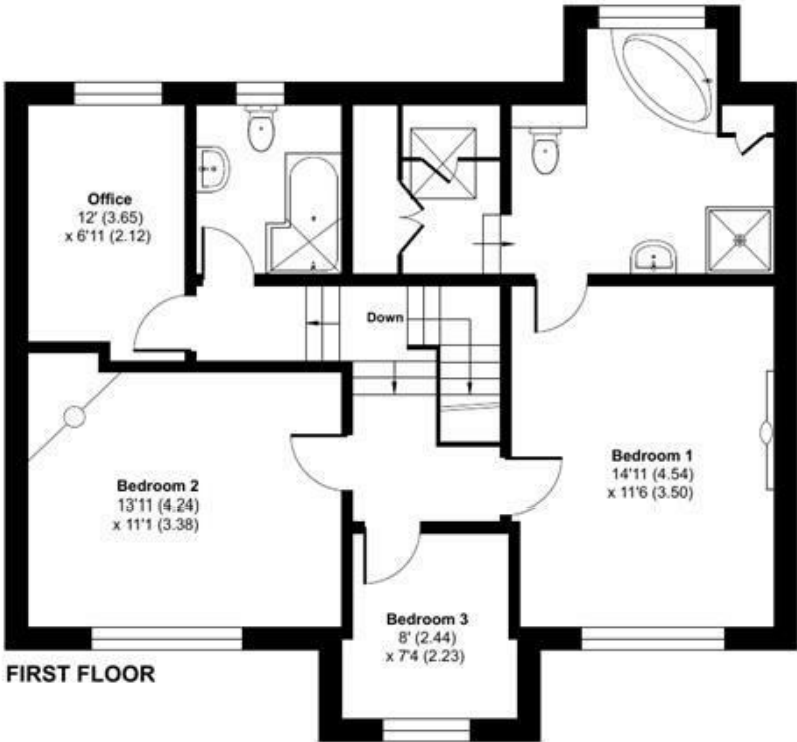




Floor Plan

Trescobeas Road, Falmouth, TR11

Approximate Area = 1724 sq ft / 160.1 sq m  
Garage = 169 sq ft / 15.7 sq m  
Total = 1893 sq ft / 175.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhcom 2026. Produced for Laskowski & Company. REF: 1471547