



4 Penmere Drive, Falmouth, TR11 4GF

£725,000

Set in the quiet, well tended, lightly timbered grounds of Penmere Manor, an exceptional, detached house of stunning 3-storey design, providing well proportioned, light and extremely versatile 4/5 bedroom accommodation - faultlessly presented and superbly appointed throughout, including sumptuous living accommodation which, via a magnificent sun room/orangery, overlooks and opens directly onto beautifully landscaped rear gardens. In all, a stunning home, an early viewing of which is unhesitatingly recommended.

Key Features

- Stunning 3-storey home
- Constructed circa 2021
- Exceptional semi open-plan living areas
- Beautifully landscaped gardens
- Set in the wooded grounds of Penmere Manor
- 4/5 bedrooms
- Superbly presented and appointed throughout
- EPC rating B



THE PROPERTY

Constructed circa 2021, Penmere Drive comprises a small, select development of just seven, substantial, detached, three-storey houses, set within the lightly wooded grounds of the Penmere Manor Hotel.

Number 4 is particularly well presented having been only partially occupied by the current owners who have made a number of improvements which further enhance this already beautiful home. An attached garage with electronic roller door has off-road parking to the front where there is also a boiler store which provides gas fired central heating throughout the property - under-floor to the living areas. All main rooms enjoy an attractive lightly wooded aspect to the rear, to Swanpool Nature Reserve, with the lower ground floor overlooking and opening onto the superbly landscaped Japanese-style rear gardens, which include water features, hardwood decking, gravelled beds and numerous specimen plants and shrubs. Bi-folding doors from a sun room/orangery - added by the present owners - open directly onto the gardens, which are also accessed from an adaptable study/occasional fifth bedroom, as well as from a deep kitchen and dining room. An automatic watering system adds further to the low maintenance nature of these beautiful gardens, which are well enclosed to all sides by timber fencing, providing a high degree of privacy and shelter.

Amongst the many other features, the property benefits from full double glazing, a sprinkler system and hard-wired internet connections to many rooms. A reception hall, the full depth of the property, leads to three bedrooms and a family bathroom at entry level, above which there is an extremely well proportioned principal bedroom suite with Juliet balcony, private en-suite shower room, dressing lobby and access to extensive eaves storage space.

The lower ground floor offers the best of both worlds: open-plan enough to provide light, contemporary living, yet adequate sub-divided to form distinct kitchen, dining, lounge and study areas, complemented by a useful utility area and ground floor cloakroom/WC.

This is a house which will not disappoint - we guarantee. An early viewing appointment is therefore unhesitatingly recommended by the owners' Sole Agent.

THE LOCATION

The Penmere Manor Hotel is an extremely well established and highly regarded private hotel, situated off tree-lined Mongleath Road, close to which exceptional day-to-day amenities include a large convenience store, two junior schools and a parade of shops at Boslowick. Penmere Railway Halt is just a few minutes' walk away, buses regularly stop on Boslowick Road, and attractive woodland walks lead to the head of Swanpool Lake which is less than one mile away. A circular walk around the lake leads to safe, sandy Swanpool Beach, to either side of which the South West Coast Path leads to Falmouth in one direction, and Maenporth and the mouth of the Helford River in the other. Falmouth town centre is just over one mile distant and within which there is an excellent range of retail, commercial and leisure amenities, including many bars and restaurants, extending the length of the picturesque harbourside from Greenbank to Event Square. No wonder Falmouth frequently

appears as 'one of the best places to live anywhere in the UK', with the cathedral city of Truro also just twelve miles distant and easily accessed by the nearby railway line.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

RECEPTION HALL

Front entrance door with porthole window and glazed side screen opening directly from the front elevation, providing direct, easy and almost completely level access. A deep, light, welcoming reception area, the full depth of the house with broad, easy rising staircase ascending to the first floor and descending to the lower ground floor. Window to the rear elevation overlooking the gardens and woodland. Electric trip switching, BT broadband connection, control panel with Labgear ethernet connections to all main rooms. Two radiators.

STUDY/BEDROOM FOUR

Window to the front elevation, radiator, an adaptable room, also ideal as a TV room or hobbies room, etc.

BEDROOM THREE

Window to the rear elevation overlooking the well stocked and lightly timbered neighbouring grounds. Radiator.

BEDROOM TWO

A light double aspect room with window to the side elevation and four Velux windows to the rear providing much natural light and ventilation. Radiator.

FAMILY BATHROOM

Most attractively appointed with a contemporary white three-piece suite comprising a low flush WC, broad wash hand basin with mixer tap and drawers under. Panelled bath with mixer tap and mains-powered shower attachment with glazed shower screen. Part ceramic tiled walls, inset downlighters, Velux roof light, extractor fan, inset downlighters, tall towel rail/radiator.

FIRST FLOOR

LANDING

Staircase rising from the reception hall.

PRINCIPAL BEDROOM SUITE (ONE)

Double casement doors with Juliet balcony overlooking the beautifully landscaped rear gardens and lightly wooded, shrub filled, neighbouring grounds. Access to over-head loft storage area, Velux roof light to the front elevation, door to walk-in (limited head height) fully carpeted and lined storage room.

EN-SUITE SHOWER ROOM

White three-piece suite comprising a wash hand basin with mixer tap, tiled splashback and cupboard under. Low flush WC, broad walk-in fully tiled shower cubicle with mains-powered shower and sliding glazed screen. Velux roof window to the front elevation, inset downlighters, extractor fan, tall towel rail/radiator.

LOWER GROUND FLOOR

Stairs descending from the reception hall, opening into:-



LIVING ROOM

A well proportioned room with casement and bi-folding doors opening directly into the sun room/orangery, beyond which views are enjoyed over the beautifully landscaped, well enclosed rear gardens.

STUDY/BEDROOM FIVE

Another extremely versatile room, double aspect with broad window to the rear elevation and casement door opening onto the side decking with staircase rising to the front of the house.

DINING AREA

Double casement doors, again opening directly onto and overlooking the beautifully landscaped and stocked rear gardens. Opening into the:-

KITCHEN AREA

Comprehensively appointed with a range of base and wall units with polished composite worksurfaces, including broad peninsula unit/breakfast bar. Inset stainless steel sink unit with mixer tap, four-ring Bosch ceramic hob, corner carousel unit, integrated Bosch dishwasher, recycling unit, illuminated extractor canopy, inset downlighting, eye level glazed screens to the front elevation, display unit. Bosch oven/grill with separate combination oven over, further storage above and below. Integrated Samsung fridge and freezer cabinet.

UTILITY ROOM

Broad fitted workbench with inset stainless steel sink unit with mixer tap. Integrated Bosch washing machine/tumble dryer and freezer cabinet unit. Full breadth wall unit, inset downlighters, door to:-

CLOAKROOM/WC

Again, attractively appointed with a contemporary white suite comprising a low flush WC and wall mounted wash hand basin with mixer tap and mosaic tiled splashback. Inset downlighters, extractor fan, tiled flooring.

ORANGERY/SUN ROOM

A superb addition, constructed for the present owners, providing additional living space with full breadth and depth bi-folding doors to both side as well as to the rear elevation, providing direct and easy access onto the beautifully landscaped gardens. Inset downlighters, lantern roof providing even more natural light.

THE EXTERIOR

REAR GARDENS

An exceptional feature of the property; beautifully landscaped by the present owners, providing a large paved dining terrace with brick-edging, and multi level hardwood decking designed to provide sitting-out areas as well as ease of access to a variety of beds, planted with specimen trees and plants including tree ferns, acers and cherry blossom. Central gravelled bed with water feature, with stream leading to a pond. Various gravels including a large circular bed with granite standing stones. External lighting, including downlighting to the orangery/sun lounge. Cold water tap, exterior power points. The whole garden area completely enclosed by close lap timber fencing providing a high degree of privacy and shelter.

STORE

Light and power connected, double glazed door opening directly from the rear decking, Providing ideal, additional, dry storage as well as a workshop area.

Galvanised steps lead from the southern side of the house to the:-

ATTACHED GARAGE

Electric roller door, light and power connected.

PARKING AREA

Located immediately to the front of the garage with steps and pedestrian gate leading to the rear.

FRONT GARDENS

Gravelled for ease of maintenance with paved pathway leading to the front entrance door. Exterior courtesy lighting, side boiler room with Ideal Classic gas fired boiler providing domestic hot water and central heating. Heatmiser zone control for central heating. Sprinkler system control unit, light and power connected.

GENERAL INFORMATION

SERVICES

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

AGENT'S NOTE

We understand an annual premium of £500 is payable to maintain communal areas.

COUNCIL TAX

Band F - 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

Penmere Drive, Falmouth, TR11



Denotes restricted head height

Approximate Area = 1936 sq ft / 179.8 sq m

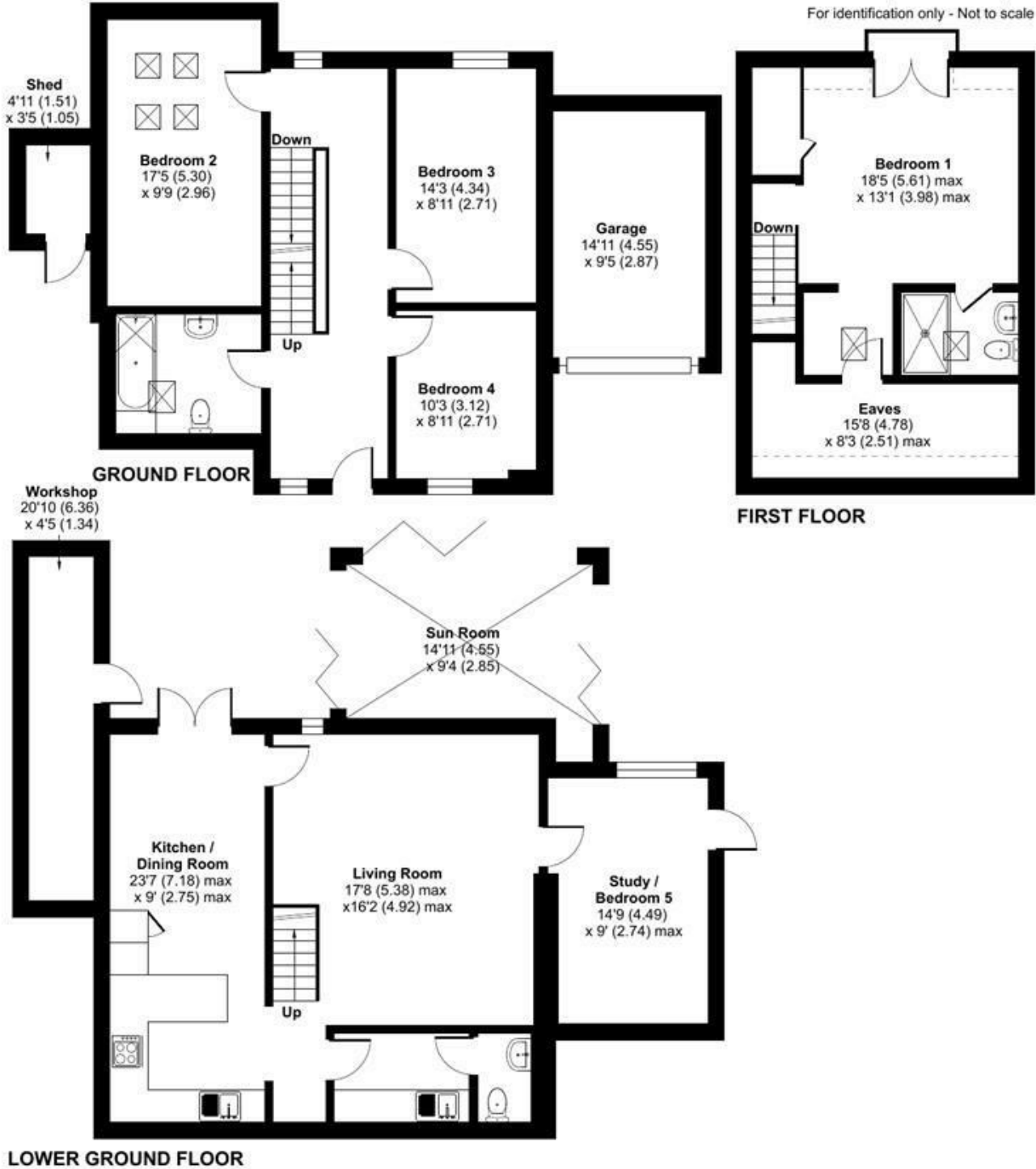
Limited Use Area(s) = 35 sq ft / 3.2 sq m

Garage = 138 sq ft / 12.8 sq m

Outbuilding = 103 sq ft / 9.5 sq m

Total = 2212 sq ft / 205.3 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). © nclhocom 2026. Produced for Laskowski & Company. REF: 1447644