



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR8851759

Offers around £750,000

Lamorna, 4 Bosloggas Mews,
Port Pendennis, Falmouth, Cornwall, TR11 3XL

LEASEHOLD



An impeccably presented 4 bedroomed, three storey townhouse with outlook towards the marina in this very highly regarded, gated enclave beside Falmouth harbour, a level walk from Falmouth's shops and restaurants and just a short walk to nearby beaches. The accommodation extends to about 1,731sq.ft. including a superb 25'6" kitchen/living and entertaining space, principal bedroom with dressing room and en-suite, 3 further bedrooms, utility and store room, gardens with outlook towards the marina and glimpses of Flushing in the distance.





SUMMARY OF ACCOMMODATION

Ground Floor Entrance hall, cloakroom/wc, dual aspect living room/dining/kitchen with double doors to garden.

First Floor principal bedroom suite with dressing room and en-suite shower room.

Second Floor 3 bedrooms and family bathroom.

Outside Patio and parking area to the front. Paved sitting area to the rear with outlook to the marina. Attached garage (currently divided to provide utility room accessed from the main hall and bike store).

DESCRIPTION

Lamorna, 4 Bosloggas Mews is a three storey townhouse backing onto beautifully landscaped gardens beside the south end of the marina with a tantalising glimpse towards Flushing.

The house provides very well appointed accommodation arranged over three floors and is a perfect main or holiday home, set moments from the marina and a level walk to Falmouth

and its facilities. The house has its own brick paved parking space and attached garage which the owner has currently configured to provide a utility room and a store. This could very easily revert to a single garage if required.



There is a very private paved sitting area to the front of the house which leads up to its entrance. The entrance hallway has cloakroom/wc, stairs to the bedroom levels and double doors open into the very spacious dual aspect living room with fitted kitchen. There are windows to the front and both double doors and windows overlooking the communal gardens with glimpses towards the marina and through to Flushing beyond.

The kitchen is particularly well appointed with a very comprehensive range of units, quality fitted appliances and a large central island.

The principal bedroom suite is on the first floor with a good size double bedroom, dressing room currently used as a private sitting room which has a very large window with deep sill taking advantage of the outlook towards the marina. Just off this dressing room is a well appointed en-suite shower room/wc.

To the first floor are three bedrooms and a family bathroom. Two of these bedrooms are doubles and there is a single which has cleverly constructed cabin beds and fitted storage.

In addition to the area to the front of the house there are double doors from the main reception room which open out onto a seating area which adjoins the communal gardens and is moments from the marina and the boating and sailing activity.

4 Bosloggas Mews is impeccably presented, very conveniently located and offers the space, security and flexibility to provide a very special main or holiday home.



LOCATION

Port Pendennis is exceedingly highly regarded in Cornwall. The brainchild of entrepreneur Peter de Savary whose idea and concept was brought to fruition in 1987. The development consists of some very carefully considered and designed two and three storey houses and a number of apartments set around a central marina with direct access from Falmouth harbour. Berths for yachts and motorboats of varying size are available for rental (subject to availability) which makes this an exceedingly attractive location for boating enthusiasts.

The site is extremely secure with gated security entrance and only the residents have access to the site and marina. Falmouth Bay, the Fal Estuary (Carrick Roads) and the nearby Percuil and Helford Rivers offer some of the most beautiful scenery and finest day sailing waters in the United Kingdom.

Also of note is that just five minutes level walk away Falmouth town centre offers an ever improving range of shops, restaurants and other leisure facilities including the famous National Maritime Museum. Communications are good with a nearby branch line providing direct access to the railway station in Truro which is in the mainline Penzance to Paddington route taking approximately 4½ hours into London.

Close by is the scenic coastal walk around Pendennis Point along Falmouth's splendid south facing seafront with views out over Pendennis Castle, Gyllyngvase Beach and miles of coastline.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

Half glazed entrance doorway into entrance vestibule. Door into garage/storeroom.

CLOAKROOM / WC Low level wc, wash hand basin in vanity unit.

Hallway with stairs and spacious understairs storage cupboard. Double doors opening into:-

LIVING ROOM / DINING / KITCHEN – 25'6" x 18'5", narrowing to 12'2" A spacious and light dual aspect room with large window to the front and double glazed doors with side panels opening out on to the rear terrace and further window overlooking the terrace, communal gardens with views towards the marina and tantalising glimpses of water beyond.



KITCHEN Comprising a range of light grey fronted base and eye level units, worksurfaces, inset 1½ drainer Schock sink and mixer tap over, Bosch oven and Hotpoint microwave. Large island with cupboards and Bosch four ring induction hob and inset Falmecc extractor. Inset fridge and separate freezer and Bosch dishwasher.



From the main hallway a staircase leads up to the:-

LANDING Double doors open onto the large airing cupboard housing a hot water tank, window at one end overlooking the front.

PRINCIPAL BEDROOM SUITE – 16'4" x 12'2" Large double glazed window overlooking the front, double doors through to:-



DRESSING ROOM – 12'2" max. x 8'8" Large windows overlooking the front communal gardens, the marina and glimpses towards Flushing. Deep window seat.

SHOWER ROOM / WC Large shower cabinet with Mira shower, low level wc, pedestal wash hand basin, inset mirror, frosted glazed window to the front, fully tiled walls, inset storage cupboard, heated towel rail.

From the landing a turning staircase to the:-

SECOND FLOOR LANDING Airing cupboard with shelved storage space.

BEDROOM 2 – 12'5" x 12'4" Large picture window overlooking the communal gardens with outlook over the marina and towards Flushing in the distance. Inset double wardrobes.

BEDROOM 3 – 10'5" x 9'9" plus door recess Large double glazed window with deep recessed window seat with views to the front, inset wardrobe.



BEDROOM 4 – 9'4" x 6'9" Window overlooking the front and built-in cabin bunkbeds with storage cupboards over and under.



FAMILY BATHROOM Spacious shower cubicle with Mira shower, low level wc, pedestal wash hand basin, frosted glazed windows to the front, tiled walls and floors. Heated towel rail.

OUTSIDE



Brick paved driveway with parking for one vehicle in front of the **ATTACHED GARAGE**. This has been sub-divided to create two spaces, the first one accessed from the main reception hall is currently a:-

UTILITY / STORE – 8'7" x 8'2" Fitted base and eye level units, plumbing for washing machine, inset stainless steel single drainer sink unit.

STORE ROOM – 9'4" x 8'9". Up and over door, power connected. **It should be noted that this garage could very simply be reverted back to its original form.**

To the side of the garage a brick paved pathway leads to the front door. There is a gravelled and paved sitting area and to one side is a cupboard housing the fuse box.

From the main reception room double doors open out onto a patio with gravelled and shrub borders and there is a super outlook over the communal gardens with glimpses of the marina and across the water to Flushing in the distance.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR11 3XL.

SERVICES Mains water, electricity, drainage and gas. Mains gas central heating. For Council Tax see www.mycounciltax.org.uk.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1000 Mbps highest available download speed. 220 Mbps highest available upload speed. (Source: Ofcom).

COUNCIL TAX BAND F (see www.mycounciltax.org.uk).

DIRECTIONS Proceed down Melville Road and at the roundabout with Castle Drive and Pendennis Rise take the left hand turn under the tunnel onto Bar Road turning right towards Tinnars Walk and the gates into Port Pendennis are on the left hand side. Bosloggas Mews is the second turning on the left hand side along St Smithwick Way.

WHAT3WORDS ///proper.ended.unable

TENURE AND POSSESSION Leasehold – Remaining term of lease 1000 years from 8th August 1988. Ground rent: a pesty, if demanded! Latest service charge payable £1,165 per quarter. We understand that all external decoration, repair and maintenance, buildings insurance, lighting of roads and maintenance of electric gates is included within the service charge.

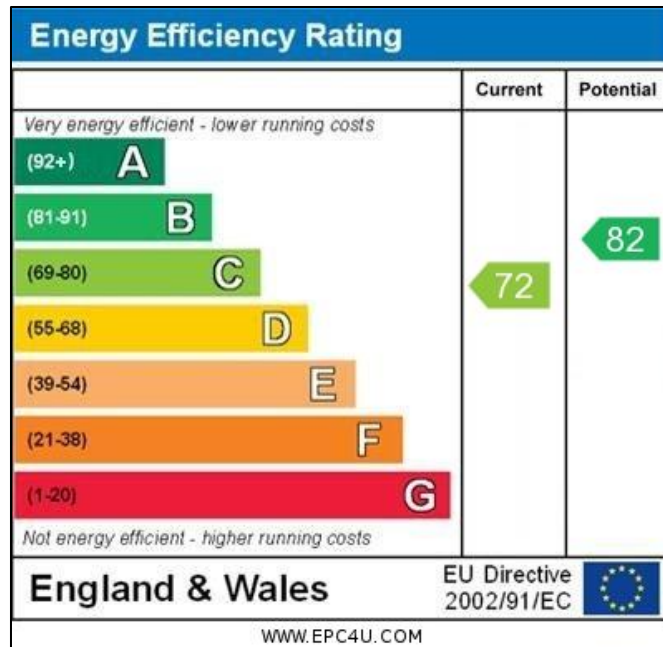
AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, including the broadband speed and mobile phone coverage, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other

consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

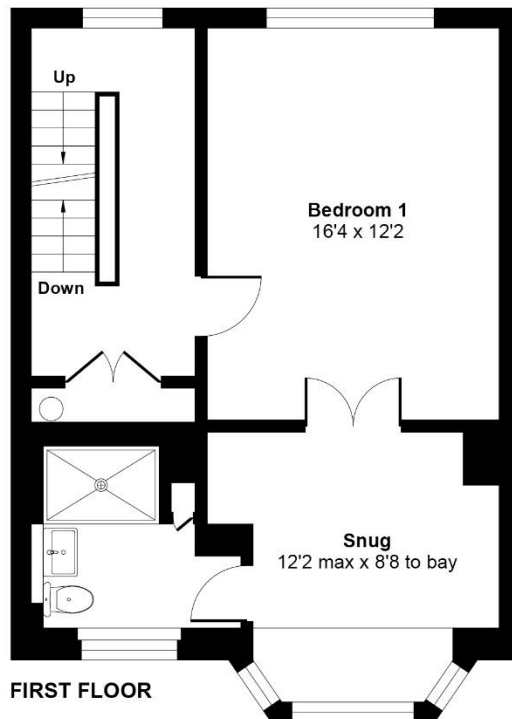
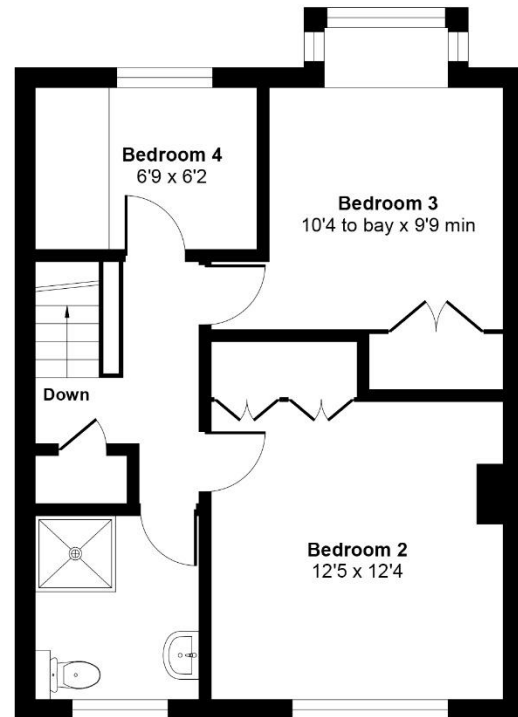
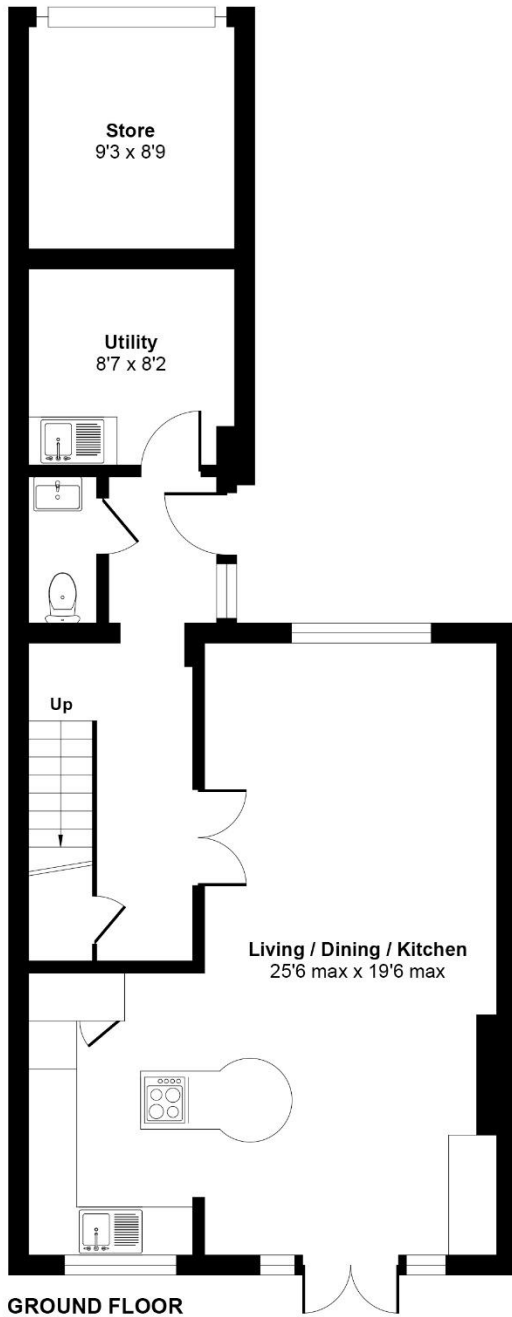


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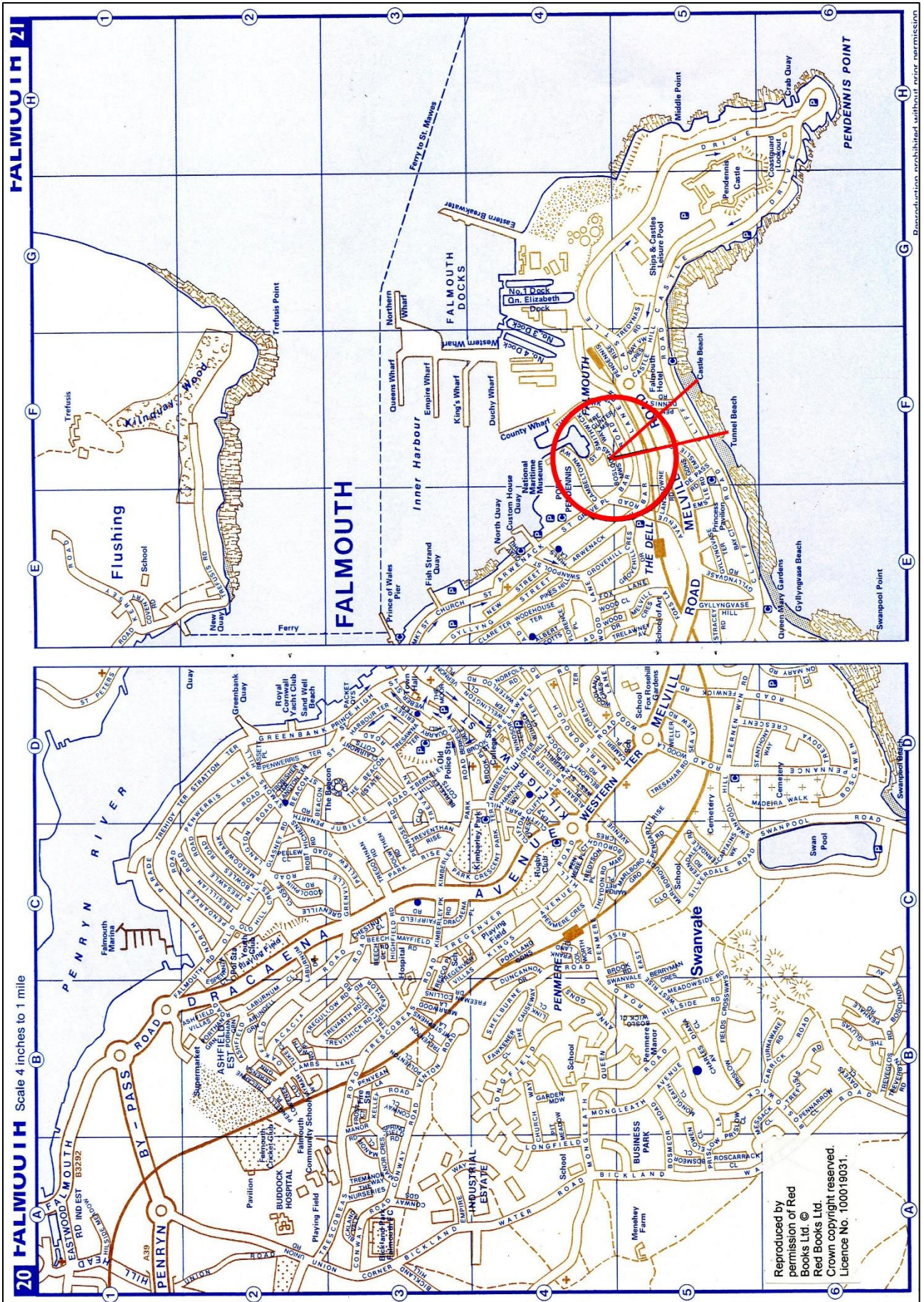
Port Pendennis, Falmouth

Approximate Area = 1731 sq ft / 160.8 sq m (includes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Lillcrap & Chilcott. REF: 778436



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