



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9134

Offers over £800,000

47 Penhale Road,
Falmouth, Cornwall, TR11 5UZ

FREEHOLD



To be sold for the first time in over 22 years.

An exquisitely presented, much improved and extended, executive detached family home, in a favoured setting within the original phase of this extremely well regarded development, close to Swanpool beach and nature reserve, with some sea views across Falmouth Bay. A spacious, 4/5 bedroomed, 3 bath/shower roomed detached house plus integral garage, plentiful living accommodation and a delightful south east facing rear garden, a short walk from a sandy beach and nature reserve.





SUMMARY OF ACCOMMODATION

Ground Floor: large entrance hall, spacious open-plan kitchen/family room with patio doors out to the garden, separate sitting room with patio doors out to the garden, dining room, study/home office, pantry/utility room, wc.

First Floor: landing, principal bedroom suite comprising bedroom, dressing room and en-suite bath/shower room, 3 further double bedrooms, one with an en-suite shower room plus family bathroom.

Outside: driveway parking for 2 vehicles, plus integral single garage. Good sized south east facing rear garden with a broad raised decked sun terrace, lower area of lawn and separate paved seating area.



DESCRIPTION

Completed in 1999, towards the end of one of the original phases of this iconic and exceptionally sought after Wain Homes development, within walking distance of Swanpool beach and nature reserve, the town centre and the picturesque links golf course. During its initial phases, No. 47 being one of the most impressive designs, and one of the largest plots, on a favoured side of the road facing towards Falmouth Bay.

No. 47 is exceptionally well presented throughout, having been updated, upgraded and extended over the years during our client's ownership – and is now found in true turnkey order throughout plus a bank of 16 solar panels have been installed. The house is spacious, with extensive free flowing living accommodation, ideal for family life and entertaining with the formal dining room and kitchen/family room flowing as one semi open space, flooded with light and opening straight out onto the garden with views towards Falmouth Bay beyond. There is also a spacious, cosy feeling sitting room, on the rear of the house which also opens out to the rear garden and is warmed by a feature log burning stove. Completing the ground floor, a cloakroom/wc, home office/study and walk-in pantry/utility room, which in turn leads out to the rear garden.

On the first floor, a part galleried landing which serves all four bedrooms, with a principal bedroom suite which comprises a large bedroom, double bedroom sized dressing room and en-suite bath/shower room, with three further double bedrooms, one of which with its own en-suite and a family bathroom – 4 bedrooms, 3 bath/shower rooms in total.

Approached off a quiet residential road, driveway parking for 2 vehicles in front of an integral single garage and a gently sloping lawned garden providing a bit of depth from the roadside. To the rear, accessed off the kitchen/family room and sitting room there is a broad raised decked terrace which spans the entire width of the rear of the house and makes for a wonderful seating area, perfect for alfresco dining and this overlooks the lower level of lawned garden, very private from its neighbours.

Rarely do such highly specified, detached homes become available for sale in Falmouth that are so close to the beaches, golf course and also within easy reach of the town centre, having been in our client's ownership for over 22 years, optimising what a wonderful family home it is.

LOCATION

The harbourside port of Falmouth is the third deepest natural harbour in the world and gives access to some of the finest sailing waters in the United Kingdom on the Fal, Percuil and Helford rivers and the many beautiful hidden creeks and tributaries. Falmouth is also home to a thriving artistic and university community.

Gyllyngvase beach and café are just a few minutes' walk away, likewise the promenade along Falmouth seafront. It is also a short walk to the coastal footpath to Swanpool beach with the wonderful scenic walks then continuing along the clifftops. In the other direction is the National Trust owned Pendennis Castle with walks over the headland and around Pendennis Point.

The town centre is close at hand and provides excellent amenities with a good range of shopping and commercial facilities. A railway station and branch line operate from Falmouth to Truro where there are regular intercity services to London Paddington (travelling time approximately 4½ hours). For the more sport orientated, there are golf courses nearby at Falmouth, Budock Vean and at Truro, whilst the area has superb sailing facilities with a variety of yacht clubs and marinas enabling easy access to the sailing waters.



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

Part glazed composite front door opens directly into the entrance hallway, which in turn serves the dining room, kitchen/family room, study, downstairs wc and staircase ascending to the first floor landing. With contemporary, high quality engineered oak flooring throughout the entrance hall, dining room and kitchen/family room, flooded with natural sunlight from a wide square arch which leads to the dining room, and two sets of full height glazed patio doors on the rear elevation, which both open and overlook the delightful rear garden and Falmouth Bay beyond.

KITCHEN / FAMILY ROOM – 19'5" x 17'3". A very spacious, open-plan space formerly two rooms, now comprising a large, beautifully appointed and fully fitted kitchen, centred around a kitchen island which houses the Smeg double oven, five ring gas hob and extractor fan over with cantilevered breakfast bar space, with a further range of fitted base units with square edged granite tops and an undermounted 1½ bowl sink with carved drainer. All of which are flooded with natural light from a double glazed window on the side elevation, and two sets of full height double glazed patio doors on the rear looking out across the garden to Falmouth Bay and St Anthony's Lighthouse. The kitchen is fitted in a modern, yet classic Shaker style with ivory door and drawer fronts, with freestanding space for an American style fridge/freezer and undercounter fitted dishwasher. The kitchen is open-plan to a

seating area, which could easily double as a further dining space if required, which too opens out to the gardens.



From the kitchen area, a door opens to the:-

PANTRY / UTILITY ROOM – 6'4" x 4'1". Equally well appointed with open fronted shelved units and a thick, square edged oak worktop providing useful storage space and undercounter space and plumbing for washing machine/dryer. From here, a part glazed door opens to a pathway on the side which leads back around to both the front of the house, and the rear garden.

From the kitchen/family room, a door opens through to the:-

SITTING ROOM – 16' x 11'10". A very spacious, yet cosy evening room, with a near full wall of double glazed windows and patio doors, with contemporary fitted shutters, across the rear elevation opening out onto the rear garden, with glimpses between the rooftops towards Falmouth Bay. A beautifully decorated room, with a feature Clearview log burning stove on a marble hearth and surround. Two radiators.



From the initial entrance hallway, a wide square arch opens through to the:-

DINING ROOM – 19'10" x 8'. Flooded with light from a broad walk-in bay window on the front elevation, again with contemporary fitted shutters. Created from what was formerly one of the two garages, but now adds a fantastic, extra entertaining space.

STUDY / HOME OFFICE – 9' x 7'. A good size and very practical work from home space, with double glazed window and contemporary shutters on the front elevation. Radiator.



DOWNSTAIRS WC. Accessed off the entrance hallway, comprising low level flush wc, pedestal wash hand basin, lit by an obscure double glazed window to the front elevation. Radiator.

In the heart of the house, a staircase ascends to the:-

FIRST FLOOR

PART GALLERIED LANDING. In turn serving all four bedrooms, the family bathroom and a very large airing cupboard.



PRINCIPAL BEDROOM SUITE – 14'3" x 12' plus 13'6" x 8'8". Spanning nearly the entire front of the house, the principal bedroom suite is a very spacious set up, comprising a large bedroom with broad double glazed window to the front elevation and contemporary shutters, with a wide square arch opening through to a double bedroom sized dressing room with a double glazed dormer window with fitted shutters to the front and near full wall of freestanding wardrobes with mirrored door fronts. From the bedroom, a door opens through to the:-

EN-SUITE BATH / SHOWER ROOM. Comprising a panelled bath with central mixer tap, low level flush wc, pedestal wash hand basin and walk-in shower enclosure with folding door and mixer shower. All flooded with light from an obscure glazed window to the front elevation.



BEDROOM 2 – 12' x 10'1". A good sized bedroom, positioned to the rear of the house with a fantastic view from its broad uPVC double glazed window over the garden and rooftops below out to Pendennis Headland and across a broad stretch of Falmouth Bay with St Anthony's Lighthouse and Falmouth Golf Course framing either edge of the view. A door leads to the:-



EN-SUITE SHOWER ROOM. Comprising low level flush wc, pedestal wash hand basin and walk-in shower enclosure with folding door and mixer shower. All lit from an obscure double glazed window to the side elevation. Radiator.



BEDROOM 3 – 11' x 10'1". A very good sized double bedroom, again positioned to the rear of the house with arguably the best view across the gardens below, the rooftops and onto Falmouth Bay with a glimpse of the sand at Swanpool beach, again framed by St Anthony's Lighthouse and Falmouth Golf Course. Radiator.

BEDROOM 4 – 10'2" x 8'1". The smallest of the four bedrooms, but still a very good sized double bedroom, again positioned to the rear of the house with double glazed window on the rear elevation overlooking Falmouth Bay. Radiator.

FAMILY BATHROOM. Having been beautifully refitted and comprising a contemporary low level flush wc, pedestal wash hand basin and panelled bath with mixer shower over with rainfall shower head. Again, lit by an obscure double glazed window on the side elevation and a contemporary charcoal coloured heated towel rail.

Off the landing, immediately adjacent to the family bathroom, a very useful storage cupboard housing the pressurised unvented hot water cylinder, plus a further large, shelved airing cupboard.



OUTSIDE

Approached off a quiet residential road, a tarmac driveway provides off-road parking for 2 vehicles and also access to the **SINGLE GARAGE (16'2" x 9'2")** with an up and over door which is also accessed from the dining room and makes a fantastic further storage area and further houses the fuseboard and controls for the solar panel system. There is also a delightful, small gently sloping lawned garden which descends to the canopied, covered entrance porch with a lawn bordered by mature shrubs.



To the rear, approached off the kitchen/family room and the sitting room, a broad raised decked terrace which spans the entire width of the house and its plot, bordered on either side by close board fencing, overlooking a beautifully planted Cornish hedge below and onto the lawned garden thereafter. A fabulous, totally level lawn, interspersed with profusely stocked beds and mature hedged and tree lined boundaries with a view between the rooftops below, over the headland beyond Swanpool beach and out into Falmouth Bay with St Anthony's Lighthouse beyond.



Not to scale – for identification purposes only.

Penhale Road, Falmouth

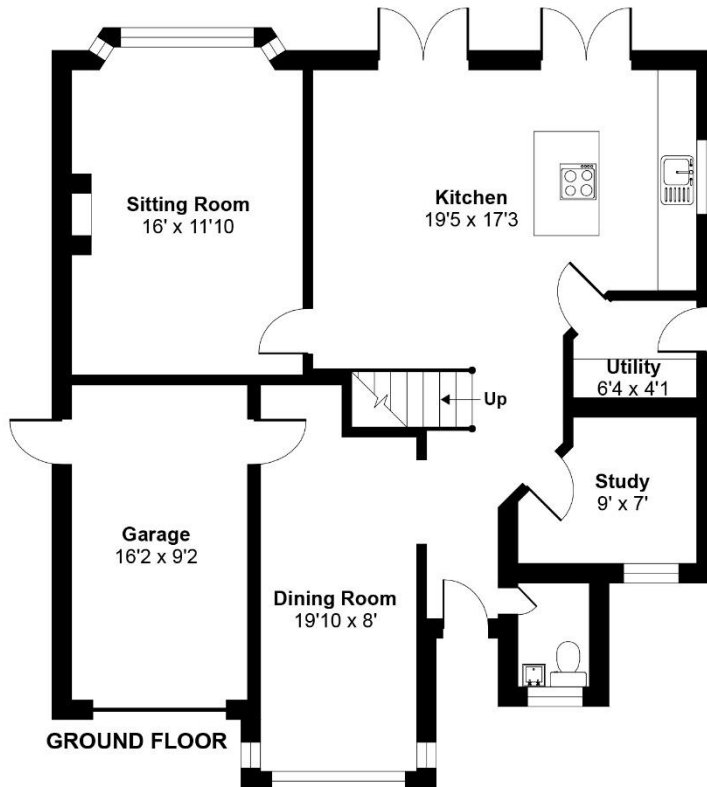
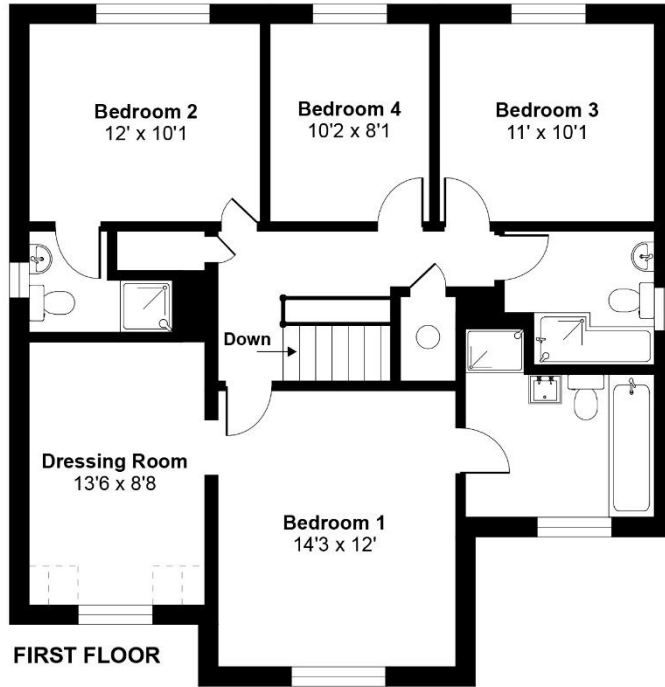
Approximate Area = 1785 sq ft / 165.8 sq m

Limited Use Area(s) = 8 sq ft / 0.9 sq m

Garage = 145 sq ft / 13.5 sq m

Total = 1940 sq ft / 180.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lillcrap & Chilcott. REF: 903151

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 5UZ.

SERVICES – Mains water, electricity, gas and drainage.

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

DIRECTIONS – Proceeding along Bickland Water Road in Falmouth, following signs towards Swanpool beach. At the mini roundabout take the left hand turn entering the Goldenbank Estate. Continue along this road until you get to a fork adjacent to a large open green space. Proceed along Penhale Road, with No. 47 being found a short distance on the right hand side.

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, 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.

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

