





PROPERTY DESCRIPTION

We are very pleased to be able to offer for sale this stunning individually designed high quality bungalow. The property has been extensively upgraded and extended by the current owners to provide a very spacious, light and airy standard of modern living throughout. The property also benefits from being set within an elevated, tucked away and traffic free location, this elevated position providing terrific far reaching views over Falmouth to the inner harbour and across to St Mawes Castle with the Roseland peninsula beyond.

As you enter the property you are immediately greeted by a very spacious entrance hallway. The hallway providing access through to the simply stunning main living space, this fantastic dual aspect open plan space features a full height vaulted ceiling with exposed A Frames, focal point wood burning stove and far reaching views over Falmouth to the water. The current owners have also recently upgraded the kitchen, the kitchen continuing the luxurious feel and benefitting from fitted appliances and wood block working surfaces.

The property also benefits from three very spacious double bedrooms, these bedrooms all enjoying the far reaching views over Falmouth to the water and the Roseland peninsula beyond. The main bedroom further benefits from a modern en-suite shower room. The main bathroom has been upgraded by the current owners and now comprises a lovely modern white suite.

Externally the property has a courtyard garden to the front, whilst the main attraction without doubt will be the viewed gained from the rear terrace over Falmouth to the water.

A truly rare opportunity for a buyer looking for a main home, or indeed for a buyer looking to purchase that luxurious and eye catching lock up and leave or holiday property.

A viewing is very strongly advised.

FEATURES

- Stunning Detached Home
- Terrific Far Reaching Views To Inner Harbour
- Living Room with Vaulted Ceiling
- Upgraded Modern Kitchen
- Three Double Bedrooms
- Master Bedroom En-Suite





ROOM DESCRIPTIONS

Entrance Hallway

A very spacious light and airy entrance hallway that provides access to the open plan living room/ dining space, the bedrooms and bathroom. Double glazed door to the front of the property, oak effect flooring with underfloor heating throughout, three Velux windows providing ample natural light through to the hallway, double cloaks cupboard providing hanging and storage space, door to airing cupboard housing the gas boiler.

Open Plan Living Room/Dining Room

4.93m x 6.20m (16' 2" x 20' 4") A simply stunning main reception room that is flooded with natural light, this room also enjoying lovely views across Falmouth to the inner harbour with St Mawes Castle beyond. This room features a full height vaulted ceiling with exposed timber A frames and centrally located glazed windows to the roof line, further double glazed window to the front, broad double glazed doors to the rear with matching double glazed panels to either side, this allowing the room to maximize the views towards the water, oak effect flooring with underfloor heating, focal point wood burning stove set on a slate hearth, fitted wall lighting, tv point, squared archway through to the recently upgraded kitchen.

Kitchen

2.08m x 2.90m (6' 10" x 9' 6") The kitchen has recently been upgraded and now provides a contemporary range of shaker style units which have been finished in a light grey, these units complimented by solid wood block counter tops and high gloss white subway style tiled surrounds, inset stainless steel sink with brushed stainless steel mixer tap over, fitted stainless oven with ceramic hob over and stainless steel cooker hood above, integrated dishwasher, space for fridge freezer, oak effect flooring, double glazed window to the rear with views out over the surrounding area.

Bedroom One

3.12m x 3.73m (10' 3" x 12' 3") A spacious double bedroom that enjoys far reaching views over Falmouth to the rear in the direction of the inner harbour with St Mawes Castle beyond. Oak veneer door from the entrance hallway, double glazed window to the rear, underfloor heating, telephone point, door through to the en suite shower room.

En-suite

The en-suite has been fitted with a lovely modern white suite that comprises a full width shower enclosure with attractive Aqua coloured tiled walling, glazed shower screen and door, chrome mixer shower over, pedestal wash hand basin with tiled surrounds, low level w.c, tiled flooring, heated towel rail, double glazed window to the rear, extractor fan, under floor heating.

Bedroom Two

3.62m x 4.20m (11' 11" x 13' 9") A further very spacious dual aspect double bedroom that enjoys views over Falmouth towards the inner harbour. This room enjoying a double glazed window to the side with views out over the surrounding area, further double glazed doors to the rear that open to the rear terrace, vaulted ceiling with exposed timber beam, wall mounted electric heater.

Bedroom Three

A third spacious double bedroom that is set to the rear of the property and enjoys views out over Falmouth towards the inner harbour with St Mawes Castle beyond. Oak veneer door from the hallway, double glazed window to the rear, fitted double wardrobes to one wall, coved ceiling, under floor heating, access to loft space.

Bathroom

2.94m x 3.76m (9' 8" x 12' 4") A lovely high quality bathroom that has been updated by the current owners. The bathroom comprises a shaped bath set to one wall with central chrome taps over with shower attachment, circular vanity sink set on pine vanity unit with chrome column mixer tap over, tiled walling with inset mirror, tiled flooring, heated towel rail, under floor heating, extractor fan.

Parking

The property benefits from two parking spaces, these spaces being set to the front and side of the property.

Outside

The property is approached from the parking area by an enclosed courtyard area of garden, this courtyard area of garden provides access around the front of the property to the rear terrace. The rear terrace enjoys the morning and afternoon sunshine, it has been partially decked and provides a fantastic outside seating and dining area. The rear terrace has stainless steel balustrade with inset glass panels. This rear terrace enjoys a great deal of privacy and provides fantastic views out over Falmouth, with views across parts of Falmouth to the inner harbour and across to St Mawes Castle and the Roseland.

Additional Information

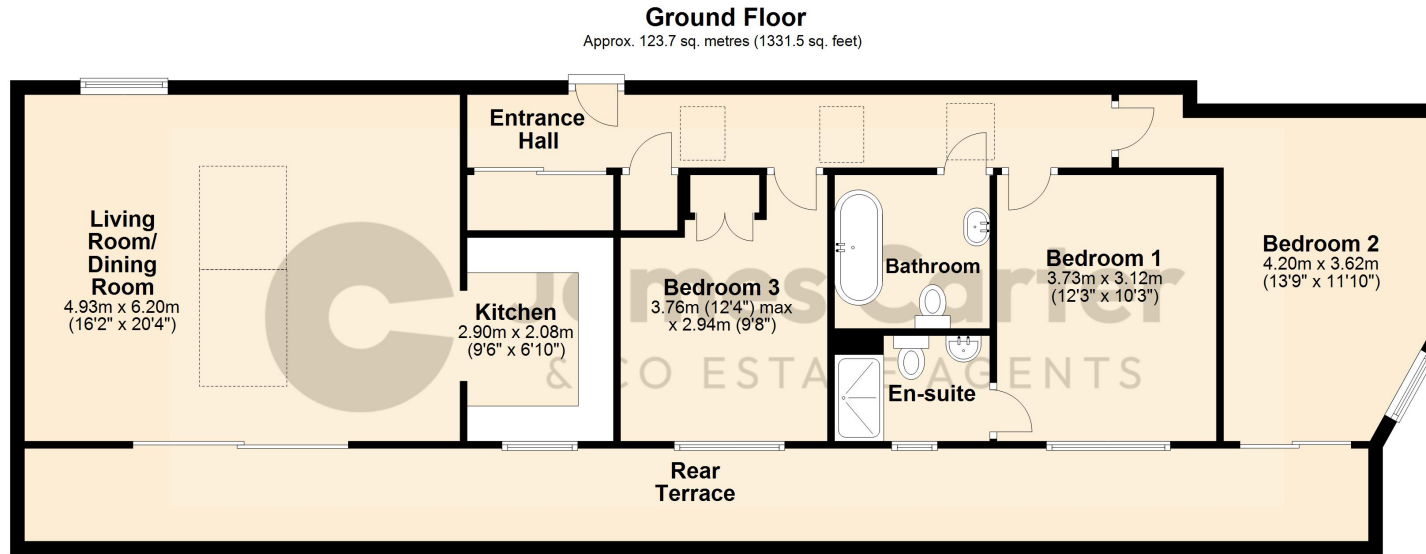
Tenure - Freehold.

Services - Mains Gas, Electricity, Water And Drainage.

Council Tax - Band D Cornwall Council.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN



Total area: approx. 123.7 sq. metres (1331.5 sq. feet)

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James Carter and Co have not tested any equipment, fixture, fittings or services, so does not verify they are in working order. A buyer must confirm that any information is correct and be verified by their own solicitors, this including the tenure of the property. A purchaser must not rely on the information within these particulars. The measurements supplied and any floorplan provided are for general guidance only and not to be relied upon. A buyer is advised to re-check the measurements themselves before committing themselves to any expense related to a purchase. No presumption is to be made by a purchaser concerning the type of construction or the condition of any structure that may be implied from the photography of the property, construction and condition should be clarified via an RICS surveyor employed by a potential purchaser. The Particulars may also change in the course of time, any interested party should make a final inspection of the property prior to exchange of contracts.