



## Budock Water

An eclectic, unique, detached family home  
Desirable residential location in popular village  
Superb, far reaching countryside views  
Dual aspect living/dining room  
Fitted kitchen with integrated appliances  
First floor living room with hobby/studio space  
Cloakroom and well appointed family bathroom  
Four bedrooms (one first floor with en-suite & dressing room)  
Manageable mature gardens, studio/workshop  
Off road parking facilities, spacious integral garage



**Guide £750,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND D**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7066



An ideal opportunity to acquire this elevated, versatile four bedroom home set on the edge of Budock Water, commanding superb views over rooftops to the countryside beyond.

Originally, the property was built as a bungalow but over the years has been converted to a three-storey property providing additional living accommodation to the first floor.

The accommodation in brief comprises; entrance hall, cloakroom, dual aspect kitchen/dining/living room, three bedrooms and a spacious bathroom/wc combined to the ground floor. To the first floor there is a large living room with additional living space having a Juliette balcony to the side garden and a master bedroom with en-suite bathroom and dressing room. Outside there is a concrete parking space accessed via a shared driveway to the right hand side of the property and to the left, another parking space that is gravelled and accessed via a wooden five-bar gate. The garden comprises of a decked area with stainless steel safety rail and obscure glass panelling that takes you to a lawned area of garden where you will find slate paved pathways, a timber summerhouse ideal for a variety of uses all surrounded by mature shrubs and trees providing a high degree of privacy and seclusion.

Budock Water is an extremely popular village having a range of facilities including St Budock Parish Church, the popular Trelowarren Arms and CJ's at The Sanctuary Restaurant. There is also a village hall and just across the road a children's play area. For your convenience, there is also a village store and a hairdressers. Educational facilities are located nearby with St Francis C of E School and St Marys Catholic School within walking distance and Falmouth School with its Sports Hub located on Trescobeas Road. From Budock there are lovely countryside walks and a short drive away, both Swanpool Beach and Nature Reserve plus Maenporth Beach are all easily accessible.

**As our vendors sole agents, we highly recommend an early appointment to view.**

#### **THE ACCOMMODATION COMPRISES:**

At the rear of the house there are concrete steps with a wrought iron safety railing and half glazed UPVC double glazed door with matching side panel to:

#### **ENTRANCE HALLWAY**

With slate tiled floor, pendant light, sliding glazed door to lounge/kitchen/diner, panelled door to cloakroom, painted staircase rising to the second floor, cloaks cupboard with hanging space and shelving, double opaque glazed doors to lounge/diner/kitchen.

#### **CLOAKROOM 1.55m (5'1") x 1.19m (3'11")**

Opaque UPVC double glazed window to the side. Fitted with a Victorian style high-level flush wc, patterned counter top wash basin set on a ornate wooden wash stand with chrome tap, radiator, pendant light, grey slate floor tiling.

#### **KITCHEN/DINING/LIVING ROOM 9.93m (32'7") x 3.96m (13'0") LIVING/DINING AREA**

Triple aspect with UPVC double glazed window to the side, double UPVC double glazed doors to the front giving access to the decked patio area and a UPVC double glazed window alongside, inset ceiling spotlights, reclaimed pitch pine engineered flooring with under floor heating.



#### **KITCHEN AREA**

A fully fitted kitchen in dark grey and orange gloss, black granite with blue fleck work surfaces, stainless steel underslung sink with swan neck mixer tap, wall glass display cabinet, built-in CDA double electric oven, Lamona electric hob with stainless steel extractor fan above, built in pantry cupboards, integrated refrigerator/freezer and Neff dishwasher, oak block breakfast bar with station style lights over, inset ceiling spotlights, smoke alarm, UPVC double glazed window overlooking the front aspect, opaque UPVC double glazed door to the rear garden, porcelain tiled flooring, wooden door with glazed panels to the inner hallway, tiled flooring, wooden door with glazed panels to the inner hallway.

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.





### INNER HALLWAY

With panelled doors giving access to three bedrooms and bathroom/wc combined, smoke alarm, pendant light, access to loft space, reclaimed pitch pine engineered flooring.

### BEDROOM THREE 3.63m (11'11") x 3.20m (10'6") maximum measurements.

UPVC double glazed window to the side, carpet, pendant light, radiator.



### BEDROOM TWO 3.63m (11'11") x 3.63m (11'11") maximum measurements.

UPVC double glazed window to the side, carpet, pendant light, radiator.



### BEDROOM ONE 3.63m (11'11") x 3.63m (11'11") maximum measurements plus door recess.

UPVC double glazed window to the side, radiator, inset ceiling spotlights, pendant light, two under stairs storage cupboards, carpet.



### BATHROOM 2.62m (8'7") x 2.77m (9'1")

Two opaque double glazed windows to the rear. A walk-in double shower cubicle with stainless steel controls, rainfall shower head and separate hand shower, an oval shaped bath with chrome mixer tap and hand held shower head, low-level flush wc, wide wash hand basin with chrome mixer tap and vanity drawer under, glass shelf with vanity mirror above, tiled ledge, Respatex walls, chrome ladder style heated towel rail, inset ceiling spotlights, tiled flooring, under floor heating.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



**PAINTED STAIRCASE WITH BRASS EFFECT HANDRAIL AND INSET FOOTLIGHTS TO:**

**SECOND FLOOR LIVING ROOM 8.64m (28'4") x 4.37m (14'4") maximum measurements including stair recess.**

Sacred Geometry, bespoke handmade wooden fretwork screen designed by a local artist to the top of the stairs. Having an elevated ceiling with limited headroom in parts, three Velux windows (two to the rear and one to the front), engineered dark oak flooring, two-way gilt framed mirror, uplighter, two ceiling pendant lights, feature wood panelling, TV aerial point, wood shelving, ample power points, oil under floor heating, wood door to master bedroom, en-suite and dressing room, open to:



**ADDITIONAL LIVING SPACE 6.58m (21'7") x 3.12m (10'3")**

A useful additional living space with UPVC double glazed patio doors with matching side panels and wrought iron Juliette balcony (hand made by local artist) overlooking the side garden, brass curtain pole, elevated ceiling with limited headroom in parts, inset ceiling spotlights, freestanding shelf unit, dimmer switch lighting, oil under floor heating.

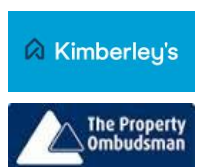


**PANELLED DOOR TO:**

**BEDROOM FOUR 6.30m (20'8") x 3.89m (12'9") maximum measurements.**

Two-way wooden framed mirror with Venetian blind, two Velux windows to the front, bespoke wooden panelled headboard, uplighter, carpet. The tiled area provides an area for a freestanding bath and has an obscure UPVC double glazed Spinnaker shaped window to the side with wood slatted surround and tiled ledge, temperature controls.

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.





**DRESSING ROOM 3.53m (11'7") x 2.26m (7'5")**

Wall-to-wall shelving and hanging space, built-in wardrobe, inset ceiling spotlights, hatch to small loft space, Velux window to the rear.

**OUTSIDE**

Accessed from the dining/living room, UPVC double glazed door leads to:

**BALCONY**

Decked, having a stainless steel handrail with etched glass panelling providing the ideal space to relax and entertain you family and friends, outside courtesy lights, cold water tap. From here there are fabulous views over rooftops to rolling countryside. A path take you to:



**EN-SUITE SHOWER ROOM 2.79m (9'2") x 2.74m (9'0")**

With fitted double enclosed shower cubicle with inset controls and drench head, Respatex cladding and glass shower screen, low-level flush wc, bidet, chrome ladder style heated towel rail, ornate washstand with curved, oval shaped hand basin above and black mixer tap, tiled splash back with wooden ledge, shaver socket, wide mirror and lighting above, Velux window to the rear, inset ceiling spotlights, hatch to small loft space, tiled flooring. Door to:



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



## GARDEN

A manageable lawned garden surrounded by a profusion of mature plants and shrubs and with a slate paved pathway leading to the home office/studio, the whole being surrounded by mature plants, shrubs and trees providing a good degree of privacy and seclusion.



## HOME OFFICE/STUDIO 3.43m (11'3") x 2.82m (9'3")

Double, single glazed door to the front and matching windows alongside, insulation, electricity. To the side there is a path that take you to the first parking area.



## GRAVELLED PARKING AREA

Accessed via a five-bar gate to the left hand side of the property, gravelled and providing off road parking facilities for a couple of vehicles.

## GARAGE 4.72m (15'6") x 3.94m (12'11")

To the right hand side of the property there is a concrete communal driveway that leads to your own parking space giving access to the garage. The garage is of good size with a utility space and plumbing for washing machine and tumble dryer plus space for a tallboy refrigerator/freezer and Grant oil combination central heating boiler (three years old). The garage is accessed via an up and over door.



**SERVICES** Mains electricity, water and drainage.

**COUNCIL TAX** Band D.

## MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Viewing strictly by appointment

Kimberley's Independent Estate Agents  
29/29a Killigrew Street  
Falmouth  
Cornwall  
TR11 3PN

Telephone: 01326 311400  
E-mail: [info@kimberleys.co.uk](mailto:info@kimberleys.co.uk)  
Kimberleys.co.uk

## GARDEN



## VIEW



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

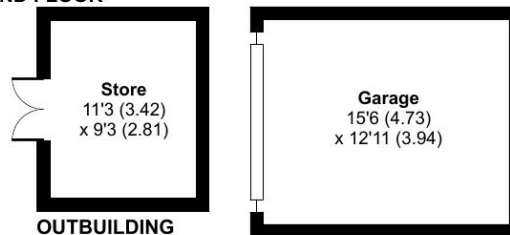
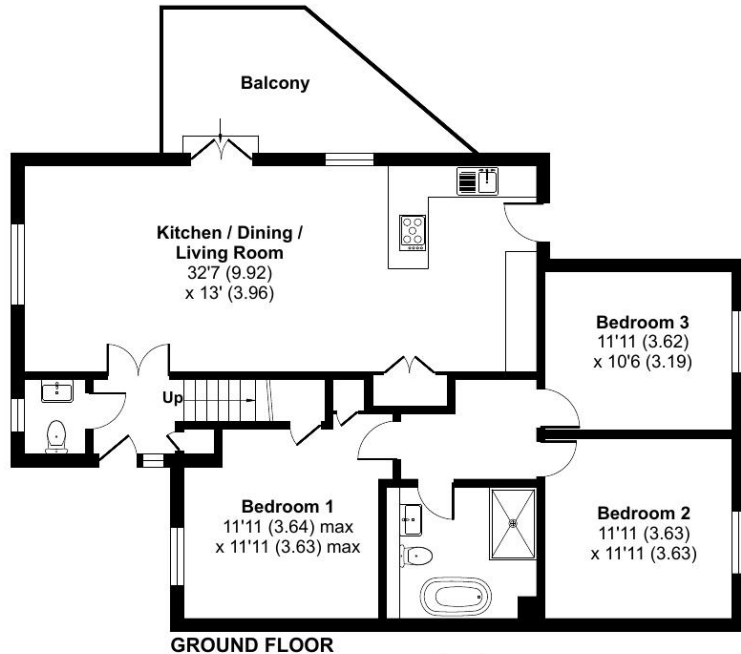
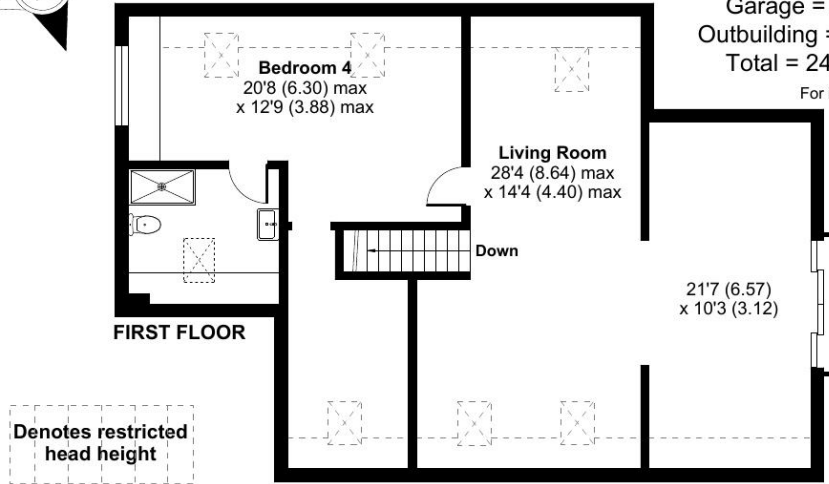


# Adcroft, Budock Water, Falmouth, TR11



Approximate Area = 2003 sq ft / 186 sq m  
 Limited Use Area(s) = 142 sq ft / 13.1 sq m  
 Garage = 201 sq ft / 18.6 sq m  
 Outbuilding = 103 sq ft / 9.5 sq m  
 Total = 2449 sq ft / 227.2 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 2024. Produced for Kimberleys Estate Agency. REF: 1196273

**Important Note:** None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

