



Falmouth

A large, individual, detached family home
Set in a lightly wooded location
Ideal for multi-generational living
Main dwelling with three bedrooms
Gas central heating, double glazing
Two reception rooms and balcony
Fitted kitchen/breakfast room and utility
Separate two bedroom integral annexe
Private corner gardens and patio areas
Detached garage and multiple driveway parking

Guide £725,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

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REF: SK7164



A rare opportunity to own this highly individual, spacious, five bedroom (in total) family home which is set in a delightful, lightly wooded location at Millefleurs in Falmouth, within walking distance of local amenities, two junior and a senior school, Penmere branch line station and a gentle stroll to Swanpool Beach, Lake and Nature Reserve.

This spacious property was originally built as one large home and in later years, informally split into two separate units with the main house having three bedrooms on two levels and a separate two bedroom integral annexe on the ground floor, making this perfect for multi-generational living or for someone looking for a home and a useful income stream.

The house has well proportioned and versatile layout and has the potential to become one large family home again or for someone to create a home to their own taste and requirements. The main house has an entrance porch and inner hallway, principal bedroom with en-suite shower room/wc and dressing room, a staircase to the first floor level and here you will find a well fitted kitchen and breakfast room and adjacent utility, a generous sitting room with balcony overlooking the lightly wooded area to the front of the property, a separate dining room, two bedrooms and a family bathroom/wc combined.

The annexe is approached from the rear and has a long galley kitchen, two reception rooms, two bedrooms and a bathroom/wc in white. Outside, there are secluded courtyard gardens with gently sloping lawns, patio areas, two sheds, a detached garage and parking for four/five vehicles if parked sensibly.

It is worth mentioning that both units are rated separately for council tax.

THE ACCOMMODATION COMPRISES:

A large open entrance porch with country stone arch, stained wood front door with fan lights and frosted privacy panels either side leading into:

RECEPTION HALL

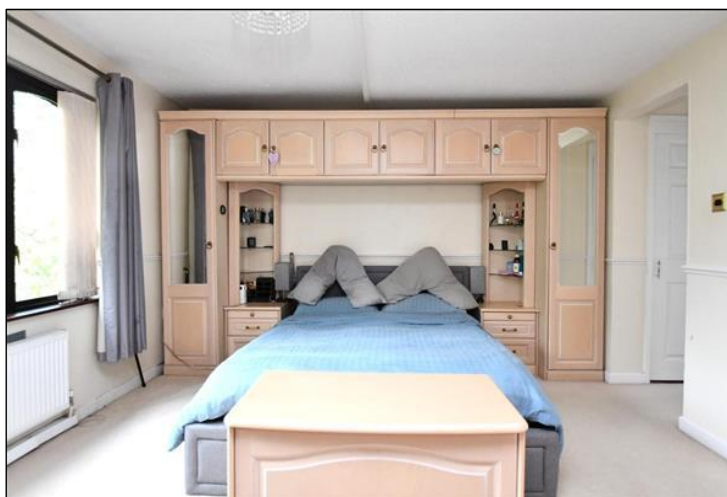
With vinyl flooring, turning staircase to first floor level, under stairs storage area, cloaks cupboard.

CLOAKROOM/WC

Fitted with a white suite comprising; hand wash basin set on a vanity unit with fitted mirror over, low flush wc, fitted carpet, coved cornicing.

PRINCIPAL BEDROOM 4.95m (16'3") x 3.68m (12'1") measured to walls.

With sealed unit double glazed window enjoying a pleasant outlook over the front garden to light woodland, a range of fitted bedroom furniture including wardrobe cupboards, over bed storage, bedside cabinets and display areas, dresser and nest of drawers, radiator, fitted carpet, doorway to:



DRESSING ROOM With fitted wardrobe cupboards either side and door to:

EN-SUITE SHOWER ROOM 2.24m (7'4") x 2.06m (6'9")

With white suite comprising; large double shower cubicle, thermostatically controlled electric shower and screening, hand wash basin set on a vanity unit and incorporating a low flush wc alongside, fitted mirror and bathroom cupboard, radiator, half tiled walls, sealed unit double glazed window, radiator, mirrored bathroom cabinet, extractor fan, vinyl flooring.

TURNING STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

KITCHEN/BREAKFAST ROOM 4.60m (15'1") x 3.53m (11'7")

BREAKFAST AREA 2.31m (7'7") x 1.37m (4'6")

Well equipped with a range of matching wall and base units in beech effect, brushed steel handles, wrap around granite effect work surfaces and ceramic tiling over, 1 1/2 bowl single drainer stainless steel sink unit, chrome mixer tap, space for freestanding electric cooker and cooker hood over, dual aspect with double glazed windows enjoying a pleasant outlook over the garden to playing fields and light woodland at Boslowick, vinyl flooring, breakfast bar with glazed unit alongside, concealed radiator, vinyl flooring, spotlights and inset ceiling lights, telephone point, multi-paned door to utility room.



UTILITY ROOM 2.57m (8'5") x 2.16m (7'1") plus 1.35m (4'5") x 1.09m (3'7")

With double glazed window enjoying a pleasant outlook across the garden to playing fields and light woodland. Equipped with a range of beech effect fitted wall and base units and roll top work surfaces, inset single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, strip light, vinyl flooring, airing cupboard with lagged copper cylinder, immersion and slatted shelving, multi-paned door leading to steps which in turn takes you down to the rear garden.

SITTING ROOM 5.79m (19'0") x 4.93m (16'2")

A generous and broad main reception room which has a bright dual aspect having double glazed windows and vertical blinds overlooking the garden, focal point country stone fireplace, inset gas fire, coved cornicing, centre ceiling light, TV aerial point, double radiator, large double glazed sliding patio doors with fixed side panel leading to a **BALCONY MEASURING 5.18m (17'0") x 1.22m (4'0")** having a paved surface, galvanised steel safety balustrades and enjoying a superb outlook over the front gardens towards light woodland opposite. Door to:



LANDING 1.98m (6'6") x 1.90m (6'3")

Return staircase to the ground floor.

DINING ROOM 4.17m (13'8") x 2.79m (9'2")

Approached through a multi-paned door from the inner hallway, window overlooking the front aspect, vertical blind, fitted carpet.



MULTI-PANED INTERNAL DOOR FROM KITCHEN/BREAKFAST ROOM TO:

INNER HALLWAY With fitted carpet.

BEDROOM TWO 4.09m (13'5") x 1.98m (6'6") measured to walls.

Equipped with a range of bedroom furniture including double fitted wardrobe cupboard, over bed storage and bedside cabinet, nest of drawers and dresser, sealed unit double glazed window overlooking the garden with views across to light woodland, fitted carpet.



BEDROOM THREE 2.97m (9'9") x 2.62m (8'7") plus 1.98m (6'6") x 0.97m (3'2")

A L-shaped bedroom with sealed unit double glazed window enjoying a pleasant outlook over the gardens to playing fields and light woodland, radiator, fitted carpet.

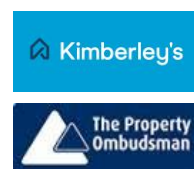


FAMILY BATHROOM 2.82m (9'3") x 2.62m (8'7")

A large family bathroom with coloured suite comprising; corner panelled bath and part tiled surround, separate fully tiled shower cubicle, thermostatically controlled electric shower and shower screen, hand wash basin set on a vanity unit, low flush wc, vinyl flooring, frosted sealed unit double glazed window, spotlights, extractor fan, radiator, half tiled walls.



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.



ANNEXE

Accessed alongside the building with a door at the rear. UPVC double glazed front door with frosted privacy panel to:

GALLEY KITCHEN 4.95m (16'3") x 2.13m (7'0")

Equipped with a range of matching wall and base units, wrap around work surfaces and ceramic tiling over, single drainer stainless steel sink unit and mixer tap, space for freestanding gas cooker, cooker hood, plumbing for washing machine, vinyl flooring, doorway to:

SITTING ROOM 4.62m (15'2") x 3.51m (11'6")

With sealed unit double glazed window having a pleasant outlook over the side garden, vinyl flooring, double radiator.

SHOWER ROOM/WC 1.85m (6'1") x 1.83m (6'0")

With a white suite comprising; handled and panelled bath with bathroom panelled splash backs, Triton thermostatically controlled electric shower and shower screen, wall mounted china wash hand basin set on a vanity unit, low flush wc, frosted double glazed window.

BEDROOM ONE 3.23m (10'7") x 2.87m (9'5") plus 1.55m (5'1") x 1.02m (3'4")

With sealed unit double glazed window, radiator, a range of fitted wardrobe cupboards, fitted carpet.

INNER HALLWAY With fitted carpet.

BEDROOM TWO 4.39m (14'5") x 2.08m (6'10")

With radiator, sealed unit double glazed window overlooking the outside, fitted carpet.

LOUNGE 5.49m (18'0") x 3.56m (11'8")

With coved cornicing, focal point electric fire, sealed unit double glazed sliding patio door and fitted side panel overlooking the front aspect.

OUTSIDE

GARAGE 5.84m (19'2") x 3.45m (11'4")

With electric roller door, light and power, window to side and approached via a herringbone brick driveway with parking for five/six cars if parked sensibly.

GARDENS

The house is set on a bold corner plot which is surrounded at the side and rear with a high trained mixed hedge which provides plenty of privacy and seclusion. To the front of the house sits a large herringbone brick driveway and alongside there are delightful mature gardens with lawns, well stocked flower borders stocked with a wide variety of plants, shrubs and trees and this enjoys a lovely outlook across managed woodland gardens. Wide paved steps lead down to a pathway which runs across the front of the building, passing the large front porch and continues to a gate on the far side. The pathway continues from a driveway to a set of steps that take you down to a circular herringbone brick patio/barbecue area which is ideal for relaxing and entertaining your family and friends. There are gently sloping lawns within the hedging and a selection of shrubs including Camellias and Pieris. In the far corner sit two timber garden sheds and these are included in the sale. This is a delightful family garden and only a personal viewing will allow you to appreciate the finer points of the exterior.

COUNCIL TAX BANDS

MAIN HOUSE - BAND D

ANNEXE - BAND A

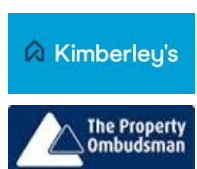
SERVICES Mains drainage, water, electricity and gas.

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.



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Ground Floor



First Floor



Garage

Total floor area 268.4 m² (2,890 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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