



Falmouth

Guide Price £675,000

A very rare opportunity to own this substantial, extended, four bedroom semi-detached home which has an attached self-contained two bedroom annexe situated in a highly sought after residential location just off Kimberley Park Road and Dracaena Avenue and within walking distance of local schools and amenities, the beach, Penmere Station, Kimberley Park and Falmouth's bustling town centre.

Bedrooms: 6 | Bathrooms: 2 | Receptions: 2

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This large family house has been a comfortable and cherished home for our clients over the past 34 years and they are now looking to downsize to a smaller home within the town. During this time they have extended the original property on the ground and first floor and with the two bedroom annexe, this makes it ideal for a multi-generational family or someone looking to generate a second income stream alongside.

The house has features including; gas fired central heating by radiators, UPVC double glazed windows and doors, natural wood flooring and fireplaces in both main reception rooms.

The main house has a reception hall, sitting room, open plan dining, kitchen and seating area at the rear, four bedrooms on the first floor, a generous attic and a family bathroom/wc combined.

The annexe has its own entrance and offers a reception area, an open plan kitchen/dining room, shower room/wc and two bedrooms on the upper level.

The house and annexe can be linked and on the lower level you will find a utility room which can be shared and a second family bathroom.

Outside, there is a wide driveway which can accommodate four cars, an integral garage and a lower ground floor cellar workshop which spans most of the area of the original house. At the rear of the house there are delightful, mature gardens with raised timber decked patio, extensive lawns and a small courtyard outside the annexe.

The bustling harbourside town of Falmouth is popular with locals and visitors alike and offers many retail and recreational facilities including The Princess Pavilion Gardens and Theatre, The Poly Theatre, The National Maritime Museum and a multi-screen cinema. Throughout the year Falmouth plays host to a number of festivals including The Sea Shanty and Oyster Festivals plus Falmouth Week with its sailing and shoreside events. Falmouth's famous sea front is always a hive of activity with walks around Pendennis Point and along the sea front taking you past Castle and Gyllyngvase Beaches.

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