



Penwarne

Trescobeas Road, Falmouth



Penwarne, 28 Trescobeas Road, Falmouth, TR11 2JG

Located within an elevated position and enjoying far-reaching views across the valley, this fine family home is well presented, modernised and retains original detailing from the 1920s. Positioned conveniently for Kimberley Park, the school, hospital and surgery, Penwarne is a quality family home with potential for a home office / annexe.

Distances

Kimberley Park – 0.5; Penmere (branchline rail) – 0.5; Falmouth School – 0.5;
Swanpool beach – 1.5; Gyllyngvase Beach – 1.5; Events Square & Maritime Museum – 1.5;
Maenporth – 3; Tremough (University campus & Innovation Centre) – 3; Flushing – 4;
Mylor Yacht Harbour – 5; Helford Passage – 6; Truro – 11;
Cornwall Airport (Newquay / Mawgan Porth) – 29.5;

(All distances are approximate and in miles)



The location

For generations, Falmouth has been considered to be one of Cornwall's most desirable places in which to live and the town has repeatedly been voted as one of the best coastal towns in the whole of the UK. Trescobeas Road leads from the edge of Falmouth to the top of Kimberley Park Road, which then runs parallel with the best park in Falmouth before dropping into the town.

Penwarne, a substantial and imposing 1920s property, occupies an elevated position comfortably above the road, affording the property far reaching views across the Boslowick valley and towards Budock church. Trescobeas is home to Falmouth secondary school, doctors' surgery and hospital, all combining to ensure the area remains popular among a wide range of residents.

Falmouth's vibrant, energetic and creative town is close by providing an exciting range of amenities including a thriving mix of traditional harbourside pubs, bars, restaurants and an eclectic array of shops and galleries.

Within just a few miles are Maenporth, The Helford, Flushing and Mylor – some of the county's most desirable areas, surrounded as they are by the sea, river, unspoilt countryside and National Trust gardens.





The property

- Semi detached family home built in 1927
- 2018 remodelling of kitchen, utility and living room
- Elevated position providing a far-reaching outlook
- Well presented with much originality retained
- Planning consent for annexe
- Edge of town and convenient location
- Entrance porch
- Hallway with original parquet flooring
- Full depth double aspect living room with access to the garden
- Double aspect modern kitchen with central island and garden access
- Separate utility room with access to the garden
- Dining room / play room with sliding glass door and original fireplace
- Ground floor WC
- Understairs cupboard with fitted shelving
- Double height landing with storage
- Spacious master bedroom with far-reaching view, original fireplace and large en suite bathroom with adjacent walk-in dressing room with eaves cupboard and Velux window
- Second double bedroom with views and original fireplace
- Third bedroom to the rear
- Fourth bedroom / study with far-reaching views



The garden, garage and parking

- Long brick paviour driveway with forecourt turning space providing parking for several cars
- Detached garage with planning consent: Ref. PA21/04019 (granted July 2021): Conversion to one-bedroomed annexe with store below. Full details available on request (CIL liability approx. £1,400)
- Level, enclosed and private rear garden with areas of terrace, decking and lawn interspersed with mature palm trees

Tenure, services and general information

Freehold. Mains electricity, water and drainage. Gas-fired central heating. Council Tax: band E. Superfast broadband is available in the postcode.

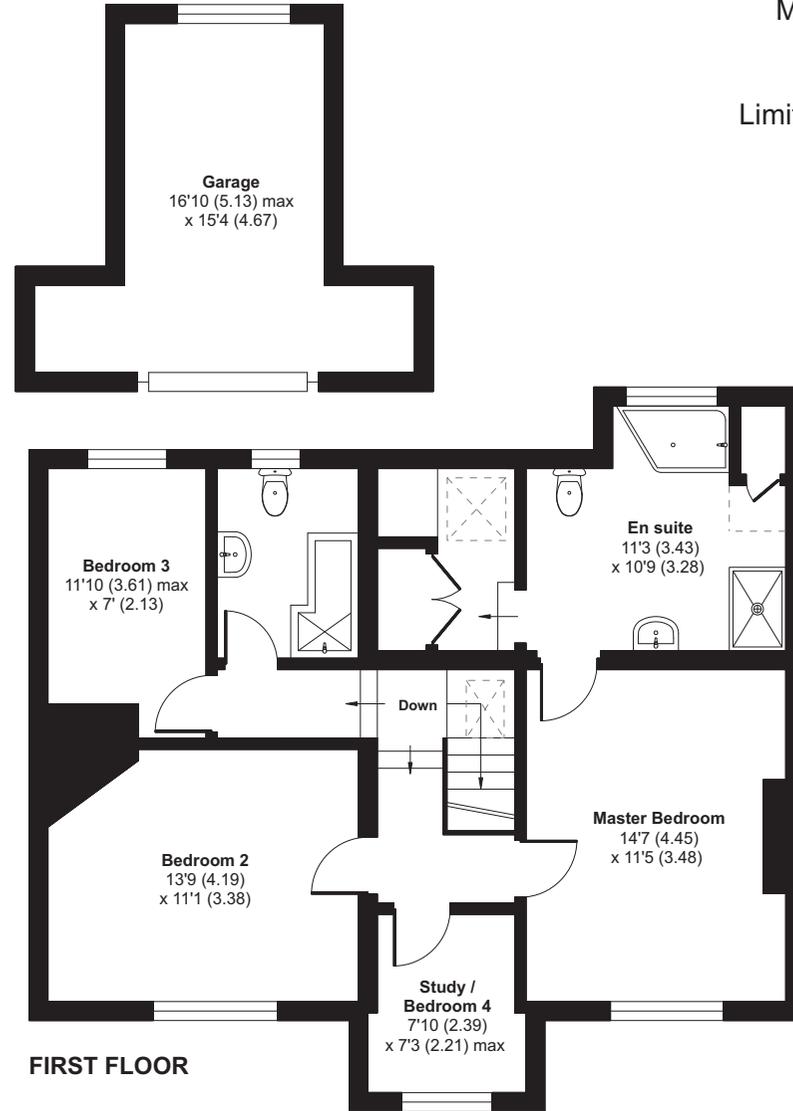
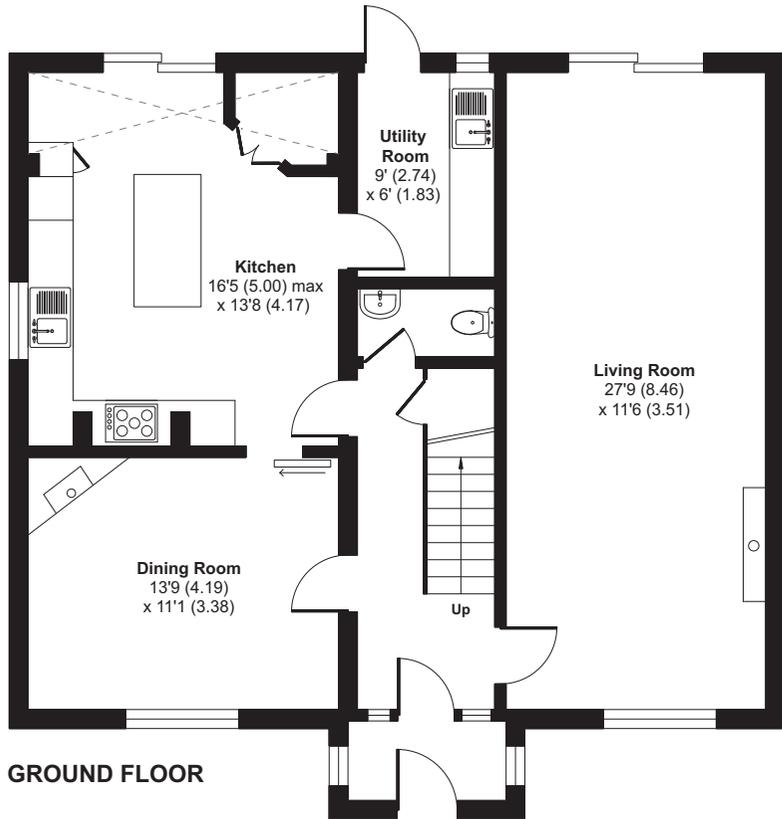
What 3 Words ///supper.pint.verse

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Penwarne, 28 Trescobeas Road, Falmouth, TR11 2JG

Main House = 1743 sq ft / 162 sq m
 Garage = 166 sq ft / 15 sq m
 Total = 1923 sq ft / 178 sq m
 Limited Use Area(s) = 14 sq ft / 1 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2021. Produced for Shore Partnership Limited. REF: 798576

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



PROPERTY AGENTS

Where you live matters

[shorepartnership.com](https://www.shorepartnership.com)

contact@shorepartnership.com | 01872 484484