



TOM WILLS



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PERSONAL PROPERTY AGENTS

13 Silverdale Road
Falmouth, TR11 4HP
£725,000



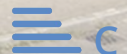
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Occupying a prime, highly sought-after position within a short walk of both Gyllyngvase and Swanpool Beach, this individual, non-estate detached dormer style residence offers a rare and exciting opportunity in one of Falmouth's most desirable coastal settings. Having remained in the same family ownership for the past 21 years, the property is now offered for sale with the distinct advantage of no onward chain.

- Individual, non-estate detached dormer style residence in a prime Falmouth position
- Short walk from both Gyllyngvase and Swanpool Beach
- Large and versatile accommodation extending to approximately 2,058 sq ft
- Four bedrooms, including a spacious first floor master suite with views
- Three bath/shower rooms, including en-suite facilities
- Potential for a self-contained annexe, ideal for multi-generational living or guests
- Views over Swanpool Lake, the beach, nature reserve and Falmouth Bay
- Sweeping brick-laid driveway providing multi-vehicle parking, with potential for more
- Beautifully stocked and well tended gardens with sun terraces and a tree-lined rear border
- Same family ownership for 21 years and now offered for sale with no onward chain





A spacious, individual detached coastal home in a superb location, with exceptional parking, lovely gardens, far-reaching views and genuine potential to further enhance, available with no onward chain.

The location is exceptionally convenient yet wonderfully peaceful, just a short stroll from two restaurants, three beach cafés, the Golf Course, and the South West Coast Path. Swanpool Beach offers a wide range of activities, including kayak and SUP hire, mini-golf, pitch and putt, sea swimming, while nearby running clubs also operate in the area.

THE PROPERTY

Extending to approximately 2,058 sq ft, the accommodation is large, versatile and particularly well suited to a variety of purchasers, including those seeking multi-generational living, guest accommodation or the potential to create a more self-contained annexe. The property is double glazed and centrally heated, served by a modern Worcester boiler, and with great scope for a new owner to update and personalise to suit their own taste.



The house enjoys a wonderful sense of space and light throughout, with both sitting and dining rooms opening onto a sheltered patio which enjoys sun throughout the day bordered by well planted beds. From the sitting room and first floor rooms there are views across Swanpool Lake, over the beach towards Falmouth Bay and Stack Point. The kitchen/breakfast room is fitted with a range of units and links well with the dining room, which in turn connects to the additional ground floor accommodation.

A particular feature is the potential annexe arrangement, which can be accessed internally from the main house or independently via the side and rear. This area includes a utility/second kitchen, shower room and a further reception room or bedroom, making it ideal for dependent relatives, visiting guests, occasional letting use, or simply as further flexible living space.



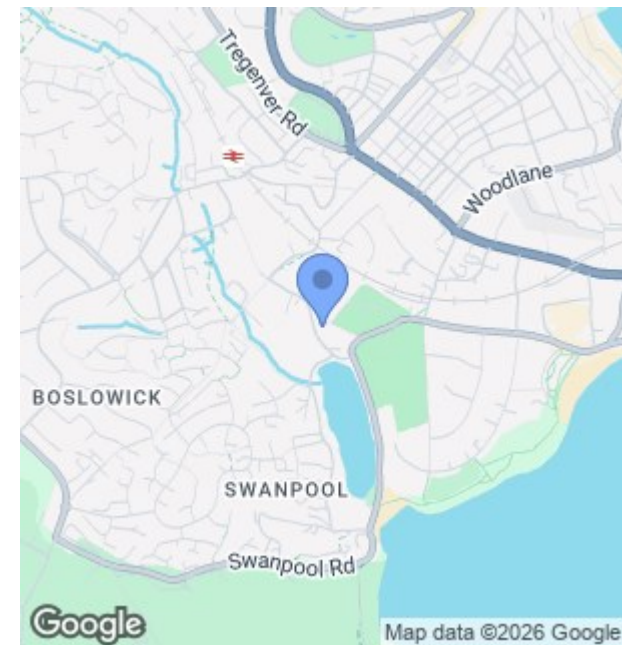
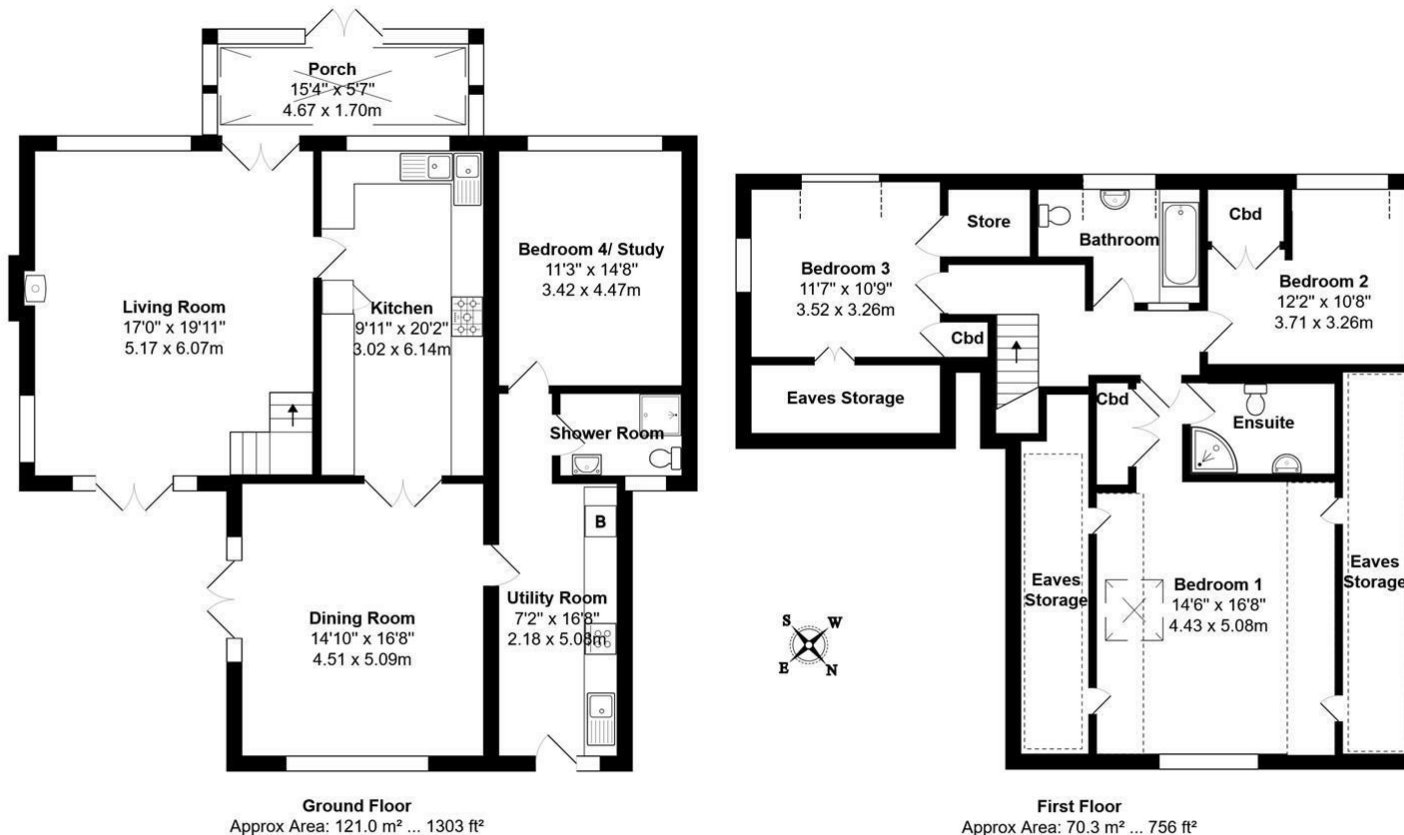
To the first floor, the spacious master suite enjoys lovely elevated views towards Swanpool Lake, the beach and sea, together with a large fitted wardrobe, an en-suite shower room and further easily accessible dry storage under the eaves. There are further bedrooms, including rooms with attractive views, and a family bathroom, giving the property four bedrooms in total and three bath/shower rooms overall.

Outside, the property is approached over a sweeping herringbone brick-laid driveway providing extensive multi-vehicle parking, with an adjacent front garden that may offer potential for further parking if required. The gardens have clearly been much loved, beautifully stocked and well tended over many years, with shaped lawns, raised beds, mature planting, sun terraces, brick pathways, a summerhouse, garden shed and a delightful tree-lined rear border creating privacy and colour.

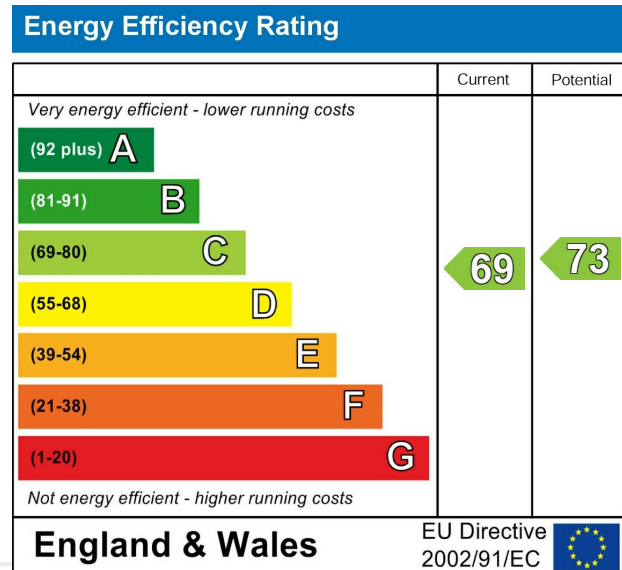


ADDITIONAL INFORMATION

Tenure - Freehold. Services - Mains electricity, water and drainage are connected to the property along with full-fibre broadband connectivity. EPC - 69 (c) . Council Tax - Band E . Possession - Vacant possession with no onward chain.



Energy Efficiency Graph



Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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