



Acorns, 7 Pendra Loweth, Maen Valley, Falmouth, TR11 5BJ

£135,000

Occupying an attractive position in this ever-popular development of holiday cottages - 'Village of Gardens' - in a sheltered valley setting, close to the outskirts of Falmouth, and within easy reach of Swanpool and Maenporth Beaches, the South West Coast Path, Helford River and sub-tropical gardens at Trebah and Glendurgan.

Set within superbly landscaped and beautifully maintained communal grounds, Number 7 - 'Acorns' - is beautifully presented throughout and provides light and airy 2 bedroom accommodation, with stable doors onto both elevations, a ground floor cloakroom, open-plan living area and refitted bathroom/WC. Allocated parking is provided, a private paved patio enjoys the afternoon/early evening sun, and on-site facilities include property management if required, clubhouse, pool, gym and tennis courts, etc.

Key Features

- Superbly presented holiday cottage
- 2 double bedrooms
- Light and airy open-plan living accommodation
- Close to Falmouth and beaches
- Attractively positioned in this 'Village of Gardens'
- Refitted bathroom/WC
- Allocated parking
- EPC rating C



THE PROPERTY

The properties within Pendra Loweth are for use as second homes or holiday letting and not to be used as a permanent residence. However, we understand the managing agents have been successful in seeking an exemption from Second Home Council Tax from Cornwall Council. The tenure of each property is leasehold, 999 years, commencing circa 2000, with the majority of cottage owners having purchased the freehold of the site in early 2018. The current ground rent/maintenance charge for the property is £3,433 for the calendar year 2025, including full upkeep of the gardens and grounds, use of the tennis courts, pool, gym, outdoor play area, soft play area, clubhouse and buildings insurance.

THE ACCOMMODATION COMPRISES

The allocated parking space for Number 7 is conveniently situated to the front of the property, where a paved pathway leads to the:-

FRONT PATIO GARDEN

Paved for ease of maintenance and with lattice fencing to either side providing shelter and a sunny sitting-out spot for the afternoon and evening sun. Canopied entrance with courtesy light and half glazed stable-type door opening into the:-

OPEN-PLAN LIVING ROOM

A superbly proportioned, light, double aspect room with the stable door and window to the front elevation overlooking the patio garden and grounds beyond. Timber-effect flooring throughout, coved ceiling. Broad, easy-rising, turning staircase with turned balustrade leading to the part galleried first floor landing. Useful under-stair storage cupboard with light and electrical trip switching. TV aerial socket, Dimplex Quantum heater.

KITCHEN AREA

Appointed with a range of base and wall units with round edged worksurfaces between with white tiled splashbacks. Inset stainless steel sink unit with mixer tap, recess with plumbing for dishwasher. Integrated fridge, four-ring ceramic hob with oven/grill below. Extractor fan, window to the rear elevation overlooking the attractively stocked, well maintained and lightly timbered grounds.

REAR LOBBY

Window and half glazed stable door to the rear elevation. Coved ceiling, panel-effect door to the:-

DOWNSTAIRS CLOAKROOM

Attractively appointed with a white suite comprising a pedestal wash hand basin with tiled splashback and low flush WC. Timber-effect flooring, coved ceiling, access to over-head loft storage area, extractor fan. Obscure double glazed window to the rear elevation, electric radiator.

FIRST FLOOR

LANDING

Part galleried with window to the rear elevation enjoying an attractive lightly wooded outlook over this 'Village of Gardens', to wooded countryside beyond. Coved ceiling, access to over-head loft storage space, deep built-in airing cupboard housing foam lagged copper cylinder with dual immersion heater, timer switching and slatted linen shelving.

BEDROOM ONE

Coved ceiling, window to the front elevation, Dimplex room heater.

BEDROOM TWO

Window to the front elevation, coved ceiling, Dimplex room heater.

BATHROOM/WC

Most attractively appointed with a white three-piece suite comprising a pedestal wash hand basin with tiled splashback, low flush WC and panelled bath with handgrips, Mira instant shower, glazed screen and tiled walling. Coved ceiling, obscure double glazed window to the rear elevation, timber-effect flooring, towel rail/radiator, illuminated wall mirror with digital clock and heater.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Economic electric heating.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Leasehold with share of freehold (see above).

VIEWING

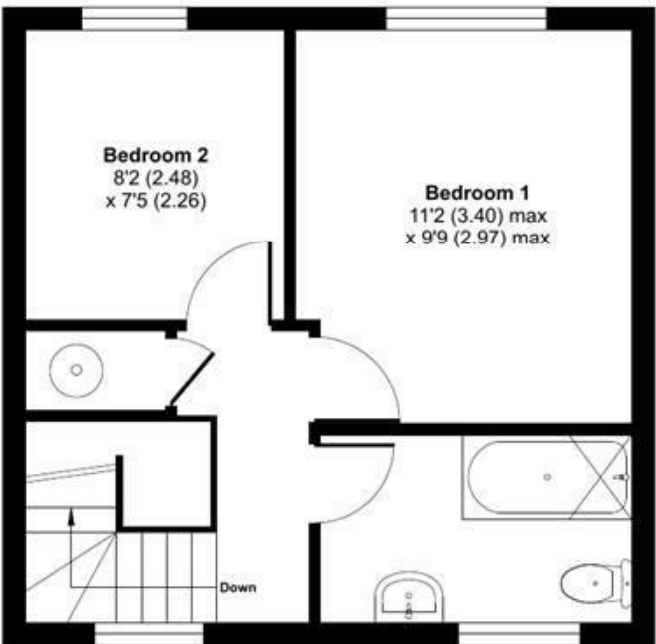
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



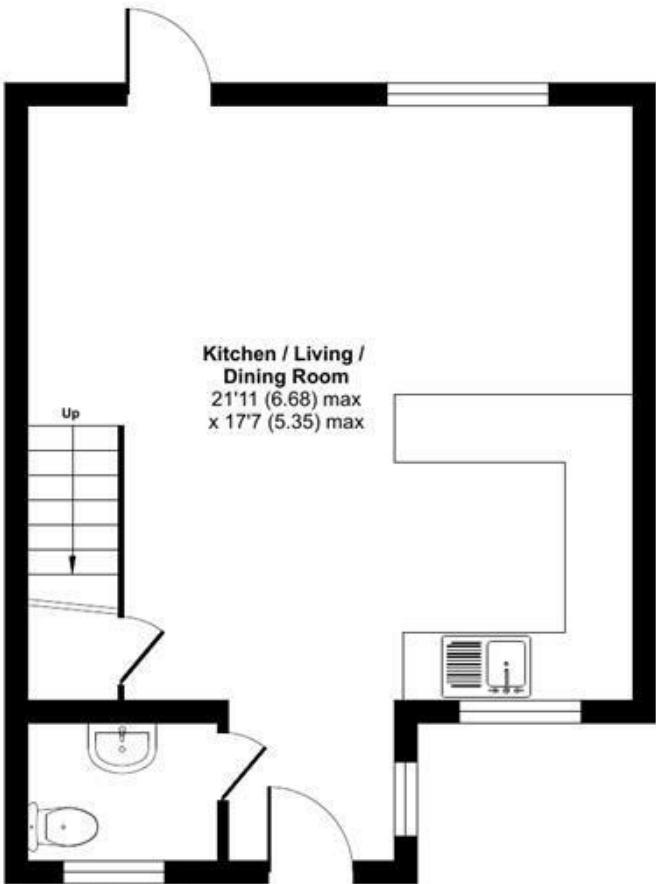
Pendra Loweth , Maen Valley, Falmouth , TR11

Approximate Area = 655 sq ft / 60.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2025. Produced for Laskowski & Company. REF: 1279055