



Laskowski  
&Co



## 27 Park Rise, Falmouth, TR11 2DS

£495,000

An extended, beautifully appointed, 3 bedroom 1930's property situated on one of Falmouth's popular residential roads, walkable to the towns varied and wide ranging amenities, with impressive kitchen/diner featuring triple leaf bi-folding doors to the rear, cosy living room with walk-in bay window and wood burning stove, principal bedroom with dual built-in wardrobes and far-reaching outlook, enclosed rear garden with accompanying raised deck, together with summerhouse/studio incorporating power and light. A deep driveway to the front allows parking for up to 3 vehicles, EV charging point, and mature raised frontage offering a degree of privacy from the roadside.

### Key Features

- Stylishly appointed townhouse
- 3 bedrooms, family bath/shower room
- Exceptional kitchen/diner with elevated views
- Driveway parking and EV charging point
- Semi-detached property
- South-westerly facing rear garden
- Original features including exposed flooring and high ceilings
- EPC rating C







## THE ACCOMMODATION COMPRISES

From the driveway, a cut stone front path leads to a tiled threshold with covered entranceway, contemporary replacement front entrance door with obscured header panel and exterior courtesy light, leading into the:-

### HALLWAY

Bright and welcoming, with staircase rising to first floor level and useful under-stair storage. Radiator, BT Openreach master hub, waist height cupboard housing electrical consumer unit, ceiling light. Original stripped timber floorboards. Door to convenient WC, part-glazed door to kitchen/diner and panel door opening into the:-

### LIVING ROOM

Light and bright, with walk-in bay window to the front elevation providing an outlook over the nicely tended front garden. Central fireplace with recessed wood burning stove set on a slate hearth. Traditional features including stripped timber floorboards, picture rail and high ceiling. Wall lights, radiator, ceiling light.

### KITCHEN/DINER

Without doubt, a highlight and social 'hub' of the house, featuring an extended section to the far side incorporating space for dining, with bi-folding doors, together with three skylights showcasing tremendous light and views over the raised deck, along the well maintained rear garden, and beyond, a snapshot of outer Falmouth. In all, an exceptional room for entertaining, social gatherings or family occasions.

### KITCHEN AREA

A superb fitted kitchen with a range of stylish navy gloss units set both above and below a Corian worksurface incorporating a one and a half bowl stainless steel sink with drainer and mixer tap, together with a central island offering further seating arrangements, with breakfast bar-style countertop. High quality appliances to include: Bosch four ring induction hob and CDA extractor fan, integral fridge/freezer, built-in Indesit dishwasher and within the kitchen island, two matching Smeg electric ovens. Stripped timber floor boards, inset downlights throughout and three pendent lights set over the kitchen island. Sliding door to the utility room. Open to the:-

### DINING AREA

Incredibly light, providing views and offering space for furniture to incorporate as a 'snug area' if required. Triple-leaf bi-folding door to far side allowing immediate access onto a raised rear deck and garden beyond, with three matching awning windows and a triple set of skylights to ceiling. Inset downlights, contemporary wall lights, two matching radiators. Continuation of stripped timber floorboards.

### UTILITY ROOM

Conveniently set from the kitchen area via a space saving door, a working room housing Worcester wall-mounted boiler providing domestic hot water and heating, a small rolltop worksurface with space and plumbing for washing machine and dryer, together with wall-mounted cupboard over. Radiator, ancillary tall cupboard. Wood-effect flooring, inset downlights, uPVC double glazed window to side elevation.

## WC

Cleverly installed underneath the stairwell to first floor level. Comprising wash hand basin with tiled splashback, low flush WC and small obscure glazed window to the side elevation. Wood-effect flooring, ceiling light.

## FIRST FLOOR

Stairs rise to the first floor level, awning-style window to the side elevation.

## LANDING

Contemporary doors to all bedrooms and bathroom. Ceiling light, loft hatch.

## BEDROOM ONE

Situated to the rear of the property, with large window providing plentiful light and a pleasant far-reaching outlook over the rooftops of outer Falmouth along Dracaena Avenue and beyond. Two sets of built-in full height wardrobes. Decommissioned fireplace with varying shelving set over. Picture rail, elaborate ceiling light, telephone point.

## BATH/SHOWER ROOM

A four piece suite comprising low flush WC, wall-mounted wash hand basin with mixer tap, corner shower cubicle with glazed and curved shower door, mains powered shower and ancillary showerhead. Curved corner bath with mixer tap. Tiling to mid-point, tiled flooring. Heated towel rail, inset downlights, extractor fan, mirror over sink. Obscure glazed window with awning-style header.

## BEDROOM TWO

A generously sized double room with uPVC double glazed window to the front elevation, with matching header panel. Brick fireplace with decommissioned fire and tiled hearth, together with hardwood surround and mantel. Picture rail, ceiling light, elaborate wall light, radiator.

## BEDROOM THREE

A box-style room currently used as a study yet with room for a single or queen sized bed. uPVC double glazed window to the front elevation providing an outlook over Park Rise, together with radiator under. Picture rail, ceiling light.

## THE EXTERIOR

### TO THE REAR

### RAISED DECK AND REAR GARDEN

Sweeping round the rear of the property, a section of raised decking is a fine 'suntrap' with a degree of elevation and a pleasant far-reaching outlook over the rooftops of outer Falmouth, all well enclosed with contemporary slatted fencing and exterior courtesy lights for convenience. Garden shed located to side of property. Side garden gate leading to the driveway. Steps from the raised deck lead down into a lawned garden with mature borders, once again, all well enclosed by contemporary slatted fencing. Throughout, a garden pathway leads past a veg patch, greenhouse and further hardstanding which could be utilised for storage needs, if required. To the rear of the garden lies a contemporary timber clad summerhouse with glazed folding doors to the front, facing a favourable westerly aspect and incorporating power and light, making for the ideal 'work from home' space or evening retreat, particularly in the sunny

spring and summer months. Exterior power sockets throughout the raised deck and garden. Side garden gate leads to the:-

## **FRONT GARDEN AND DRIVEWAY**

Brick gate posts upon entry from Park Rise, with wrought iron gate. A deep driveway spanning the depth of the property, adding parking enough for three vehicles in tandem. EV charging point, covered entranceway to the property with cut stone path, small section of lawn with low-lying granite retaining wall featuring raised and mature beds for privacy including Dracaena Palm and shrubs.

## **GENERAL INFORMATION**

### **SERVICES**

Mains electricity, water, gas and drainage are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating. Wood burning stove to living room.

### **COUNCIL TAX**

Band C - Cornwall Council.

### **TENURE**

Freehold.

### **VIEWING**

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

### **AGENT'S NOTE**

A Concrete Screening Test was undertaken in 2018, resulting in a classification 'A1'. Therefore, the property is suitable for lending purposes.

Prospective purchasers should note that the property has been subject to external wall insulation for improved heat retention.



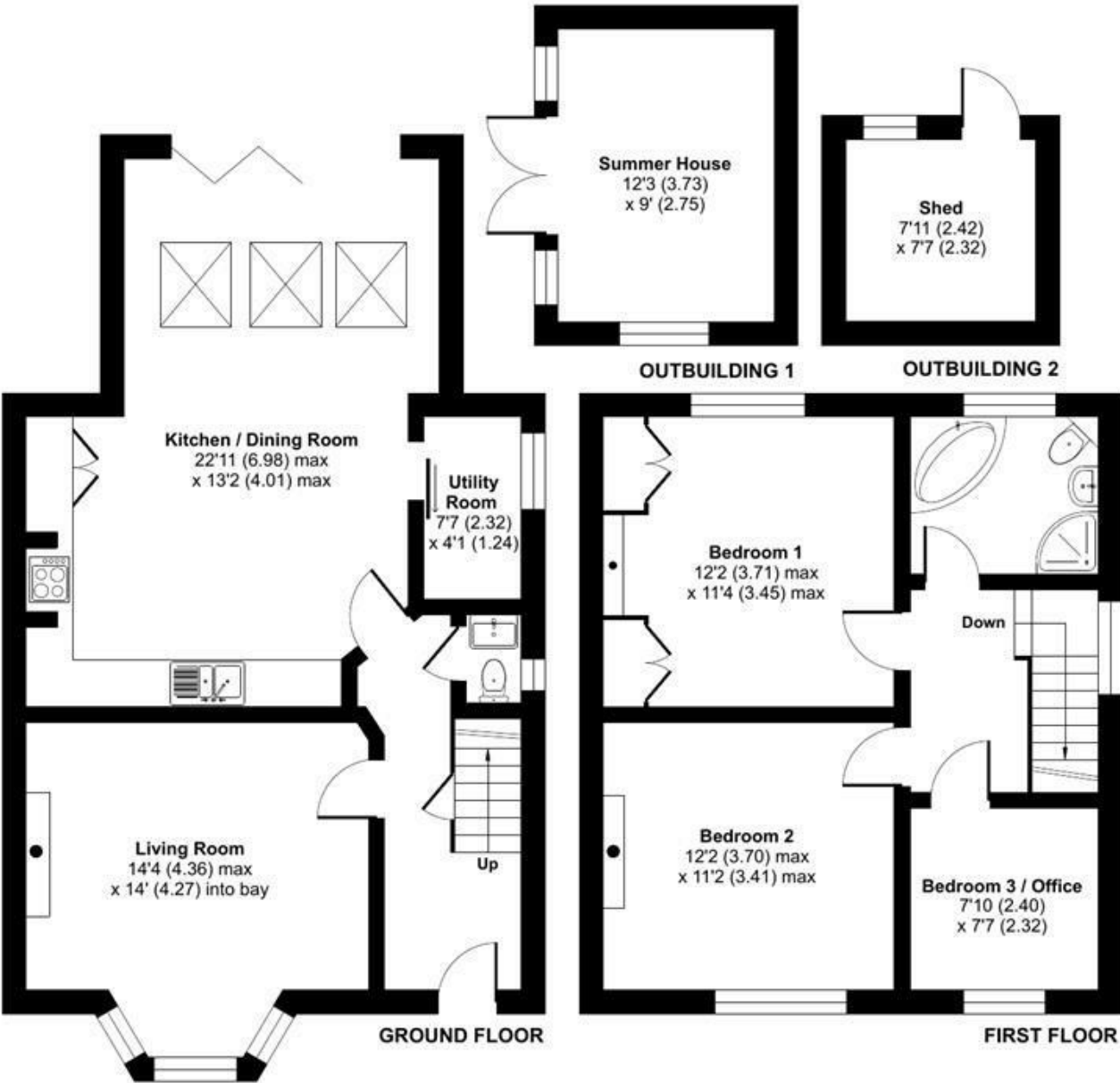




Floor Plan

Park Rise, Falmouth, TR11

Approximate Area = 1148 sq ft / 106.6 sq m  
Outbuildings = 170 sq ft / 15.7 sq m  
Total = 1318 sq ft / 122.3 sq m  
For identification only - Not to scale



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: 1372363