



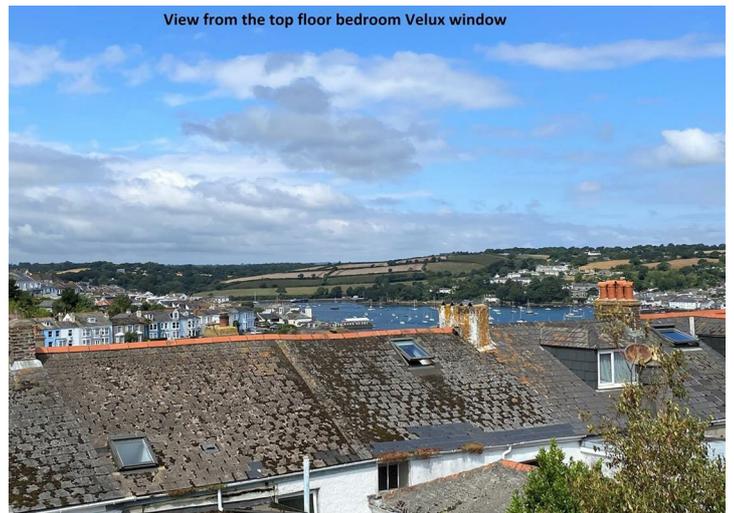
Kastilli, 28b Waterloo Road, Falmouth, TR11 3NU

Guide Price £550,000

An opportunity to purchase a unique 3 bedroom detached contemporary home, built to a high specification in 2015, situated within sought-after Waterloo Road moments from the town centre. 'Kastilli' is set over 3 floors, comprising: entrance hallway, utility room, cloakroom/WC, beautiful open-plan living area incorporating a well appointed kitchen and lounge/dining area which opens onto the Mediterranean-style garden via bi-fold doors. The light and bright accommodation continues to the second and third floors, with 2 double bedrooms, a modern family bathroom and principal suite with its own snug/study area, en-suite shower room, and distant views towards the Penryn River. The west-facing garden is fully enclosed and, to the front of the property, is a paved driveway providing parking for 2 cars. An exceptional modern detached house within moments of Falmouth's vibrant town centre - viewing essential to fully appreciate the quality of accommodation on offer.

Key Features

- Contemporary 3 storey town house
- Open-plan living area with bi-fold doors to the garden
- Driveway parking for 2 cars
- West-facing enclosed Mediterranean-style garden
- 3 double bedrooms - principal suite with snug/study area
- High specification kitchen
- Triple glazing and gas central heating (partial under-floor heating)
- EPC rating C



THE ACCOMMODATION COMPRISES

Obscure double glazed front door to:-

ENTRANCE HALLWAY

Engineered oak flooring with under-floor heating, open tread staircase with glass panels and wood balustrade, rising to the first floor and descending to the open-plan living room. Door to utility room, recessed ceiling lights.

OPEN-PLAN LIVING/DINING/KITCHEN

A stunning open-plan living area, combining a contemporary kitchen, lounge area and dining space. This substantial west-facing room is flooded with natural light from the full width bi-fold doors and large remotely operated Velux windows, perfectly blending the inside living space and Mediterranean-style garden. Tiled flooring is laid throughout, with under-floor heating. Recessed lighting, MVHR ventilation system.

KITCHEN AREA

A contemporary kitchen, fitted with a range of two-tone eye and waist level units, with stone worktop, inset one and a half sink/drain unit with Quooker boiling water tap. Part tiled walls, built-in dishwasher, built-in four-ring induction hob with extractor over. Built-in Bosch double oven, further recessed and pendant lighting.

UTILITY ROOM

A well designed and practical utility room, with space and plumbing for washing machine, space for dryer or additional freezer. Wood worktop with inset sink/drain unit and swan neck mixer tap. Obscure triple glazed window to front aspect. MVHR ventilation system, recessed lighting, wall mounted consumer unit, oak flooring with under-floor heating. Door to:-

CLOAKROOM/WC

Concealed cistern dual flush WC, 'floating' wash hand basin with tiled splashback. Part panelled wall, eye level units providing storage. Obscure triple glazed window to front aspect, extractor fan, recessed ceiling lights. Oak flooring with under-floor heating. Cupboard housing gas combination boiler and under-floor heating controls, concealed behind an accessible false wall.

FIRST FLOOR

LANDING

Oak flooring, doors to bedroom two and family bathroom. Recessed ceiling lights, oak staircase with glass balustrade rising to the second floor.

BEDROOM TWO

A good size double bedroom with large full width triple glazed windows, providing an abundance of natural light and overlooking the enclosed Mediterranean-style garden. Oak flooring, built-in wardrobes with hanging space and shelving. Recessed ceiling and wall mounted lighting, MVHR ventilation system, radiator.

FAMILY BATHROOM

A beautifully appointed modern bathroom, comprising bath with twin wall mounted hot and cold water taps, walk-in shower cubicle with fully tiled surround, twin head boiler-fed

shower and glass screen, dual flush WC, 'floating' wash hand basin with mixer tap and tiled splashback. Two mirror-fronted built-in cabinets, one with wireless charging station. Tiled flooring with electric under-floor heating. Heated towel rail/radiator, recessed ceiling spotlights. Obscure triple glazed window to side aspect. Airing cupboard with shelving and electric heater. MVHR ventilation system.

SECOND FLOOR

LANDING

Oak flooring, recessed ceiling lights. Doors to bedroom three and principal suite. Floor-to-ceiling triple glazed window to front aspect.

BEDROOM THREE

A small double or good size single bedroom, with triple glazed window to front aspect, oak flooring, recessed ceiling lights. MVHR ventilation system, cupboard housing MVHR ventilation system unit.

PRINCIPAL SUITE

Accessed via its own private doorway and staircase from the second floor, this superb principal suite offers versatile accommodation, split over two levels, to include a double bedroom in the upper section and a snug/study area in the lower.

SNUG/STUDY

Another beautifully light room with windows to three aspects, the snug/study area provides plenty of space for a work station or comfortable seating. Large Velux windows providing open views towards the Penryn River and across to Flushing. Wardrobes provide built-in storage and a door gives access to the en-suite shower room. Over-head mounted lighting, radiator. Five steps lead up to the:-

BEDROOM AREA

Space for a double bed. Velux window with views of the inner harbour, further triple glazed window with built-in shutters to the front aspect. Oak flooring, radiator. MVHR ventilation system.

EN-SUITE SHOWER ROOM

Walk-in shower cubicle with twin head boiler-fed shower, fully tiled surround and glass door. Tiled flooring, dual flush concealed cistern WC, 'floating' wash hand basin with mixer tap and tiled splashback. Further tiling to wall, radiator/heated towel rail, obscure triple glazed window to side aspect. Recessed ceiling light, MVHR ventilation system.

THE EXTERIOR

A block-paved driveway provides off-road parking for two vehicles, path and gated access to the side of the property, providing access to the rear.

REAR GARDEN

A beautifully designed and well stocked Mediterranean-style garden, west-facing and enjoying the afternoon and evening sun. Bi-fold doors from the open-plan living area open onto a full width paved patio which adjoins a red brick path through the centre of the garden, with densely stocked raised flower beds which include several palms, providing an abundance of colour. To the rear of the garden is a further seating area, laid



with slate chippings. The garden is fully enclosed by wall and fencing, making it ideal for those with children or pets. Timber garden shed.

GENERAL INFORMATION

SERVICES

Mains electricity, water, gas and drainage are connected to the property. EV charging point. Gas central heating with partial under-floor heating.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

VIEWING

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





Floor Plan

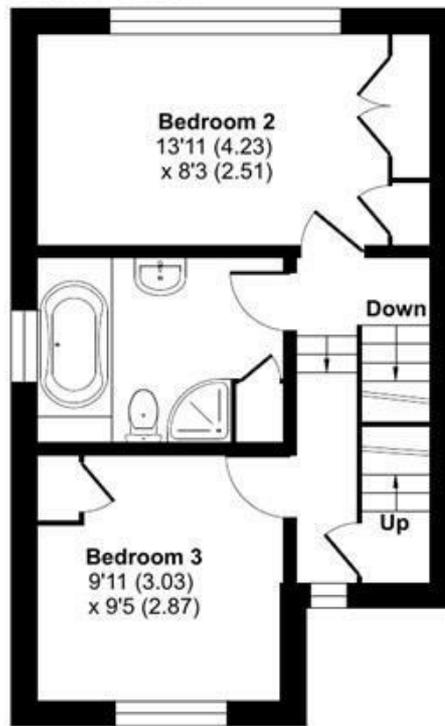
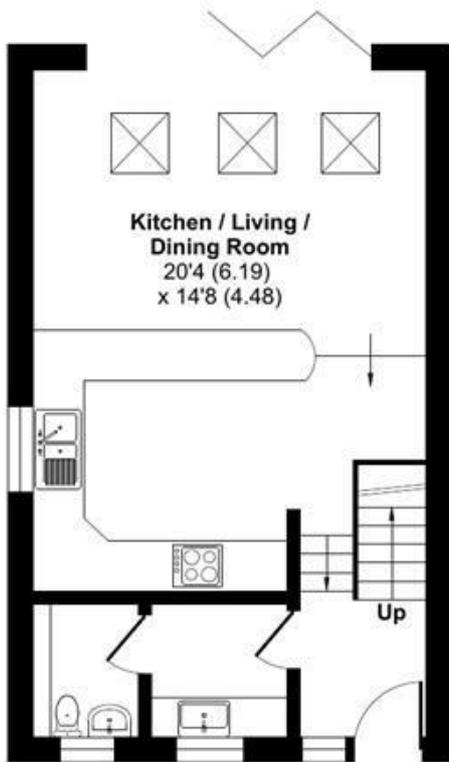
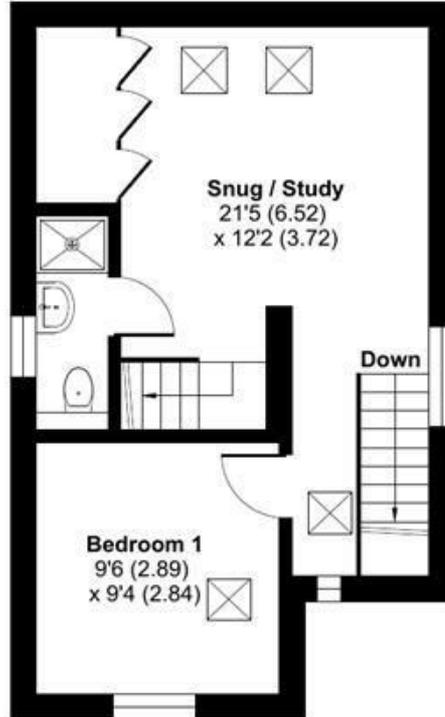
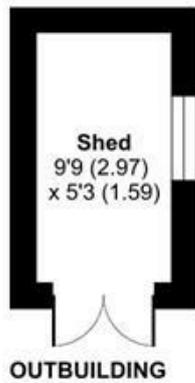
Waterloo Road, Falmouth, TR11

Approximate Area = 1128 sq ft / 104.7 sq m

Outbuilding = 51 sq ft / 4.7 sq m

Total = 1179 sq ft / 109.4 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). © ntdhcom 2026. Produced for Laskowski & Company. REF: 1429272