



## Trenance, Tregenver Lane, Falmouth, TR11 2QS

Guide Price £575,000

A substantial and individual 3 double bedroom detached family home, situated within a quiet tree-lined lane, within walking distance of Falmouth's vibrant town centre and approximately 1 mile from the sandy beaches of Swanpool and Gyllyngvasse. 'Trenance' was built in 1986 and occupies a generous plot with delightful south-facing gardens. The well proportioned accommodation has been very well maintained and comprises, on the ground floor: entrance hallway, living room with wood-burning stove and French doors onto the garden, dual aspect kitchen/diner, practical utility room and cloakroom/WC. On the first floor are 3 large bedrooms, (principle en-suite) and a modern family bathroom. The property has an integral garage and additional enclosed car port, ideal for those looking to store vehicles under cover or requiring workshop space. Off-road parking is available for at least 4 cars on the driveway and adjacent hardstanding. The large gardens are a particular feature of 'Trenance', beautifully landscaped and enjoying a sunny south-facing position, with mature raised flower beds, vegetable plot and outbuildings.

### Key Features

- Substantial 3 double bedroom family home
- Beautifully presented and maintained
- Delightful south-facing garden
- Located within a quiet no-through lane
- Garage and enclosed car port
- Off-road parking for 4 cars
- No onward chain
- EPC rating C



## THE ACCOMMODATION COMPRISES

### STORM PORCH

Slate tiled flooring, over-head lighting. Obscure glazed composite front door to:-

### ENTRANCE HALLWAY

Door to ground floor cloakroom/WC, multi pane glazed door to inner hallway. Stone-effect laminate flooring, central ceiling light.

### CLOAKROOM/WC

Dual flush WC, wash hand basin with mixer tap. Fully tiled walls, stone-effect laminate flooring. Radiator, extractor fan, central ceiling light, obscure double glazed window to front aspect.

### INNER HALLWAY

Stairs rising to the first floor with large under-stair storage cupboard. Additional deep storage cupboard with hanging rail and shelving. Multi pane glazed doors to living room and kitchen/dining room. Stone-effect laminate flooring, central ceiling spotlights, radiator.

### LIVING ROOM

A large light and bright reception room, dual aspect, with double glazed French doors leading onto the beautifully planted and maintained south east facing garden, with bespoke fitted shutters. Slate-effect fireplace housing cast iron wood-burning stove, set on a slate hearth with granite and wood surround. Quality engineered oak flooring, two radiators, central ceiling light, TV aerial socket.

### KITCHEN/DINING ROOM

A dual aspect and sociable kitchen/dining room, with range of modern eye and base level units incorporating a bespoke larder under with range of shelving and drawers. Wood-effect worktop with inset Franke stainless steel one and a half bowl sink/drain unit with swan neck mixer tap. Part tiled walls, Miele dishwasher, Rangemaster professional stainless steel six-ring hob with double oven under (one fan assisted) and electric grill, Rangemaster stainless steel extractor hood over with built-in lighting. Stone-effect laminate flooring, radiator, double glazed window to side aspect with fitted Luxaflex remote controlled blinds. Open to utility room.

### DINING AREA

Space for a large family dining table and chairs, continuation of the stone-effect laminate flooring. Double glazed window to rear aspect overlooking the delightful lawned mature gardens with fitted Luxaflex remote controlled blinds. TV aerial socket, radiator, central ceiling light.

### UTILITY ROOM

Well appointed and practical, with continuation of the kitchen eye and base level units providing a great deal of extra storage space. Wood-effect worktop with inset stainless steel sink and swan neck mixer tap. Fully tiled walls, stone-effect laminate flooring. Miele washing machine, space for condensing tumble dryer, large Miele free-standing fridge and freezer. Double glazed window to side aspect, central ceiling light. Double glazed composite fire door providing access to the garage.

## FIRST FLOOR

## HALF LANDING

Double glazed window to rear aspect overlooking the gardens, radiator.

## MAIN LANDING

Doors to bedrooms and family bathroom. Airing cupboard with shelving. Central ceiling light.

## BEDROOM ONE

A wonderful principal bedroom, with large double glazed window to the rear aspect overlooking the mature south east facing lawned gardens, with views over Falmouth to the fields in the distance. Range of bespoke fitted wardrobes offering a combination of shelving and hanging space. Loft hatch, TV aerial socket, recessed ceiling lights. Door to:-

## EN-SUITE SHOWER ROOM

A generous en-suite, with large walk-in shower tray enclosed by glass, fully tiled and housing a Mira Galena electric shower. Further tiling to walls, dual flush WC, bidet, vanity unit housing wash hand basin with mixer tap, incorporating storage drawers under. Two central ceiling lights and additional recessed spotlights. Radiator, obscure double glazed window to side aspect with fitted shutters. Extractor fan, wall mounted Dimplex heater.

## BEDROOM TWO

Another large double bedroom, with double glazed window to side aspect. Floor-to-ceiling built-in wardrobe with sliding doors, incorporating shelving and hanging space, within the wardrobe is a hidden door leading to a fully boarded and lit eaves storage area. TV aerial socket.

## BEDROOM THREE

A third double bedroom, with double glazed window to rear aspect overlooking the mature garden. Radiator, TV aerial socket, wood-effect flooring, central ceiling light. Loft hatch with ladder to insulated and part boarded loft.

## FAMILY BATHROOM

White suite comprising panelled bath with mixer tap, dual flush WC, vanity unit housing wash hand basin with mixer tap and cupboard under. Corner walk-in shower cubicle with sliding glass shower doors, fully tiled surround and Mira Galena electric shower. Further tiling to walls, ladder-style radiator/heated towel rail, central ceiling light, Dimplex wall mounted heater. Obscure double glazed window to side aspect, extractor fan.

## THE EXTERIOR

### FRONT

Driveway parking for two large cars and with exterior lighting, providing access to both the garage and car port. Adjacent to the main driveway is a further area of hard-standing with space for one/two further cars or the storage of a caravan or boat. A path from the front of the property leads around to the gardens.

### REAR GARDEN

A beautifully designed, maintained and planted garden, facing south and enjoying sun all day. The majority of the garden is laid to lawn and enclosed by attractive Cornish hedging on one side. Densely planted flower beds contain shrubs and flowers which offer colour and interest all year round. The



garden will appeal to those who like to grow their own fruit and vegetables, with a fenced vegetable plot, large raised vegetable bed, greenhouse and polytunnel. The paved terrace, which is accessed via the French doors in the living room, provides the ideal spot for morning coffee and has exterior lighting, weather proof power point and cold water tap. The garden extends around to the side of the property where there is a timber shed/workshop with power and light connected, work bench and external power point. This private area of side garden is also home to a beautifully constructed covered terrace, ideal for barbecues and entertaining. In addition, the side garden offers a further timber tool shed and door to the basement. external steps lead up to the rear pedestrian garage door.

## **BASEMENT**

Offering a great deal of additional storage space, with standing height, power and light. The basement houses a modern Baxi combination gas fired boiler providing domestic hot water and central heating. Built-in shelving and wine racks.

## **GARAGE**

Garador electric up-and-over door, with power and light. uPVC double glazed stable door to the rear, steps leading down to the side garden. Mains water. Free-standing chest freezer and free-standing fridge. Obscure double glazed window to side aspect, built-in cupboards and shelving.

## **ENCLOSED CAR PORT**

A large timber car port, with mono pitch roof and Garador electric up-and-over door. Power point, security lighting.

## **GENERAL INFORMATION**

### **AGENT'S NOTE**

The additional parking area to the side of the car port is in the process of being registered with Land Registry.

### **SERVICES**

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

### **COUNCIL TAX**

Band E - Cornwall Council.

### **TENURE**

Freehold.

### **VIEWING**

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

### **DIRECTIONAL NOTE**

Coming into Falmouth on the A39 passing Asda superstore, turn right off Hillhead Roundabout onto Union Road and at the next roundabout left onto Trescobeas Road. After approximately half a mile turn right onto Tregenver Road and then first right again by the Adult Education Centre. Proceed for approximately 100 yards where Tregenver Lane will be found directly in front of you and identifiable by the no-through road sign, continue down Tregenver Lane under the viaduct, and 'Trenance' is the second property on the right-hand side.





# Floor Plan

## Tregenver Lane, Falmouth, TR11

Approximate Area = 1716 sq ft / 159.4 sq m

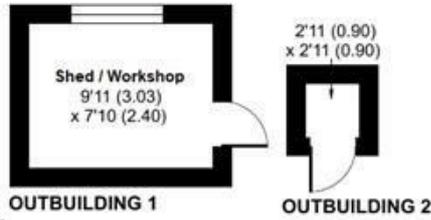
Limited Use Area(s) = 207 sq ft / 19.2 sq m

Garage = 424 sq ft / 39.3 sq m

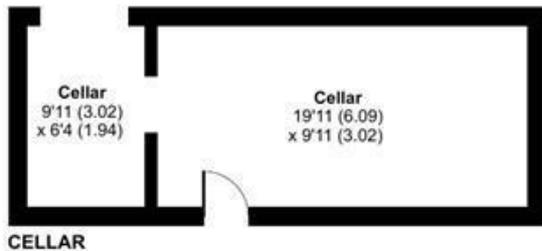
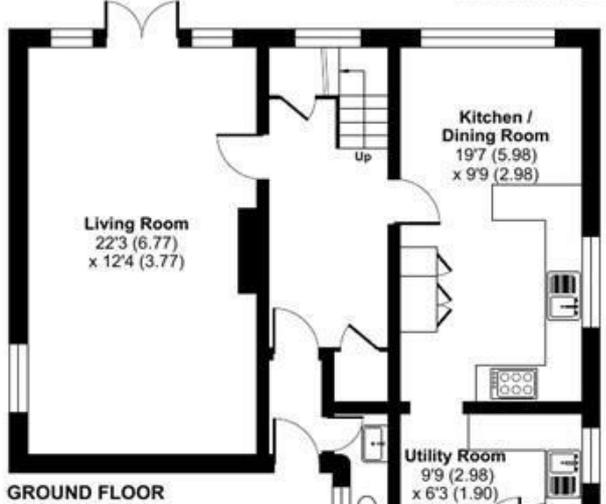
Outbuildings = 87 sq ft / 8 sq m

Total = 2434 sq ft / 225.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhcom 2025. Produced for Laskowski & Company. REF: 1256422