



Laskowski
&Co



Chynoweth, School Lane, Budock Water, Falmouth, TR11 5DJ

Guide Price £625,000

Located within highly desirable School Lane in the sought-after village of Budock Water, is this well presented and individual 4 bedroom detached house, occupying an elevated position with a wonderful full width sun terrace which overlooks surrounding woodland. The light and bright accommodation comprises, on the ground floor: entrance hallway, living room with access to the terrace, dining room, fitted kitchen, utility/cloakroom and study. On the first floor are the 4 bedrooms (principal en-suite), and a family bathroom. The landscaped south-facing terraced gardens are home to an abundance of wildlife and bordered by an attractive stream. A driveway provides off-road parking and leads to an integral garage, the property is warmed by oil fired central heating and is double glazed.

Key Features

- Individual 4 bedroom detached house
- Large south-facing sun terrace overlooking the gardens and woodland
- Landscaped terraced gardens bordering a stream
- Oil fired central heating and double glazing
- Sought-after village location
- 2 reception rooms and separate study
- Driveway and integral garage
- EPC rating D



THE ACCOMMODATION COMPRISES

Obscure double glazed wooden front door to:-

ENTRANCE HALLWAY

A generous wide hallway with wood-effect laminate flooring, doors to study, dining room, ground floor utility/cloakroom, living room and kitchen. Turning staircase rising to first floor, two central ceiling lights, radiator, telephone point.

DINING ROOM

Double glazed window to front aspect, glazed double doors opening to the living room, recessed ceiling spotlights, central pendant light. Radiator.

LIVING ROOM

A beautifully light and bright south-facing room with full length window and double glazed patio door giving access to the large balcony, overlooking the garden and with a view of surrounding woodland. Fireplace housing electric fire with wood mantel surround. Glazed double doors to dining room, recessed ceiling lights, central pendant lighting. Radiator, two TV aerial points.

KITCHEN

Another sunny room overlooking the south-facing garden and surrounding woodland. Large full length window and double glazed door leading onto the terrace. Fitted kitchen with a range of light coloured eye and waist level units, solid wood worktop with composite one and a half bowl sink/drainage unit with mixer tap and tiled surround. Built-in Neff four-ring induction hob with extractor unit over, built-in Neff fan assisted double oven, built-in fridge/freezer, built-in dishwasher. Tiled flooring, recessed and central ceiling spotlights, radiator. Extractor fan.

STUDY

Double glazed window to front aspect, built-in shelving unit and further wall mounted shelving. Telephone point, wall mounted consumer unit. Radiator.

UTILITY/CLOAKROOM

A good sized room with space and plumbing for washing machine and condensing dryer. Worktop with built-in shelving. Obscure double glazed window to side aspect, dual flush WC, vanity unit housing wash hand basin with mixer tap and tiled splashback. Radiator, coat rail, hatching concealing the stopcock.

FIRST FLOOR

LANDING

Spacious landing with doors to all four bedrooms and family bathroom. High level obscure double glazed window to side aspect, two central ceiling lights, radiator. Large airing cupboard with built-in shelving and heater. Loft hatch providing access to boarded and insulated loft.

BEDROOM ONE

A large south-facing principal bedroom with range of built-in wardrobes, double glazed window to rear aspect overlooking the garden and surrounding woodland. Central ceiling light, recessed spotlights, radiator, door to:-

EN-SUITE SHOWER ROOM

Fully tiled shower cubicle housing boiler-fed shower with glass screen, low level flush WC, pedestal wash hand basin. Part tiled walls, recessed ceiling lights, extractor fan, heated towel rail/radiator.

BEDROOM TWO

A second double bedroom with double glazed window overlooking the south-facing garden and woodland beyond. Radiator, central ceiling light.

BEDROOM THREE

Third double bedroom with double glazed window to front aspect. Radiator, central ceiling light.

BEDROOM FOUR

A generous single bedroom, capable of accommodating a double bed if required. Double glazed window to front aspect, radiator, central ceiling light.

FAMILY BATHROOM

Bath with tiled surround and Triton electric shower over with glass shower screen, low level flush WC, pedestal wash hand basin. Part tiled walls, tiled flooring, recessed ceiling lights, extractor fan. Heated towel rail/radiator.

THE EXTERIOR

FRONT GARDEN

An attractive red brick driveway providing off-road parking for one large car and leading to the attached single garage. A paved path leads to the front door, outside cold water tap. Recently installed double skinned oil tank. Path providing side access to the rear garden.

GARAGE

REAR GARDEN

SOUTH-FACING SUN TERRACE

Accessed from both the living room and kitchen, this composite decked sun terrace provides a fantastic space for entertaining, enjoying the sun for the majority of the day, the terrace is enclosed with a glass and chrome balustrade, steps lead down to the lawned garden below.

GARDEN

The lawned garden provides an excellent degree of privacy with large timber garden shed to one side, and access to a covered storage area below the terrace. Timber steps and a cobbled path wind their way down through the well stocked and mature gardens, with raised beds containing an abundance of rhododendrons, camellias and many other mature shrubs. As you descend towards the bottom of the garden, passing the nature pond, with its abundance of wildlife and water lilies, you reach a further level area of lawn, adjacent to the attractive stream with a large Gunera and steps down to the water. A timber bench sits just above the stream, providing the perfect spot to take shelter from the sun on a hot summer's day. This lower area of garden is home to an attractive stone well.

GENERAL INFORMATION

SERVICES

Mains water, electricity and drainage are connected to the property. Oil 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.



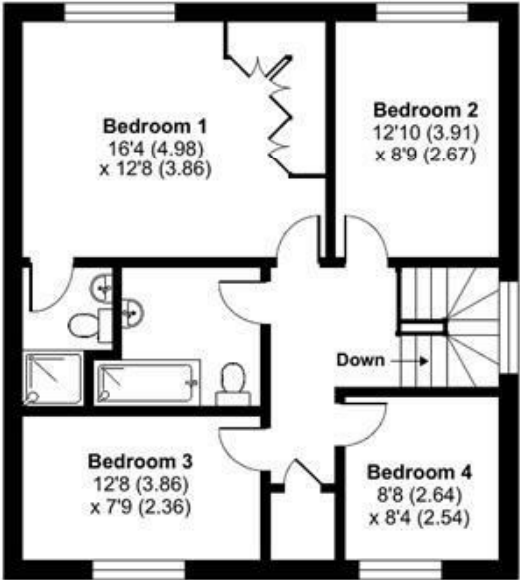
Budock Water, Falmouth, TR11

Approximate Area = 1496 sq ft / 138.9 sq m

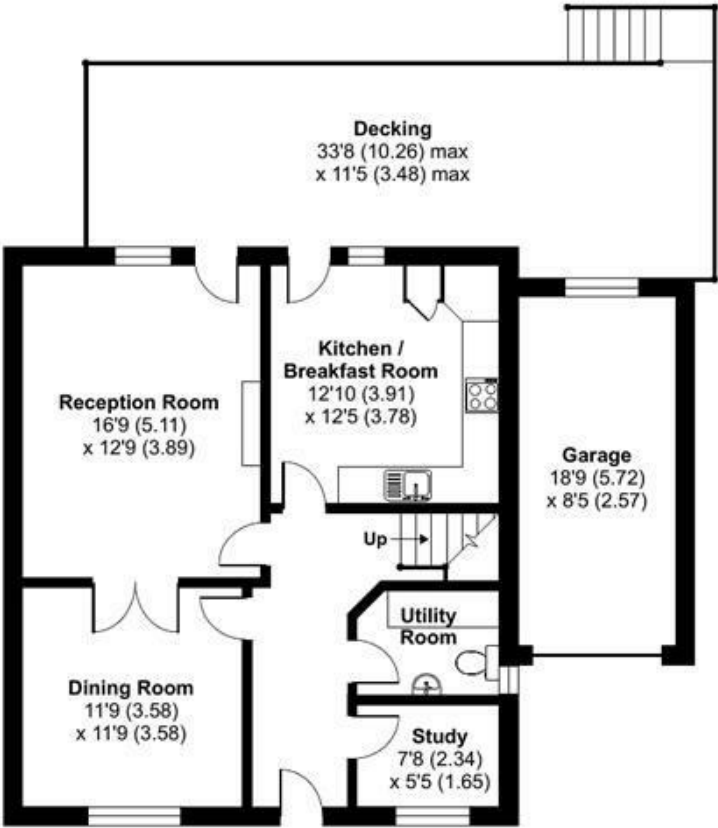
Garage = 160 sq ft / 14.9 sq m

Total = 1656 sq ft / 153.8 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). © nichecom 2024. Produced for Laskowski & Company. REF: 1211152