



Heather & Lay
The local property experts

'Lucarne' 22 Tredova Crescent, Falmouth - TR11 4EQ

Such a rare chance to own an outstanding dormer residence, superbly located in substantial grounds measuring 0.26 acre in size in an incredibly sought after position, tucked away near Falmouth seafront, with lovely views overlooking bay, beach and coastline. A wonderfully bright, spacious, and well equipped three bedroom interior with two reception rooms and two/shower rooms where the triple aspect sitting room flows to its exceptional, 'Park-like', private south facing rear garden with studio/summerhouse. An integral garage and parking for several cars, and all just a minute or two walk to Gyllyngvase beach.

FALMOUTH SEAFRONT	0.2 MILES
FALMOUTH TOWN	1 MILE
FALMOUTH RAILWAY STATION	0.5 MILES
TRURO	10.8 MILES
NEWQUAY AIRPORT	29.6 MILES

- Outstanding near seafront home
- Lovely views to sea, beach and coast
- Triple aspect sitting room
- 3 bedrooms; 2 upstairs and 1 on the ground floor
- Bath/shower rooms upstairs and downstairs
- Superb, sociable kitchen & dining room
- Studio/garden room/annexe
- Generous single garage and 60' driveway
- Glorious 'Park-like' south facing, private rear garden



THE PROPERTY

This exceptional and individual dormer residence was built in the 1960s in an outstanding location, set off Tredova Crescent at the head of a small cul-de-sac. The plot size is remarkable, measuring 0.26 acre in size, and indeed is one of the largest and most impressive of any home seen in the seafront area. The rear garden faces south southwest and is 'Park-like' in its feeling, having been landscaped and richly planted to provide colour and great interest, in complete privacy from the neighbouring property. Lucarne is a bright and spacious home with three double bedrooms; two fine dormer rooms upstairs, providing lovely, elevated town, seafront and coastal views, and one bedroom downstairs. In addition to the social 20' plus kitchen and day room, the 21' sitting room, with Scandinavian wood burner, flows so nicely onto the rear terrace and garden. Beside the terrace and sitting room is an appealing and flexible room, much used by the current owners, and great as a studio/garden room or annexe, perhaps. A tarmac drive provides parking for several cars and leads to an integral garage with electronically remote-controlled door opening — all in all, an outstanding home in wonderful surroundings, highly recommended.

THE LOCATION

Lucarne, 22 Tredova Crescent occupies one of the most sought-after and uplifting residential positions in Falmouth. Its location is superb, at the head of a small cul-de-sac, slightly tucked away off Spermen Wyn Road and beside Falmouth seafront. Gyllyngvase beach and café, and the extensive seafront promenade towards Pendennis Castle, passing Queen Mary Gardens and the Princess Pavilion. Nearby and opposite Gyllyngvase beach, is the excellent and invaluable 'early 'til late' Co-op convenience store. The town and its harbourside have an excellent and diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. There are five primary schools and one secondary school in the town and another in Penryn as well as highly regarded independent preparatory and senior schools in Truro. Falmouth is a wonderful place to live and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country.



ACCOMMODATION IN DETAIL
(ALL MEASUREMENTS ARE APPROXIMATE)

Tiled covered portico to panelled, lead and colour double glazed door into.....

ENTRANCE HALL

Staircase to first floor. Timber and ceramic tiled, welcoming space with bowed UPVC double glazed window and open elevated views over the garden towards Falmouth seafront and The Roseland Peninsula in the distance. Timber panelled to dado height. Plate rack. Under stair cupboard. Radiator. Bevel multipane door to inner hallway (through to downstairs bath/shower room, kitchen/dining room and beyond to bedroom three). Arch with twin glazed and panelled doors to.....

SITTING/DINING ROOM

A super triple aspect room with UPVC double glazed bowed window to side. Picture window to front with fine open outlook and wide double glazed French doors facing South out onto the terrace and garden. Scandinavian log burner on a slate hearth. Exposed wooden floorboards. Two radiators. Corner shelving. Picture rail. Pendant and semi-circular wall lights.

KITCHEN/DINING ROOM

A spacious, sociable room with defined areas separated by a wide squared archway.

KITCHEN

UPVC double glazed window and lovely elevated views over town and to the Roseland. Stylish cream shaker style range of base and eye level cupboards with solid granite worktops and inset one and a half bowl stainless steel sink and drainer with mixer tap. Central island and granite work top incorporating base storage and refuse/recycling. Cupboard housing 'Worcester' combination boiler fuelling radiator central heating and hot water supply. Integrated and fitted appliances include a 'Bosch' touch control induction hob with Siemens stainless steel extraction hood, dishwasher and chest height double oven and grill. Space for fridge/freezer and washing machine. Vertical radiator. Ceramic tile floor on to polished parquet in the.....

DINING ROOM

UPVC double glazed door to side. Radiator. Panelled door to.....

BEDROOM THREE/LITTLE SITTING ROOM/STUDY

UPVC double glazed window to rear. Parquet wooden floor. Built-in wardrobe/cupboard.







BATH/SHOWER ROOM

A spacious, bright, ceramic tiled floor room with obscure double-glazed window to rear. Four-piece white suite comprising tiled around panel bath, dual flush WC, walk-in boiler fed tiled corner shower cubicle and hand basin with cupboard beneath. Extractor.



FIRST FLOOR

Stairs and rail to.....

LANDING

Velux double glazed roof window with views overlooking the garden. Eave cupboards. Pine panelled doors to two super bedrooms and....

SHOWER ROOM/WC

Double glazed window to rear overlooking the garden. White three-piece suite comprising dual flush WC, hand basin and over-sized shower cubicle with electric shower. Heated towel radiator. Shaver point. Extractor.

BEDROOM ONE

UPVC double glazed dormer window with a glorious and varied view, where, to the east, one looks along Falmouth seafront and out to sea, encompassing Pendennis Castle and point and across to St. Anthony's Head and lighthouse. To the North, there's an elevated outlook and lovely views across Falmouth to the Roseland Peninsula and glimpses of the Carrick Roads. This super room has exposed wooden floorboards, a deep built-in, lit wardrobe/cupboard with loft access and shelved recess. Radiator.

BEDROOM TWO

UPVC dormer window, plus recesses. Again, some wonderful, elevated views, looking all around, over town, to seafront and into Falmouth Bay, looking to Pendennis Castle and Point and to St Anthony headland and lighthouse. Eave cupboard. Radiator.





OUTSIDE

FRONT GARDEN

Along the driveway, steps up, a rail and pathway to the front door and pathway around to the side and rear garden. All is so nicely landscaped and mature with an area of front lawn enclosed by shrubs including camellia, azalea and rhododendron, firs, variegated holly and pieris, all providing shelter and privacy and with some views towards sea, castle and seafront. Outside lights and power points.

REAR GARDEN

A really special place, facing south and west with remarkable privacy and seclusion. Accessed immediately from the sitting room through French doors onto a sizeable terrace to relax, dine and entertain outside. From the terrace, a carriage lamp and steps up onto the lawn and timber panel fence and mature shrub borders providing great privacy, in sheltered seclusion. Spectacular, 'Park-like' garden, full of gloriously established shrubs and small trees, including conifer, rhododendron, magnolia, caenothus, camellia, many roses, a mock orange, Chilean flame tree, wild cherry, apple, pear and plum trees to name a few.

STUDIO/GARDEN ROOM/ANNEXE

About 11 ft square with an apex timber room. This flexible room is brilliant as overspill accommodation, a studio summerhouse or garden room. Double glazed windows. Pine panelled and walled. Power and light.

GARAGE

Remotely controlled up and over door. Power and light. Electric consumer unit and meter. Wood store to the side.

DRIVEWAY

60' (18.29m) long tarmac driveway, lined by stone walls and established shrubbery atop, leading to the garage.

SERVICES: Mains electricity, gas, water & drainage.

LOCAL AUTHORITY: Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

COUNCIL TAX BAND – F EPC RATING – D

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

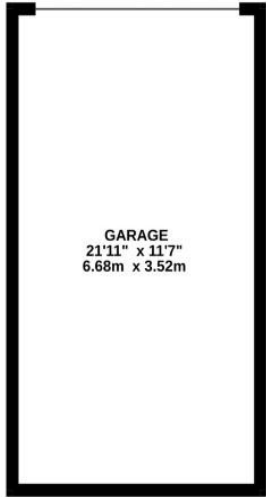
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £52 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

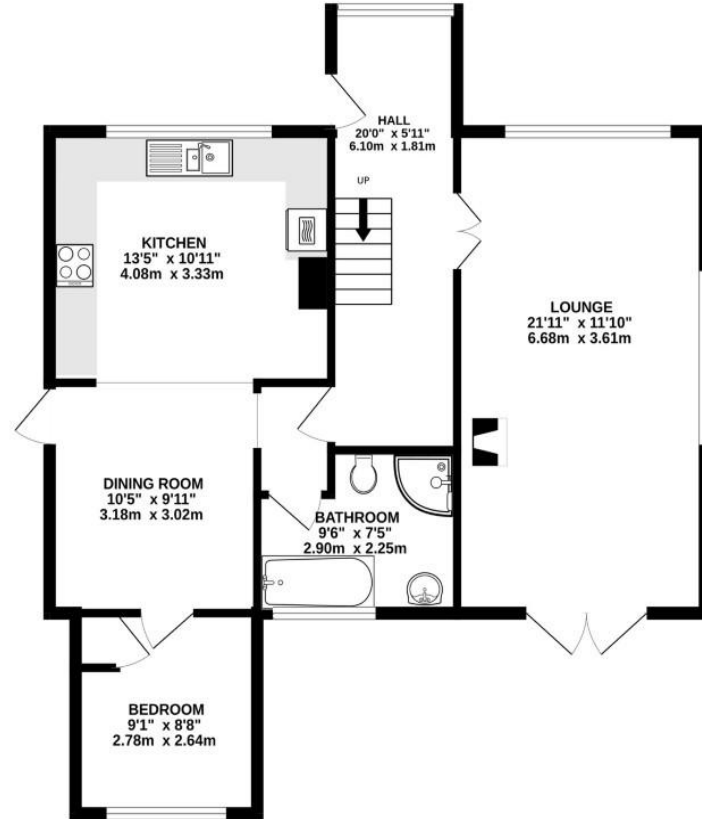




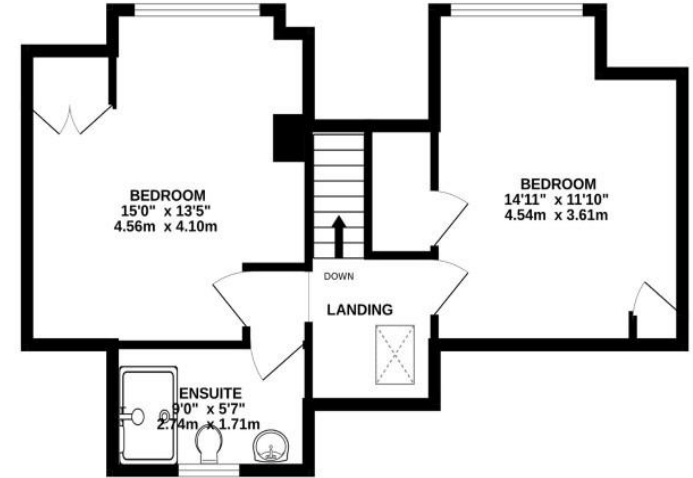
GARAGE LEVEL
258 sq.ft. (24.0 sq.m.) approx.



GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1535 sq.ft. (142.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LUCARNE 22 TREDOVA CRESCENT

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