



Heather & Lay  
*The local property experts*

## Cairngorm, Swanpool - TR11 5BA

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- Exceptional 2015, eco-friendly bungalow in glorious 0.44 acre established garden with self-contained annexe
- Outstanding location near Swanpool Nature Reserve & Beach
- Almost 2,200<sup>2</sup>ft of stylish comfortable accommodation
- 3 Double bedrooms, master en suite
- Spectacular family kitchen/dining & living room
- Sitting room with woodburning stove
- Additional, comfortable self-contained one bedroom annexe
- Driveway parking and turning space for numerous vehicles

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SWANPOOL BEACH	A SHORT WALK
FALMOUTH TOWN	1 MILE
PENRYN	3 MILES
TRURO	11 MILES
NEWQUAY AIRPORT	29.8 MILES
EXETER	97.6 MILES

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Exceptional, detached bungalow with mature gardens and eco-friendly features. 3 double bedrooms, plus a self-contained one bedroom annexe, and beautiful living spaces. Large driveway parking and turning space for numerous vehicles. Prime location, near beaches and Nature Reserve tucked behind Swanpool Lake and beach make this an incredibly desirable and valuable property indeed!



## THE LOCATION

Opportunities like this are incredibly rare. Cairngorm occupies one of our favourite and most sought-after residential positions on Falmouth's southern side, tucked in behind Swanpool lake and nature reserve, in delightful surroundings where well-spaced, individual and substantial homes lie in good-sized gardens near the sea. Its location is superb, a few minutes' walk to Swanpool and beach and to the coastal footpath, leading via Maenporth beach, to the Helford River.

Cairngorm is a leisurely 5-10-minute walk to the seafront, Gyllyngvase beach and café and likewise 10 -15 minutes from Falmouth town and harbourside where there is an excellent and diverse selection of restaurants and bars 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. Falmouth Docks and Pendennis Shipyard are major contributors to the town's economy and along with Falmouth University (with campuses in Falmouth and Penryn) and Falmouth Marine School, specialising in traditional and modern boat building, marine engineering and environmental science, ensure an all-year-round vibrant community.

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 boasts the third deepest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country. Falmouth is consistently ranked as one of the top five places to live in the UK.



## THE PROPERTY

This outstanding detached bungalow was built in 2015 on the former site and gardens of a more modest 1960s property located here. When building Cairngorm for themselves the owners were intent on preserving the establishment growth and feel of the 50 plus years old gardens maturity. The garden is one of the largest around at 0.44 acres in size and Cairngorm sits beautifully within it.

The bungalow is almost 2,200<sup>2</sup>ft in size providing stylish, well-conceived and comfortable accommodation. It is also highly energy efficient with an impressive 'A' EPC rating, and eco-friendly credentials aided by an air source heat pump providing underfloor central heating and hot water supply, and solar panels on the roof.

There is a great balance of the three double bedrooms and living room accommodation. A stand out feature is the large and lovely, living, dining room and kitchen, likely to be the social hub of the home, with an adjacent kitchen-sized utility room, and leads open plan into the uplifting garden room, where French doors flow on to terraces and garden. The engineered oak floored sitting room measures a healthy 16' square and has an inset log burning stove.

Another clever feature is the luxurious bath and shower room, set between the main and guest bedroom, providing a 'Jack & Jill' facility to each. The third double bedroom (currently used as a work from home office) is located off the inner hallway next to the cloakroom/WC.

The self-contained, independently accessed annexe is another great feature at Cairngorm. It has a double bedroom with wet room as well as a good-sized living space making it ideal for a dependant relative perhaps, as overspill accommodation or indeed could provide a good long or holiday letting income.

The situation is special and secluded, and the garden is remarkable, measuring over 190' long at the rear. This area is a real treat with a sense of maturity and peacefulness so hard to find.

Cairngorm is an exceptional place with a combination of features so hard to find - unhesitatingly recommended.







## ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Covered entrance from the driveway. Separate obscure UPVC double glazed doors to the annexe and into Cairngorm.

### HALLWAY

Quality wooden effect under floor heated tiling. Spotlit corniced ceiling. Access to loft space (retractable ladder, lit and part boarded). White panelled doors to two bedrooms. Panel and glazed doors to kitchen/dining room through to garden room and utility and to....

### SITTING ROOM 5.13m x 5.00m (16' 10" x 16' 5")

Nicely proportioned room with under floor heated engineered solid oak floor. Large UPVC double glazed window to front. Fireplace with inset stove and stylish stone and polished granite surround and hearth. Spotlit corniced ceiling. Glazed and panelled door to inner hallway, to bedroom three, cloakroom/WC and to .....

### KITCHEN/DINING ROOM 6.20m x 4.80m (20' 4" x 15' 9")

A wonderfully social space which leads open plan into the garden room, presenting a glorious 'hub of the home' 'living' room, that overlooks and accesses the rear garden. The stylish kitchen is under floor heated, ceramic floor tiled with an extensive range of base and eye level 'Treyone' flush fronted cupboards and drawers with stainless steel handles incorporating a larder cupboard, corner carousel, pan drawers and refuse bin. Silestone work surfaces with rivened drainer and inset one and a half bowl 'Franke' sink with mixer tap. Integrated fridge/freezer, two drawer dishwasher and 'Cople' wine cabinet. Stainless steel 'NEFF' oven with combination oven/microwave above and warming drawer. Induction hob with glass and stainless steel extractor over. Glass splashbacks. Central island with Dekton work surface and cupboards beneath. Ceiling spotlights on dimmer switches. Central heating thermostatic control.





**GARDEN ROOM 3.86m x 3.66m (12' 8" x 12' 0")**

Continuation of underfloor heated ceramic tile floor. UPVC double glazed windows and wide French doors accessing and overlooking the rear garden. Spotlit corniced ceiling.

**UTILITY ROOM 4.83m x 2.08m (15' 10" x 6' 10")**

Continuation of ceramic underfloor heated tiles. Kitchen sized room with UPVC double glazed window to side and obscure UPVC double glazed door to rear. Cream Shaker style wooden effect range of base and larder cupboards, drawers and solid wood worktop and an inset porcelain Belfast sink with mixer tap. Space and plumbing for washing machine, tumble dryer and fridge/freezer. Electric Consumer Unit and PV (solar panel) isolation switch.

**PRINCIPLE BEDROOM 1 16' 8" (5.08m) x 12' (3.66m) increasing to 17' (5.18m)**

First measurement to front of built-in sliding door wardrobes and cupboard space. UPVC double glazed window to rear. Engineered oak under heated floor. Corniced spotlit ceiling. White panel doorway into....

**EN-SUITE 12' x 9' (3.66m x 2.74m) Plus doorway recess**

This superb room acts as a 'Jack & Jill' bath and shower room with lockable doors into bedroom one and bedroom two. A superb room with porcelain underfloor heated tiles and a white four piece suite comprising walk-in boiler fed, tiled shower cubicle with rain and flexible spray, large elliptical, standalone bath with centre fill, WC with concealed cistern and 'Gerberit' stainless steel flush. 'Roca' hand basin with drawers beneath and sensor lit mirror above. Tile splashback. Obscure UPVC double glazed window to side. Chrome heated towel radiator. Spotlit corniced ceiling. Extractor. Door to deep airing cupboard with central heating manifolds and slatted shelf. Lockable door to...

**BEDROOM TWO 4.01m x 3.91m (13' 2" x 12' 10")**

First measurement to front of built-in sliding mirror door wardrobes and cupboard space. Solid oak engineered and under heated floor. Corniced spotlit ceiling. UPVC double glazed window to side.

**BEDROOM THREE 3.86m x 3.15m (12' 8" x 10' 4")**

UPVC double glazed window to front. Solid engineered oak under heated floor. Spotlit corniced ceiling.

**CLOAKROOM/WC 1.88m x 1.52m (6' 2" x 5' 0")**

Porcelain underfloor heated tiles. Obscure UPVC double glazed window to side. WC with concealed cistern and 'Gerberit' stainless steel flush. 'Roca' hand basin with drawers beneath and sensor lit mirror above. Spotlit ceiling. Chrome heated towel radiator. Extractor.







### **ANNEXE 5.44m x 3.25m(17' 10" x 10' 8")**

An invaluable resource as a self-contained, independently accessed and very comfortable home for a dependant relative perhaps, also suited for income or overspill accommodation. Incorporating kitchen area 11' x 6' (3.35m x 1.83m). Lovely and light with its two UPVC double glazed windows to side and wide French doors to the front. Under heated ceramic tile floor. Spotlit corniced ceiling. Access to loft space. Open plan to....

#### **KITCHEN AREA**

With stylish gloss cream flush fronted base and eye level cupboards, roll top work surfaces and inset 'FRANKE' stainless steel sink and drainer with mixer tap. Space for under counter fridge and freezer. Stainless steel oven/grill, halogen hob and stainless steel extraction hood.

#### **BEDROOM 3.51m x 2.90m (11' 6" x 9' 6")**

UPVC double glazed window to front. Engineered oak under heated floor. central heating thermostatic control. Corniced spotlit ceiling. Panel door to deep cupboard with hanging rail.

#### **EN-SUITE WET ROOM 2.21m x 1.78m (7' 3" x 5' 10")**

Ceramic, non-slip tiled under heated floor. Obscure UPVC double glazed window to side. Walk-in, step free, over-sized shower cubicle with flexible spray. Wall mounted 'Roca' hand basin with cupboard beneath and sensor lit mirror above. Wall hung WC with 'Gerberit' stainless steel dual flush. Chrome heated towel radiator.



#### **AGENTS NOTE**

1. A 'Vaillant' air source heat pump provides hot water supply and underfloor central heating.
2. Solar (PV) panels are installed and owned by Cairngorm
3. PA13/02511 planning permission for garage
4. EPC - A - Annexe EPC - B

## OUTSIDE

### FRONT GARDEN

The property is situated behind Swanpool Lake and Nature Reserve, reached along a lane serving several individual homes. The last 100m or so is tarmac laid and culminates at wide gate posts and the entrance to Cairngorm. The position is special, made all the more so since Cairngorm lies within a delightful plot and garden 0.44 acres in size. Although built in 2015, Cairngorm sits on the site of a more modest 1960s bungalow that it replaced. Much of the former planting and establishment is retained, resulting in one of the largest and loveliest Falmouth gardens we have seen for a while. FRONT 11' wide posts onto the granite chipped driveway, parking and turning space for numerous vehicles, also with planning permission for a garage (PA13/02511). One side, high timber panel fencing with seeping low stone wall and deep raised bed containing shrubs and small trees including a fir, camellia and holly. Shallow steps to the covered entrance with separate doors to Cairngorm and the annexe. Pathways to either side of the property leading around to the.....

### REAR GARDEN

An outstanding feature and a real treat, measuring 190' plus long and over 50' wide. Enclosed, screened, secluded and interesting with so much space to garden and grow, as well as beautifully conceived and laid large areas of split level terrace beside the bungalow, on which to relax, entertain and enjoy. These areas are reached via French doors from the garden room and kitchen, the raised terraces with built-in BBQ and a dwarf stone wall and deep shrub bed beside, containing azalea, rhododendron, agapanthus and a fir tree. There is an area of lawn and a meandering pathway passing raised produce beds, a bank of camellia and a proper fruit cage containing, currant, raspberry, blueberry and gooseberry bushes. The path leads through an archway cut into the thick hedge of beech, opening out to reveal another delightful natural space with fruit trees including apple and plum and trees atop Cornish hedges and areas of grass with spring flowering bulbs and primroses. At the garden's end is a...

### BLOCK BUILT GARDEN STORE 14' x 11' (4.27m x 3.35m) overall.

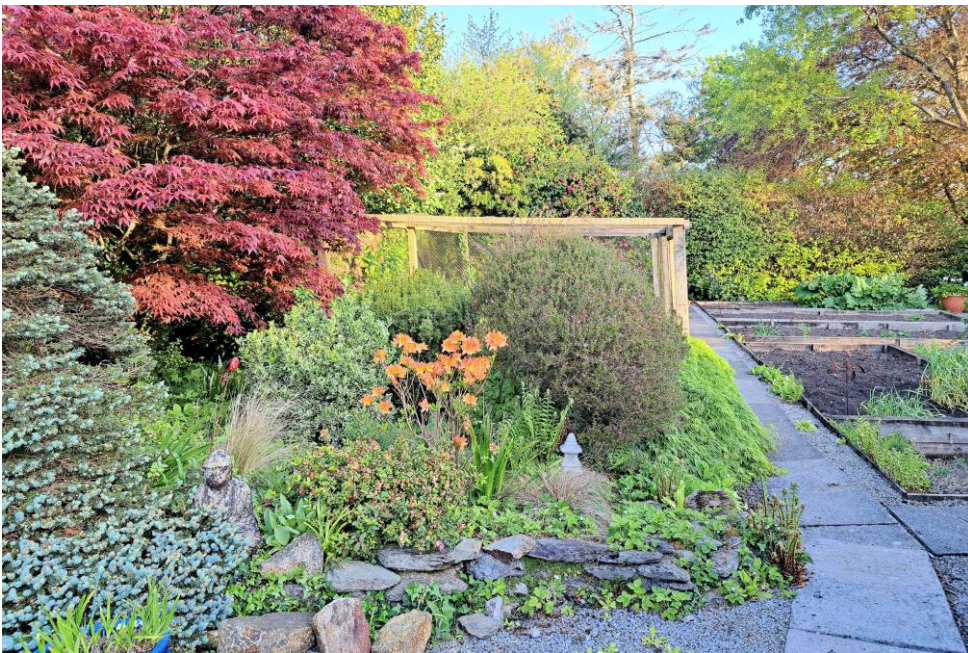
Detached, pitch roof, obscure windows, power and light.

### GREENHOUSES

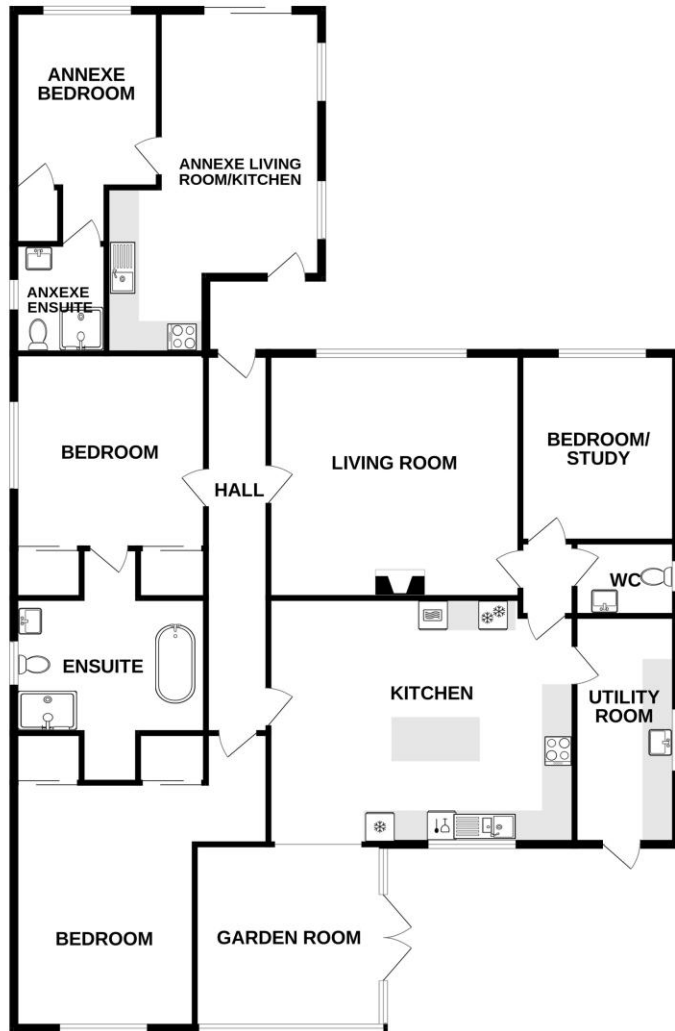
There are two aluminium greenhouses on solid bases one 8' x 8' (2.44m x 2.44m) and the other 8' x 8' (2.44m x 2.44m).

Outside power points, tap and lights.





GROUND FLOOR  
2185 sq.ft. (203.0 sq.m.) approx.



TOTAL FLOOR AREA : 2185 sq.ft. (203.0 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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### AGENTS NOTE

Under the requirement of The Property Ombudsman (TPO) Code of Practice for Residential Estate Agents (effective from 1 August 2014) we hereby notify all interested parties that the vendor is a member of staff at Heather and Lay Estate Agents.

### SERVICES

Mains electricity, water & drainage. Air Source heat pump. PV solar panels.

### LOCAL AUTHORITY

Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

**TAX BAND** – F (House)

**TAX BAND** – A (Annexe)

**EPC RATING** – A (House)

**EPC RATING** – C (Annexe)

### 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 on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you 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.

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.