



2 Kimberley Park Road, Falmouth

Guide Price £695,000 FREEHOLD



Heather & Lay
The local property experts





THE LOCATION

Kimberley Park Road is the well-known arterial road, running into Falmouth town and the waterfront, passing beside its namesake - the glorious and expansive Kimberley Park. The location is incredibly convenient and contains a fine selection of residential property, most of which date from the Victorian era, through to the 1920s and 30's. The town has a brilliant and diverse selection of restaurants, bakeries and bars and an eclectic mixture of shops, which include national chains, together with quality galleries showcasing local talent. Falmouth's seafront, on the town's southern side, is about a mile away, with sandy beaches, Henry VIII's Pendennis Castle and access to incredible walks and scenery along the Southwest Coastal Path. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth Docks are a major contributor 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 and vibrant community. There are five primary schools and one secondary school in the town and highly regarded independent preparatory and senior schools in Truro. Falmouth boasts the third largest 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; little wonder the town is consistently ranked as one of the top five places to live in the UK

- Double fronted Edwardian townhouse
- Great, near town location
- Opportunity to purchase commercial building alongside, by separate negotiation
- Four bedrooms, master en suite
- Large & enclosed front & rear gardens
- Double garage with inspection pit
- Solar panels with battery storage

THE PROPERTY

Updated by the current owner with improvements that include a new roof to the property and garage, solar panels with battery storage and an air-source heat pump. All is very nicely presented and decorated, giving a light, modern uplift to this near 200 year old townhouse.

Such a surprise to have a garden of this size so close to town, plus a double garage and off-road parking too! The bedrooms are all well proportioned and suitable for a king-sized bed, and the master bedroom has the benefit of en-suite facilities. On the ground floor, there are rooms on either side of a central staircase with a large living/dining room to the right and a similar sized kitchen/breakfast room to the left, leading through to the conservatory. A very nice and spacious family home, and an internal viewing is highly recommended.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Multi-paned front door leading into the.....

PORCH

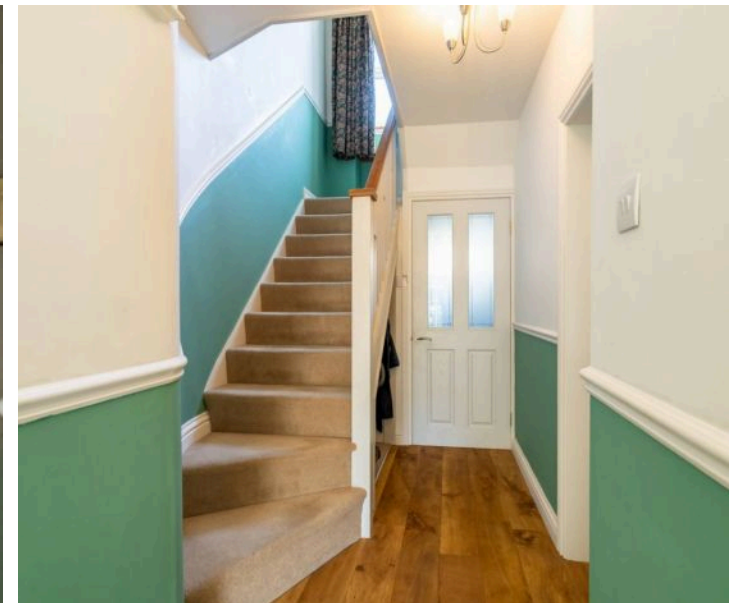
A generous size and a nice place to welcome guests into your home. Fitted shelving. Exposed stonework. Half-glazed door to the.....

HALLWAY

Stairs with decorative heart shapes in the balustrade. Doors to the kitchen, living room and cloakroom/WC. Underfloor heating.

SITTING/DINING ROOM

A spacious dual aspect reception room with double-glazed window to the front with window seat and double-glazed window to the rear, both overlooking the landscaped gardens. Inset gas fire. Two arched alcoves. Wall lights. TV and telephone points. Underfloor heating.









KITCHEN/BREAKFAST ROOM

Double-glazed window to the front overlooking the garden with a deep oak window seat. Arched alcove with wooden shelving. Ceiling rose and wall lights. Underfloor heating. The kitchen is to the rear and is fitted with a range of high gloss, cream, wall and base cupboards including a pull-out larder and large pan drawers, and real wooden worktops with an inset stainless steel sink and drainer. Appliances include an 'Indesit' five ring gas hob with stainless steel extractor unit over, 'Hotpoint' double oven with grill. Dishwasher. Space for fridge/freezer. Tiled walls and floor. Half glazed oak double French doors leading to the

CONSERVATORY

Double-glazed windows overlooking the large and pretty rear garden. Built-in oak top with storage cupboards, space and plumbing for washing machine and tumble dryer. Double-glazed French doors leading out into the garden. Underfloor heating.

FIRST FLOOR

Staircase rising from the entrance hallway to the....

HALF LANDING

Double-glazed window to the rear overlooking the rear garden with oak window seat. Stairs continuing to the....

MAIN LANDING

Doors to the master bedroom suite, bedrooms two, three and four and the family shower room. Access to loft. Heating controls.

MASTER BEDROOM

Double-glazed window to the front with deep oak sills. Radiator. Wall lights. TV point. Door leading to the....

EN SUITE SHOWER ROOM

Obscured double-glazed window to the front, deep oak sill. Corner low level, button flush WC, wash basin set onto an oak surface with storage cupboard beneath. Mirror. Shower cubicle with glazed sliding screen and power shower. Recessed spotlights, extractor fan. Tiled walls with attractive patterned borders.



BEDROOM TWO

Double-glazed window to the front with deep oak window sill. Radiator. wall lights.

BEDROOM THREE

Double-glazed window to the rear overlooking the landscaped garden. Radiator.

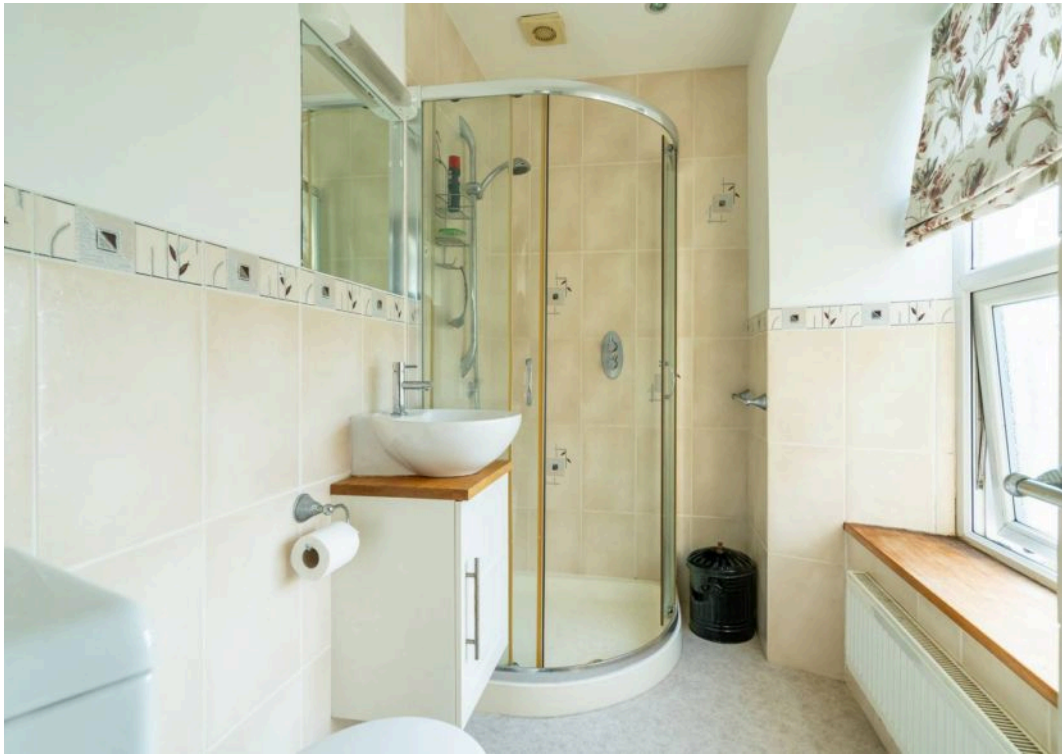
BEDROOM FOUR

Double-glazed window to the rear with views over the garden. Built-in airing cupboard with shelving and hanging space. Heating controls.

FAMILY SHOWER ROOM

Modern contemporary suite comprising a white, low-level W/C, a curved hand basin with a mixer tap set onto a tiled unit featuring a large drawer beneath and a heated mirror above. Large walk-in double shower cubicle with electric controls, rain sensor, power shower, glazed screen. White ladder-style heated towel rail. Extractor fan. Recessed spotlights. Light tunnel. Tiled walls with attractive pattern inserts.





FRONT GARDEN

The property is approached via a wooden gate. Large lawned area, very private and bordered by well-stocked mature shrubs and plants.

REAR GARDEN

Accessed from the conservatory or gates to the rear. From the conservatory shallow steps lead up to a large paved terrace bordered by stone walls with raised flower beds full of plants and shrubs. Further shallow steps continue to a lawned area with a continuation of the stone wall and borders containing shrubs, plants and trees. The lawn wraps around to the right-hand side, continuing to an additional lawned area where there is a gate providing access to the side lane. GARDEN SHED - 10' x 7'7" with window to the side, workbench, power and light. Beyond the shed is a vegetable patch with stone wall borders and fencing. In the main part of the garden is an attractive seating area which is bordered by stone walls and a variety of trees, shrubs and plants including apple trees. Outside tap. Steps then continue up to a further lawn with a seating area beneath the large bay tree. To the right hand side is a vegetable patch and poly tunnel. There are lovely views over the garden and towards the house to Falmouth town beyond. The top of the garden leads through a gate onto a raised storage and compost area with water butt. Further steps up to the double garage.

DOUBLE GARAGE

2 Parking Spaces

19' 4" x 16' 9" Electric roller shutter door. Power and light. Window to the side. Inspection pit.

Council Tax band: D

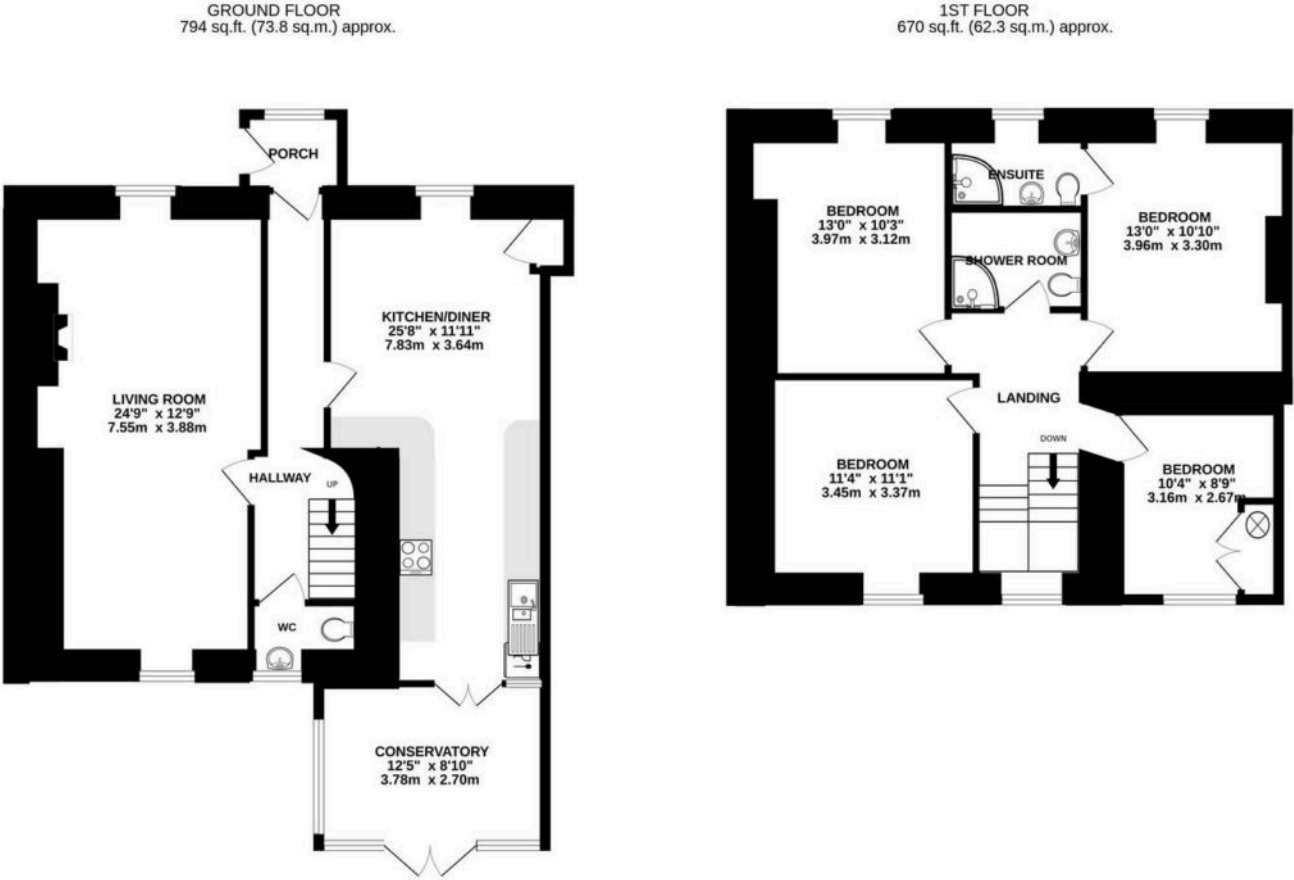
Tenure: Freehold

EPC Energy Efficiency Rating: C

SERVICES: Mains water, electricity, gas & drainage.

Air source heat pump.

Solar panels. Transferable to the new owner.



TOTAL FLOOR AREA : 1464 sq.ft. (136.0 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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