



27 Grovehill Crescent, Falmouth

Guide Price £560,000 FREEHOLD



Heather & Lay
The local property experts

- Stylish detached dormer bungalow
- Highly regarded residential position
- Three double bedrooms (two downstairs, one up)
- Fine 23' triple aspect reception room
- Fitted cream kitchen
- Refitted shower room/WC
- First floor elevated views to estuary, coast & castle
- Established garden back and front
- Garage & driveway parking
- No onward chain

THE LOCATION

Grovehill Crescent is a highly regarded residential address and much sought-after by those 'in the know'. Its convenience is remarkable, where the town, harbourside and Events Square are just a few minutes' walk away, and so much of what delights about Falmouth is on the doorstep. Brilliant to have an early 'til late Tesco Express as one's local, and where a leisurely 10-minute walk reaches the seafront and beaches. There is an excellent and diverse selection of restaurants in the town, along with an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. The train station at Falmouth Town is a five-minute walk and provides a convenient link to the mainline at Truro for Exeter and London, Paddington. 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. Falmouth is consistently ranked as one of the top five places to live in the UK, and Grovehill Crescent is a prime place to live within the town!





THE PROPERTY

Built around 1960, this attractive detached dormer bungalow is a rarity, given its intensely sought after location and valuable features. Homes here seldom become available, and this one is a gem! There is a very nice feel at 27; proportions throughout are generous with three double bedrooms (two downstairs and one upstairs) plus a triple aspect living/dining room with bay windows to the back and front. The cream fitted kitchen has hardwood worktops whilst the refitted shower room/WC is floor and wall tiled. Windows are UPVC double glazed and a gas boiler fuels radiator central heating and hot water supply. Although perfectly comfortable as is, the property has scope for adapting and improving, subject to necessary consents. For example, there is a storage room upstairs that could make an en-suite for the bedroom here. Gardens are well established, with the front setting the property nicely back from the road and to the rear, adjoining the park-like grounds of neighbouring Regency Manor, Grovehill House. A short driveway leads to a single garage. This is a great chance to own an individual house in such a desirable setting. Being sold with no onward chain - highly recommended!

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

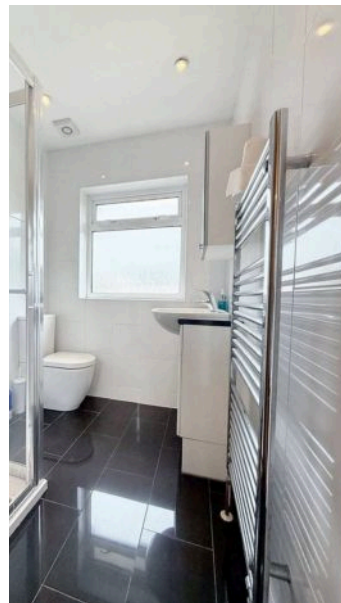
Step and covered entrance through a panel effect and obscure UPVC double glazed door into.....

HALLWAY

A welcoming area of decent size. Radiator. Laminate flooring. Central heating thermostatic control. Good, shelved and lit under stair cupboard. Stairs to first floor. Oak doors to two bedrooms and shower room/WC. Oak and multipane doors to kitchen and.....

SITTING & DINING ROOM

A super room, bathed in light with bayed UPVC double glazed windows back and front and one to side. Stone surround fireplace with inset living coal flame gas fire. Two radiators. Arched recesses. Exposed wooden floorboards.







KITCHEN

UPVC double glazed window and obscure double glazed door to rear. Cream base and eye level cupboards and drawers with solid hardwood worktops and an inset one and a half bowl stainless steel sink and drainer with mixer tap. Ceramic tile splashback. Breakfast bar and corner carousel. Built-in fridge/freezer. Integrated dishwasher and space and plumbing for washing machine. Stainless steel oven and induction hob with stainless steel extractor and splashback. Shelved pantry with window. Radiator.

SHOWER ROOM/WC

Floor and wall tiled and refitted with an oversized, boiler fed, shower cubicle, button flush WC and hand basin with cupboard beneath. Chrome heated towel radiator. Obscure UPVC double glazed window to front. Extractor.

BEDROOM ONE

UPVC double glazed window to rear. Built-in wardrobe and cupboard space. Exposed wooden floorboards. Radiator.

BEDROOM TWO

UPVC double glazed window to front. Built-in wardrobe. Exposed wooden floorboards. Radiator.

FIRST FLOOR

Stairs and rail to small.....

LANDING

ahead to boiler cupboard housing the 'Glow-Worm' gas boiler and pressurised hot water system, left to bedroom three and right to storage room.

BEDROOM THREE

Large dormer window with a pleasing, elevated view over rooftops to the Docks, Carrick Roads and Roseland Peninsula. To the East to Pendennis Castle and Point. Extensive wardrobe and eave storage space. Radiator.

WALK-IN STORE ROOM

Partially restricted head height. Door to extensive further loft storage. Radiator.





FRONT GARDEN

From Grovehill Drive and pavement onto brick brick-paved driveway, leading to the garage. The property is set nicely back from the road by an established and well-stocked garden, including palms, heathers, mahonia, agapanthus, and a small rhododendron. Paths either side and around to the rear garden.

REAR GARDEN

Established shrub boundaries, backing onto the lovely gardens of Grovehill House. Areas of lawn. Plants including Agapanthus, camellias and mahonie. Two excellent garden stores are behind the garage.

SINGLE GARAGE

20' 5" x 8' 5" (6.22m x 2.57m) Up and over metal door at front. Window to side and door to rear garden. Electric tripping switches and smart meter, Power and light. Tap.

Council Tax band: D

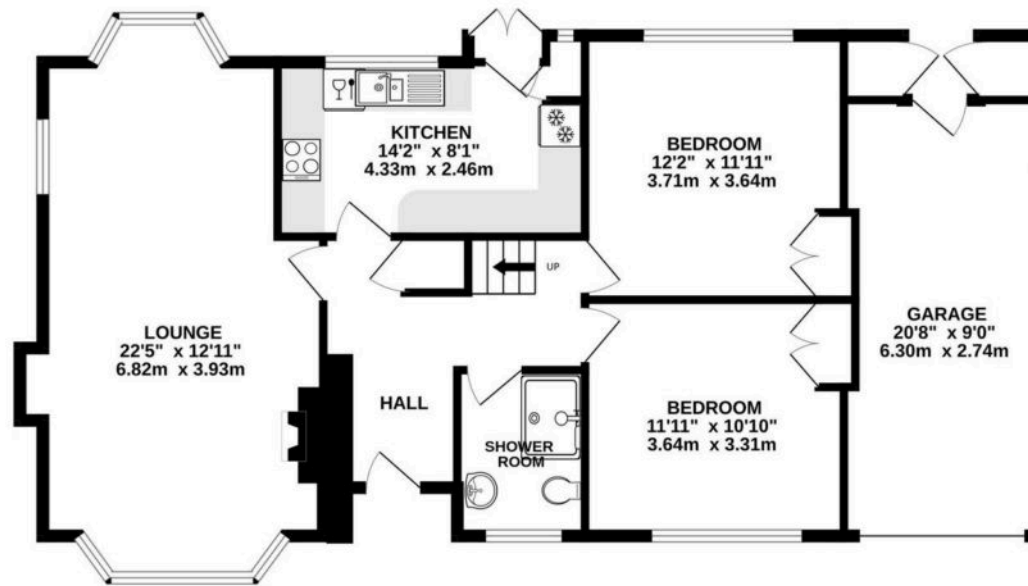
EPC Energy Efficiency Rating: D

SERVICES: Mains water, gas, electricity & drainage

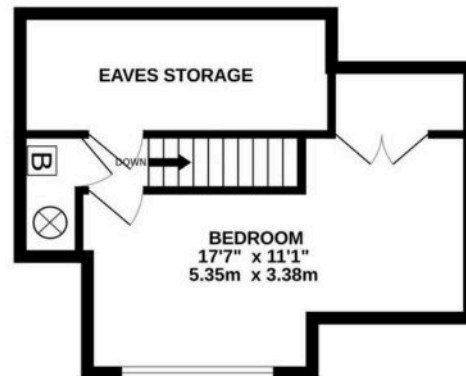
AGENTS NOTE: We are in receipt of a clear, Class 'A' Mundic test for this property.



GROUND FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA: 1320 sq.ft. (122.6 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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