



97 Boscundle Avenue, Falmouth

Guide Price £375,000



**Heather & Lay**  
*The local property experts*

## THE LOCATION

Situated at the end of the popular Boscundle Avenue, Number 97 enjoys a favoured position with views towards the sea. The property is approximately 1.5 miles from central Falmouth and is ideally located for both town and coastal living. A nearby leafy footpath provides a pleasant walk to Swanpool Nature Reserve, beach and lake (around 0.6 miles / approx 10 minutes).

The area is well served by a regular bus route into Falmouth, while Penmire railway station is approximately 0.8 miles away, offering connections to Truro, Penryn, Penzance and London Paddington. Everyday amenities including the Boslowick shops, petrol station and 'early 'til late' Co-op are all within easy walking distance.

The location is particularly well suited to families, with three highly regarded primary schools within a mile and Falmouth Secondary School approximately 1.5 miles away. Falmouth is a vibrant coastal town renowned for its sailing waters, sandy beaches and strong maritime heritage.

The town offers an excellent range of independent and high-street shops, cafés, restaurants and pubs, along with cultural attractions such as the National Maritime Museum and Events Square, which hosts numerous festivals throughout the year. With its south-facing seafront and access to the South West Coast Path, Falmouth consistently ranks among the UK's most desirable places to live.



- Detached family home with garage & parking
- Large mature gardens
- Favoured corner plot position at the end of Boscundle Avenue
- Views towards the sea
- Leafy footpath to Swanpool Nature Reserve, beach and lake
- Penmire railway station approx. 0.8 miles (mainline links to Truro & London Paddington)
- Boslowick shops, petrol station and 'early 'til late' Co-op within walking distance
- Well-regarded primary schools nearby and Falmouth Secondary School approx. 1.5 miles away
- NO ONWARD CHAIN!

#### THE PROPERTY

Offered to the market for the first time in over 40 years... Occupying a favoured position at the end of the development, Number 97 enjoys a pleasant setting with views towards the sea and a strong sense of privacy. Originally the final property before further homes were added along the Goldenbank area, meaning the house benefits from a larger than expected garden. Approached via a pathway running alongside the garage, the front garden is mainly laid to lawn, with the path continuing to the side of the house and front entrance. The property is neatly enclosed by a combination of timber fencing and an attractive stone wall, and there is the added practicality of a rear access door into the garage. To the rear, the west-facing garden is a particular highlight, enjoying afternoon and evening sun and offering an excellent degree of enclosure. Mature planting and established hedging combine with timber fencing and a characterful stone wall, which runs along one boundary from the rear through to the front of the property. The garden is attractively arranged with areas of lawn, raised beds and a generous paved terrace, ideal for outdoor dining, entertaining or simply relaxing. An outbuilding is located to the rear of the patio, and a pathway runs conveniently along the side of the house, complemented by an external light for evening use. This property offers so much potential, set in a desirable corner plot and is available with no onward chain.





ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE) Pathway from front garden leading up to the side of the house with a double glazed front door leading into .....

#### HALLWAY

Doors accessing the WC, sitting / dining room and the kitchen. Staircase rises to the first floor landing and a understairs cupboard housing the modern electric consumer unit. Radiator.

#### CLOAKROOM/WC

Refitted in white with WC and hand wash basin with tiled splashback. Obscure double glazed window to front aspect. Radiator.

#### SITTING/DINING ROOM

A large and spacious living area with a 'picture' double glazed window to the front aspect, offering pleasant views over the front gardens and sea glimpses towards Falmouth Bay and St Anthony lighthouse. Open fire place with a brick exposed surround, slate hearth and a possible gas connection. To the rear there is space for a large dining table with a double glazed window to the rear aspect overlooking the garden and patio area. We're expecting the new owner may possibly remove the wall between the kitchen and dining area subject to building regulations and work with potential to add patio doors to the rear garden. Two radiators.

#### KITCHEN

Fitted wall and base units to three sides with space and plumbing for white goods including a gas cooker, fridge freezer and a washing machine. Worktop surfaces with inset stainless-steel sink with mixer tap and a tiled splashback. Exposed wall mounted gas boiler fuelling the radiators. Double glazed window to the rear aspect and a double glazed door to the side aspect accessing the gardens. Service hatch to dining room. Radiator.



## FIRST FLOOR

From the hallway, stairs to..

### LANDING

Access to loft space, double glazed window to side aspect and an airing cupboard with shelving housing the electric immersion tank supplying the hot water. Doors providing access to the three bedrooms and bathroom.

### BEDROOM ONE

Large double glazed window to the front aspect with a superb view towards Falmouth Bay and looking across to St Anthony's lighthouse. A generous size with fitted wardrobes and dressing table to one side of the bedroom. Radiator.

### BEDROOM TWO

UPVC double glazed window to the rear overlooking the mature gardens. Deep recess area for wardrobes and a good sized room for a double. Radiator.

### BEDROOM THREE

UPVC double glazed window to side with a pleasant wooded outlook towards Falmouth. Stair box above and Radiator.

### BATHROOM

Dated suite in need of an uplift currently comprising a bath with mains shower over and curtain rail, wash basin and a WC. Obscure double glazed window to the rear aspect. Fully tiled around the bath and half tiled to the remainder of the bathroom. Shaver point and radiator.









## FRONT GARDEN

Number 97 occupies a prime position at the end of the development and was originally the final property before further homes were constructed along the Goldenbank area. A pathway running alongside the garage leads to the front garden, which is mainly laid to lawn, with the path continuing around the side of the house to provide access to the front door. The front garden is neatly enclosed with timber fencing along one boundary adjacent to the neighbouring property and a stone wall to the other, creating a defined and attractive approach. Sea glimpses looking towards Falmouth Bay are available to the front of the property and gardens. A rear access door to the garage.

## REAR GARDEN

The property enjoys a generous west-facing rear garden, enclosed and offering an excellent degree of privacy. Mature planting and established hedging define the boundaries of this corner plot with sea glimpses and timber panel fencing to two sides. A stone wall with hedging, planted along one boundary, extend from the rear garden through to the front, creating a cohesive and attractive outdoor setting. The garden is thoughtfully arranged with areas of lawn, well-stocked raised beds, and a large paved terrace, ideal for outdoor dining, entertaining, or simply relaxing. An outbuilding is positioned to the rear of the patio, while a pathway runs conveniently along the side of the house. An external light.

## SINGLE GARAGE

Electric roller door access and from the rear a glazed wooden door leading to the front garden. Pitch roof storage space with power and light.

## DRIVEWAY PARKING

Parking is available to the front of the garage with an additional parking space to the side.

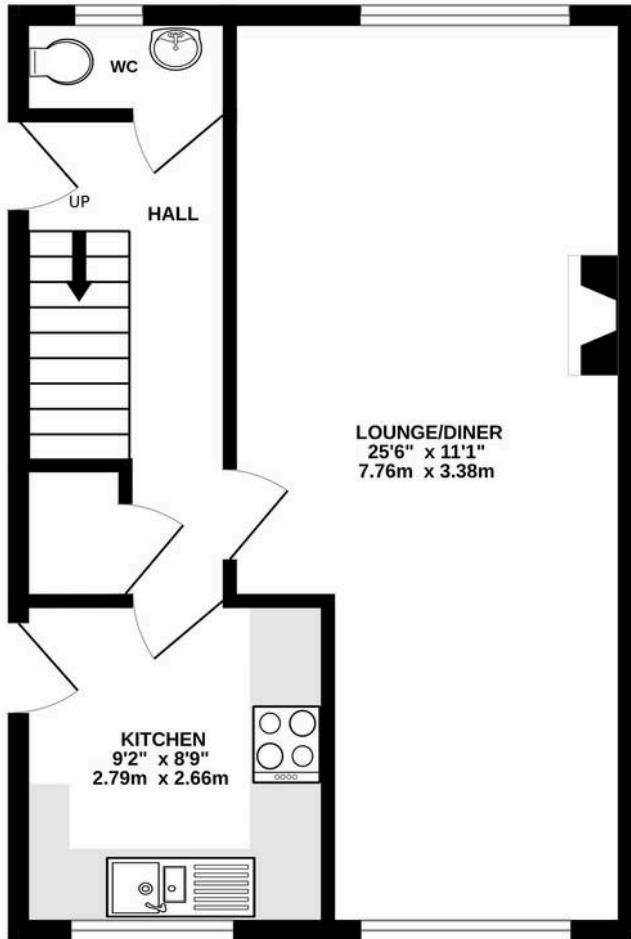
## COUNCIL TAX - C

## EPC - D

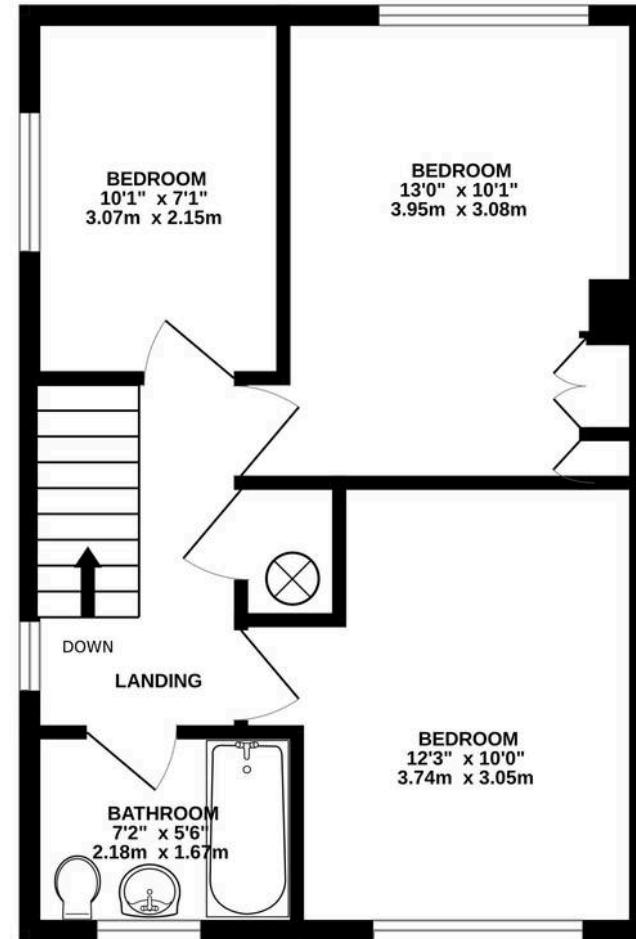
**SERVICES** - Mains electricity, gas, water & drainage. Gas boiler located in the kitchen fuelling radiator central heating and an electric immersion tank supplying the hot water.



GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



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TOTAL FLOOR AREA : 855 sq.ft. (79.5 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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