



10 Hillhead Rise, Falmouth

Guide Price £275,000



Heather & Lay  
*The local property experts*

## THE LOCATION

Located on the outskirts of Falmouth, just off Bickland Water Road near Falmouth Town Football Club, this modern development enjoys an elevated hillside setting with pleasing views across the town, surrounding countryside and out to sea. The property itself is positioned at the top of a quiet cul-de-sac, set away from the main route through the development and close to open green spaces and fields opposite, creating a peaceful, semi-rural feel with direct access to nearby countryside walks. Falmouth is a thriving and vibrant coastal town, consistently ranked among the top places to live in the UK. It offers an eclectic mix of independent and high street shops, art galleries, and a wide variety of cafés, restaurants, and bars. The town is well known for its year-round events, including Falmouth Week, the Sea Shanty Festival, and activities held at Events Square and the National Maritime Museum. Its south-facing seafront boasts sandy beaches and access to the South West Coast Path, with nearby sailing waters on the Helford and Falmouth Rivers. The property is also conveniently located for local primary and secondary schools, with the town centre just over a mile and a half away. Excellent transport links, including rail connections to Truro and onward routes to London and the far west of Cornwall, make this an ideal location combining coastal lifestyle, community, and connectivity.

- Tucked away in a prime corner position at the head of a quiet cul-de-sac
- Attractive outlook over green space with direct access to countryside walks
- Modern, eco-efficient home (EPC B) filled with natural light
- Immaculately presented throughout – move-in ready
- Stylish open-plan lounge/kitchen/diner ideal for modern living
- Southerly facing enclosed garden offering privacy & tranquility
- Two allocated parking spaces plus additional visitor bays
- Completed in November 2019 with remainder of NHBC warranty
- Ideal first-time purchase or investment opportunity





## THE PROPERTY

This beautifully presented contemporary home, built in 2019, enjoys a fantastic position tucked away at the end of a cul-de-sac beside a large green area, with fields and woodland nearby. Offering all the benefits of a modern, energy-efficient build, the property is filled with natural light and has been well maintained by the current owners. The accommodation comprises a welcoming entrance hall, a convenient ground floor WC, and a stylish open-plan kitchen/dining/living space with modern units, breakfast bar, and French doors opening onto the rear garden. Upstairs are two bright double bedrooms, with the principal bedroom enjoying attractive views over green space and countryside, along with a modern family bathroom featuring a white three-piece suite and mains shower. Outside, the south-facing rear garden is a private and peaceful sun trap with a patio, lawn, and timber outbuilding, and benefits from having no direct development behind. To the front, there are two allocated parking spaces as well as visitor bays. The property also benefits from the remainder of the NHBC warranty. An ideal first-time purchase, downsize, or investment opportunity.

**ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)** Half-obscure glazed front door entering into...

### ENTRANCE HALLWAY

White panel door accessing the open plan live-in area with a staircase rising to the first floor. Space for coats and shoes. Wall mounted RCD modern fuse box.

### KITCHEN/DINING/LIVING ROOM

A beautifully presented full-length kitchen/dining/living space with French patio doors opening onto the enclosed rear garden, creating a bright and sociable area ideal for modern living. The contemporary kitchen features an integrated oven, electric hob with extractor over, and stainless-steel sink with mixer tap, along with ample worktop space and a range of wall and base units. There is space and plumbing for a washing machine and tall fridge freezer, as well as a cupboard housing the gas combination boiler and tiled splashbacks. Enjoying a triple aspect with additional windows to the front and side overlooking green space, the room is filled with natural light. Further benefits include ceiling spotlights, wood-effect flooring, a radiator, and a breakfast bar providing seating for up to four. A white panel door leads through to the ground floor WC/cloakroom.





#### CLOAKROOM/WC

Comprising a modern white suite of a pedestal wash basin with tiled splashback and mixer tap and a low level WC. Continuation of the wood effect flooring, extractor fan and a radiator.

#### FIRST FLOOR

Part turn stairs that ascend from the entrance hallway, painted timber handrail and balustrade to the....

#### LANDING

White panel doors providing access to the two bedrooms and bathroom. Access to loft space.

#### BEDROOM ONE

A bright double bedroom with a southerly facing window to the rear aspect overlooking the rear garden and a pleasant outlook to green space and fields. Fitted mirrored wardrobes running the width of the bedroom. Radiator.

#### BEDROOM TWO

Another bright and double sized bedroom with two windows to the front aspect enjoying a pleasant outlook to fields and open green space opposite. Panel door to an over stair's storage cupboard. Radiator.

#### BATHROOM

A modern white three-piece suite comprising a panel bath with tiling surround, shower screen and mains shower fixing above, pedestal wash basin with tiling surround, low level WC, heated towel radiator, extractor fan and ceiling light. Obscure window to the side aspect.





## FRONT GARDEN

At the front of the property there is a level area of patio leading to the front door and around to the side gate. Small section of plants and shrubs with plenty of open green space adjacent to the home.

## REAR GARDEN

To the rear, the property enjoys a beautifully landscaped, level garden with a desirable southerly aspect, creating a private and peaceful setting with no properties directly overlooking and fields adjacent. French doors open from the living area onto a patio, ideal for outdoor seating and entertaining, with a pathway leading to a modern outbuilding and side access gate to the front. The garden is thoughtfully arranged with raised sleepers, mature planting, and a lawned section, all enclosed by timber fencing, making it a standout feature of the property.

## PARKING

Two allocated parking spaces to the front of the property

## OFF STREET

Additional parking can also be found nearby the property, providing unrestricted on street parking and multiple visitor parking bays available.

## AGENTS NOTE

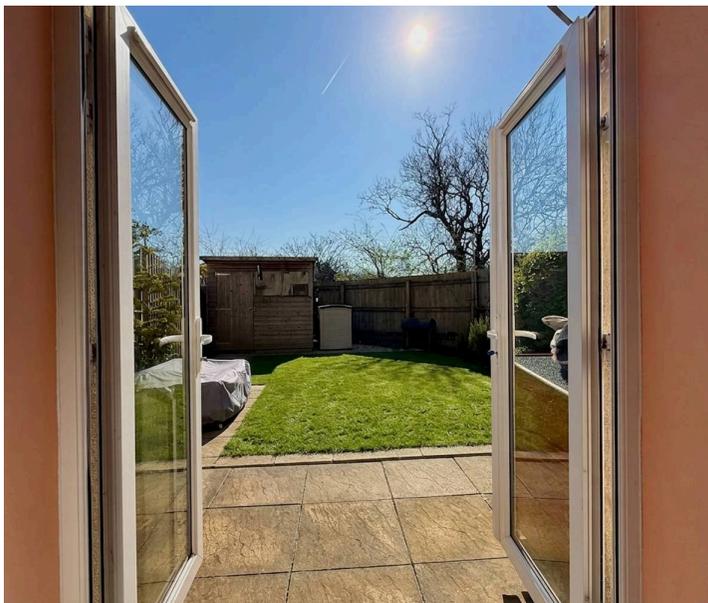
We understand there is a small communal estate charge of approximately £180 per annum, which contributes towards the upkeep of the development, including landscaping, maintenance of communal areas and play parks, and general repairs to ensure the surroundings are kept clean and well maintained.

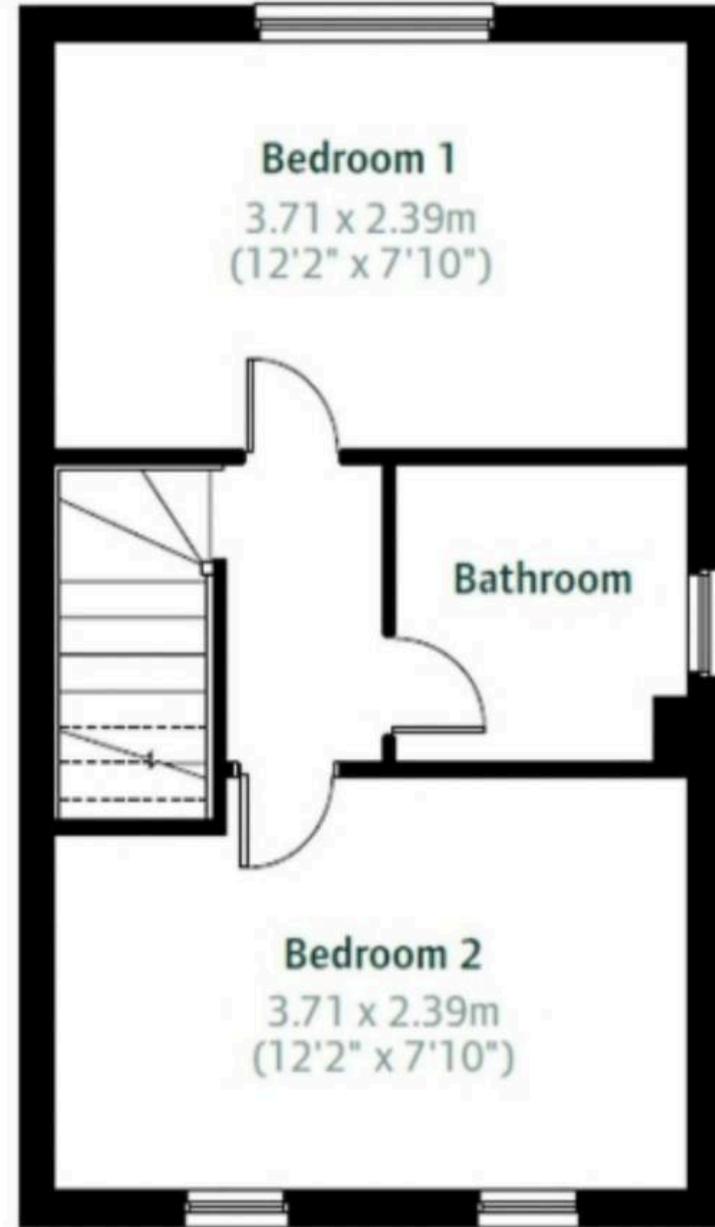
## COUNCIL TAX - B

## EPC - B

## TENURE - FREEHOLD

SERVICES - Mains gas, water, electricity & drainage. Modern gas combination boiler fueling the radiators and hot water. Double glazing throughout.







## Heather & Lay

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