



4 Pengarth Rise, Falmouth

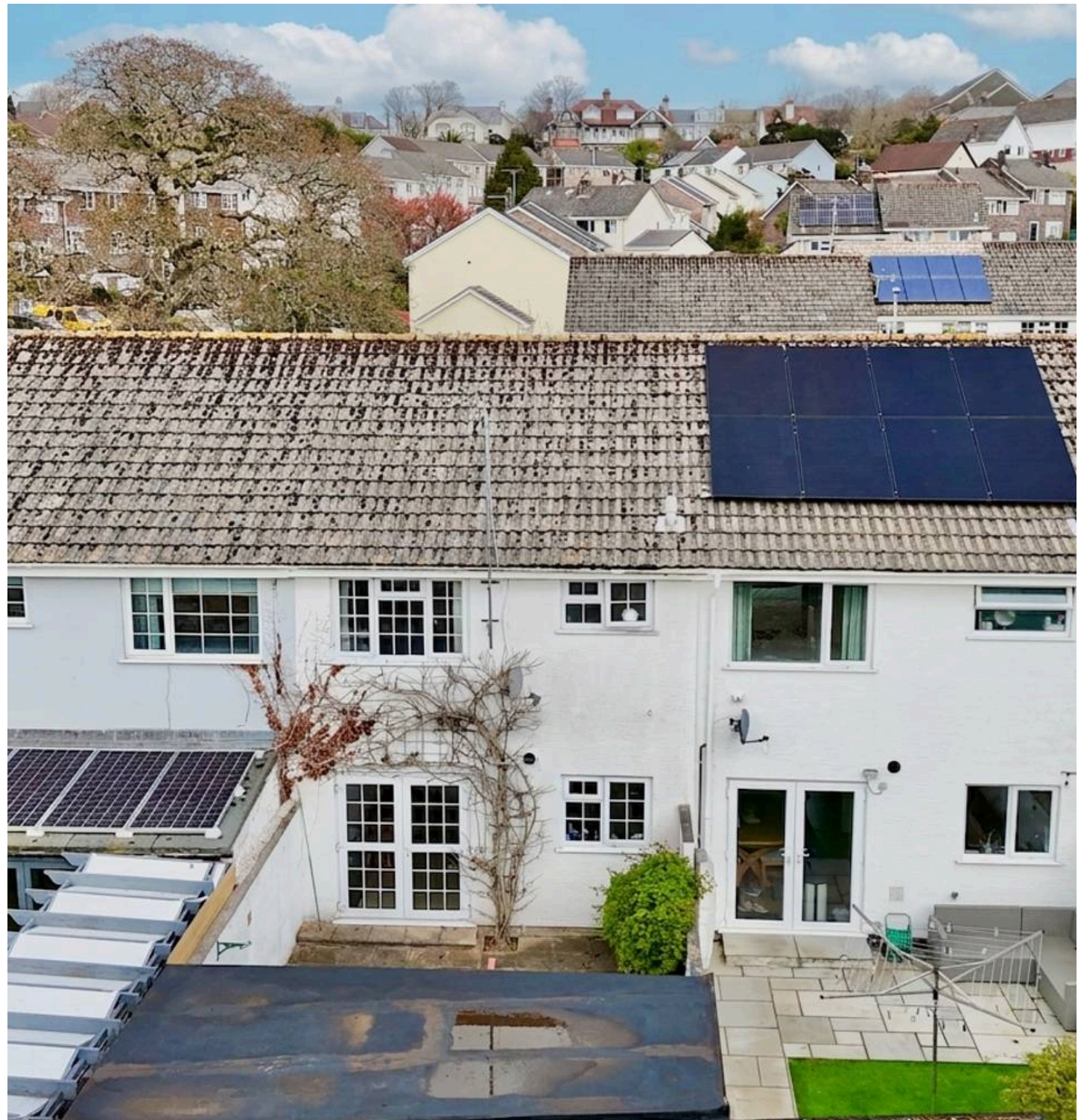
Guide Price £285,000



Heather & Lay  
*The local property experts*

## THE LOCATION

Pengarth Rise is widely regarded as one of the most desirable developments in Falmouth, offering an exceptional balance of tranquillity and convenience. Tucked away from the hustle and bustle, yet just a leisurely 15-minute walk from the town centre and picturesque harbourside, it truly delivers the best of both worlds. The area is perfectly positioned for enjoying the natural beauty of the coastline, with Gyllyngvase Beach and Swanpool Nature Reserve just a short distance away. These stunning locations provide scenic coastal walks and outdoor leisure opportunities right on your doorstep. A particular highlight for residents is the network of convenient footpaths linking through to Tresahar Road and Marlborough Avenue, offering easy access to both Swanpool and Gyllyngvase beaches, ideal for those who enjoy an active, outdoor lifestyle. Connectivity is excellent, with Pengarth Rise situated on a regular bus route and Penmere Railway Station nearby. From here, direct services run into Falmouth Town, as well as towards Truro, where onward connections to London Paddington Station make longer journeys straightforward. Families are well catered for, with highly regarded local schooling options including Marlborough and King Charles primary schools, while Falmouth School is approximately one mile away. Falmouth itself is renowned for its striking period architecture, world-class sailing waters, and vibrant lifestyle. The town boasts an excellent selection of independent boutiques, high street retailers, and an array of bars, restaurants, and cafés to suit all tastes. With a lively calendar of festivals and internationally recognised regattas, Falmouth continues to be celebrated as one of the UK's most desirable coastal towns. Combining peaceful surroundings with superb amenities and connectivity, Pengarth Rise represents a truly exceptional place to call home.





- Sought-after Pengarth Rise development built by SNW Homes
- Spacious with three-bedrooms
- Excellent potential to modernise and create your own
- Generous plot size compared to many modern developments
- Bright sitting room with large window overlooking mature front garden
- Kitchen/dining room with French doors to south-facing courtyard
- Low-maintenance rear courtyard ideal for entertaining
- Separate utility room and single garage with power and lighting
- Convenient access to town, beaches, schools, and transport links

## THE PROPERTY

Nestled within the highly sought-after development of Pengarth Road and Rise, built by the well-regarded SNW Homes in the 1980s, Number 4 is a superb example of this popular two-storey design. Renowned for offering more generous plot sizes and outdoor space than many modern developments, this home presents an exciting opportunity for buyers looking to modernise and create a property tailored to their own tastes and lifestyle. The accommodation is well-proportioned and thoughtfully arranged with the ground floor comprising a spacious sitting room and benefitting with a large window overlooking the mature front gardens. To the rear, a kitchen/dining room provides a sociable and functional space, with French doors opening onto a south-facing courtyard garden, predominantly laid to patio for ease of maintenance, ideal for both entertaining and relaxation. Upstairs, the property offers three generously sized bedrooms along with a family bathroom. Additional benefits include a useful storage cupboard and access to the loft space. To the rear of the courtyard, a separate utility room provides space and plumbing for a washing machine and tumble dryer, along with base units, work surfaces, and a sink. Adjacent to this is a single garage with power and lighting, suitable for storage or a small vehicle, with car or pedestrian access via a side lane. Residential parking is available to the front of the cul-de-sac, with additional spaces located nearby for convenience. Situated in a popular area of Falmouth, the property enjoys easy access to local amenities, transport links, schools, the town centre, and nearby beaches, making it ideal for both families and those seeking a coastal lifestyle. Further benefits include UPVC double glazing and gas central heating throughout. In summary, 4 Pengarth Rise is a fantastic opportunity to acquire a spacious home in a desirable location, offering excellent potential to modernise and add value. Early viewing is highly recommended.





## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

From the front pathway, steps descend to a well-maintained garden bordered by trimmed hedging and fencing. A variety of mature shrubs and trees provide a good degree of privacy, creating an attractive approach to the property. A UPVC front door then leads into...

### ENTRANCE HALL

Staircase rising to the first floor, door accessing the sitting room. Radiator.

### SITTING ROOM

A large paned window to the front aspect offering natural light and a pleasant outlook over the mature front gardens. Spacious living area with room for a couple of sofas and a small cupboard under the stairs. Radiator. Door leading through to....

### KITCHEN/DINER

A well-proportioned room, benefitting from plenty of natural light from a window and French patio doors positioned at the rear overlooking the Southerly facing courtyard. Fitted range of base and eye level cupboards with space and plumbing for a washing machine, dishwasher, fridge freezer and an oven. A good amount of worktop space with a one-and-a-half-bowl stainless-steel sink with a drainer and mixer tap. Tiled splashback and a wall-mounted gas boiler. Storage cupboard ideal as a pantry. This is an ideal family kitchen with plenty of storage and space for a large dining room table and chairs. Radiator.

### FIRST FLOOR LANDING

Doors to three bedrooms, a family bathroom and a cupboard above the stairs with slatted shelving for useful storage. Loft hatch above with partial boarding. Radiator.





### **BEDROOM ONE**

A bright and well-proportioned main bedroom featuring a window to the rear aspect, enjoying a pleasant outlook over the courtyard, garage block, and tree-lined surroundings. The southerly aspect allows for an abundance of natural light throughout the day. Further benefits include fitted wardrobes and a radiator.

### **BEDROOM TWO**

Another good proportioned double bedroom with a window to the front aspect overlooking the mature front gardens. Fitted wardrobes and a radiator.

### **BEDROOM THREE**

Window to front aspect with a similar outlook as the second bedroom. Single sized room ideal as a work from home office or children's bedroom. Radiator.

### **FAMILY BATHROOM**

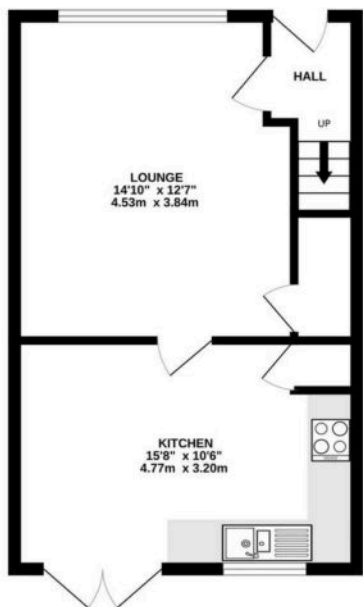
Obscure window to the rear aspect facing south. A white three-piece suite comprising a panelled bath, mains shower fixing over, a shower curtain and rail and a fully tiled surround, a low flush WC and a hand wash basin with mixer tap. Towel rail and tiled windowsill.

### **UTILITY ROOM**

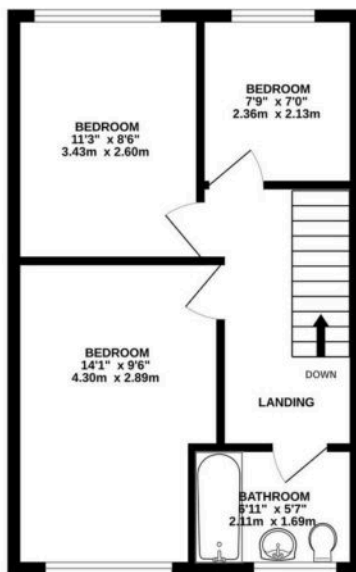
Accessed via the rear courtyard and adjacent to the garage, this useful and convenient utility room provides space and plumbing for a washing machine and a separate tumble dryer. It is fitted with a range of wall and base units with plenty of worktop surfaces to two sides, along with a stainless steel sink and drainer with mixer tap and tiled splashback. A window to the front aspect and a separate RCD fuse box for the utility room and garage.



GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.2 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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## OUTSIDE

### UTILITY ROOM

Accessed via the rear courtyard and adjacent to the garage, this useful and convenient utility room provides space and plumbing for a washing machine and a separate tumble dryer. It is fitted with a range of wall and base units with plenty of worktop surfaces to two sides, along with a stainless steel sink and drainer with mixer tap and tiled splashback. A window to the front aspect and a separate RCD fuse box for the utility room and garage.

### REAR COURTYARD

An easy maintenance courtyard access via French patio doors from the kitchen/diner and facing Southerly making it an ideal space for relaxing in the sunshine and entertaining with space for outside dining and a brick built corner BBQ area. Enclosed via block walls to neighbours adjacent with a walkway leading to two doors which access a utility room and the single garage. A real suntrap to enjoy all year round with a good degree of privacy.

### SINGLE GARAGE

Vehicle and pedestrian access lead to a block of garages, where Number 4's garage is conveniently positioned to the rear of the property, backing onto the courtyard. Lighting and power. The garage provides direct access through to the rear courtyard and utility room.

### PARKING

Residential parking is available at the front of the property and around the cul-de-sac.

**SERVICES & GLAZING** - Mains electricity, gas, water & drainage. UPVC double glazed windows and external doors.

**EPC (ENERGY PERFORMANCE CERTIFICATE):** C

**COUNCIL TAX:** Band B



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