



13 Roscarrack Close, Falmouth

Guide Price £535,000



Heather & Lay
The local property experts

- Expanded detached bungalow
- Same family owned since new in 1969
- Very special corner position within sought-after Close
- Four bedrooms
- 28' Living room
- Delightful 0.28 acre 'park like' garden
- Kitchen & utility room
- Additional room (former garage)
- Much parking space
- Requiring modernisation

THE PROPERTY & ITS HISTORY

We love the provenance of this one, the bungalow having been the first reserved at Roscarrack Close in 1969, and remaining in the same family ownership ever since. We suggest it is in absolutely the 'pick of the crop' position within this much sought-after Close, tucked at the head and non roadside corner, with a glorious and remarkably generous 0.28 acre garden that feels 'park like' with its great privacy, establishment and peace. The family grew and the original bungalow was extended, converting the garage to a room and then a meaningful extension to provide four bedrooms and a large, lengthened 28' long sitting and dining room incorporating one of the original double bedrooms, with sliding patio doors overlooking and accessing the garden. The bungalow is being sold with no onward chain, and in need of modernisation. Although a very good size 'as is', neighbouring homes in the Close have expanded upwards to create a second floor which we suggest is an interesting prospect given the great views this would provide over the valley and to the sea, all subject to necessary consents of course. There is plenty of parking space for a number of vehicles at 13, together with a 20' x 10' shed, tucked into the corner of the garden. Although this is elderly, it is the perfect spot to replace with another, providing a summerhouse, work from home office or whatever suits. This instruction excites us for its very special position and the opportunities it affords. Highly recommended!





THE LOCATION

Roscarrack Close is a much sought-after place to live, built by Gray Conoley & Co in the late 1960s as a prestigious development and at a time of less intensive building, than is the case today. Number 13 is in 'THE' spot within Roscarrack Close with a large garden that provides privacy and peace as well as wonderful birdsong whenever we visit. The Close is situated on the edge of Falmouth, a five minute walk from shops at Boslowick and the excellent 'early 'til late' Co-op. Primary schools are nearby, as is Penmere halt railway station and a bus stop running to and from the town and seafront. A streamside walk to Swanpool Nature Reserve and beach takes about 20 minutes.

Falmouth is Cornwall's premier south coast location and renowned for its sandy beaches, spectacular coastline and scenery. The area is an all-year-round resort and boasts some of Europe's most regarded sailing waters. This historical town presents a fascinating mix of charming individual boutiques, shops and has a reputation for its fresh sea food, and an abundance of cafes and restaurants provide a selection of worldwide cuisine and traditional local food.

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.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE) From the driveway, door into side entrance and lobby with electric meter and tripping switches, door to kitchen and further accommodation, door to utility room and....

CLOAKROOM/WC

WC. Window.

UTILITY ROOM

Window and door to rear garden. Radiator. Space and plumbing for white goods. Door to....

ROOM

Once the garage, now a versatile space with window to front and rear. Radiator.



KITCHEN

Large window to front. Base cupboards and drawers in gloss cream with roll top work surfaces and inset stainless-steel sink and drainer. Original, shelved floor to ceiling cupboards including an airing cupboard with hot water tank. Stainless steel gas hob, space for fridge/freezer. Obscure glazed panel and glazed doorway into.....

MAIN HALLWAY

Sliding patio doors to front. Exposed wooden floorboards. Obscure glazed door to bedroom accommodation, door to.....

SITTING/DINING ROOM

With double glazed window and wide sliding patio doors overlooking and accessing the garden and with wooded and open views across the valley.

'Baxi Bermuda' gas living flame coal fire with back boiler fuelling radiator central heating system. Three radiators.

INNER HALL

Access to loft. Doors to four bedrooms.

BEDROOM ONE

Window to rear garden. Radiator.

BEDROOM TWO

Window to rear garden. Radiator.

BEDROOM THREE

Window to front. Radiator.

BEDROOM FOUR

Window to front. Radiator.

SHOWER ROOM/WC

White three piece suite comprising WC, hand basin and oversized walk-in shower cubicle. 'Triton' shower. Obscure window to front. Chrome heated towel radiator.





OUTSIDE

FRONT GARDEN

Number 13 lies within a delightful plot and garden 0.28 acres in size, tucked into the head and corner of the Close with plenty of parking space on a double width driveway and with additional granite chip hard standing. Beds and borders contain arum lily and sub tropical plants, acers and heather. A pathway leads to the front entrance and around to the side and rear garden.

REAR GARDEN

This is a remarkable and unexpected 'park like' garden, established over the last fifty plus years and with a maturity only time can give. From the sitting room, sliding patio doors onto terracing and an expanse of lawn with a fine magnolia tree and a eucalyptus. All is enclosed by dense shrubbery with many camelias, myrtle, holly, palms and more, all providing shelter and privacy as well as a lovely verdant outlook all around. The garden itself is a delight as is the further wooded views across the valley and there is much birdsong all around. Outside tap.

GARDEN SHED 20' X 8' (elderly) with power and light.

GARDEN SHED 10' X 8'

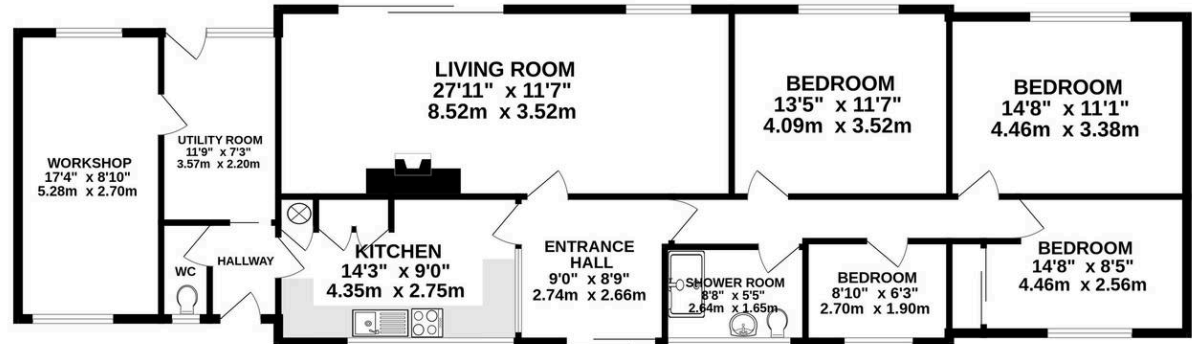
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

Services: Mains electricity gas water & drainage

GROUND FLOOR 1407 sq.ft. (130.7 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 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.
Made with Metropix ©2026





Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Heather & Lay
The local property experts