



6 Frankland Close, Falmouth

Guide Price £300,000



Heather & Lay  
*The local property experts*

- Spectacular outlook!
- Semi-detached bungalow
- Special head of cul de sac position
- 2 Double bedrooms
- Glorious, private & landscaped garden
- Well presented, bright accommodation
- Gas radiator central heating & hot water supply
- UPVC double glazed windows & doors
- Bespoke summerhouse
- Driveway & garage
- No onward chain

**THE PROPERTY** - There is something rather special and so unexpected about this property which provides much more than meets the eye, from a cul de sac drive by. 6 Frankland Close is set at the head of this popular cu de sac, with an elevated outlook from the bungalow over Swanvale and Boslowick valley. But it is the beautifully conceived, landscaped garden that really excites, for its fantastic commanding view, privacy and seclusion, setting it aside from anything you will see at this price level. The bungalow is semi-detached and very well presented and equipped, providing two double bedrooms and a sitting/dining room and kitchen with great picture window views. There is a modern bathroom and a gas boiler in the loft provides radiator central heating and hot water supply. Windows and doors are UPVC double glazed. A steep drive parks two/three cars in tandem, leading to a single size garage, beside which, a high fence and gateway opens to reveal the unexpected! The garden is an uplifting space with quality hard and soft landscaping providing substantial areas of terrace to enjoy, as well as an area of lawn and a backdrop of dense shrubbery and an oak tree, to Penmere station and the railway track behind. Within the garden is a wonderfully versatile bespoke 'summerhouse', bespoke built in timber with wooden floorboards, UPVC double glazed windows and French doors to the terrace and garden. This is spacious and so flexible with its stove, bed base, study area and shower/WC, making it a great work from home office, overspill accommodation or whatever suits. This is an absolute gem for the right person, and a home we are delighted to be selling!





## THE LOCATION

Frankland Close is a popular residential location, situated within Swanvale Valley on the fringes of Falmouth. Number 6 enjoys a privileged position, tucked away into the top corner of the Close. It's a lovely spot where so much of what excites about Falmouth is within reach. The property overlooks Tregonigie Nature Reserve with a lovely wooded and streamside walk towards Swanpool and beach. Boslowick garage and convenience store is 'local' with shops at Boslowick including the excellent nearby early 'til late Co-op. Three primary schools - Marlborough, St. Mary's and St. Francis are in close proximity, as is Penmere railway station, linking to mainline Truro. A nearby bus stop runs regularly to Falmouth town centre.

## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Obscure UPVC double glazed door with side pane into.....

## ENTRANCE & HALLWAY

Tile floor, continuing throughout the property. Radiator with cover. Curtained storage area with shelf and hanging rail. Doors to two bedrooms and bath/shower room. Opening through to....

## SITTING ROOM

A room with a super view, set up high and overlooking Swanvale and Boslowick valley, through a UPVC double glazed picture window. Radiator. Opening through to....

## KITCHEN

Again with a lovely elevated and open outlook, through a UPVC double glazed window to Boslowick and Swanvale valley. Fitted kitchen with gloss white drawers, open shelves, work tops and inset stainless steel twin sink, drainer and mixer tap. 'AEG' stainless steel double oven and grill, stainless steel gas hob and extraction hood. Space for fridge and space and plumbing for a washing machine. Partial ceramic wall tiling. Electric tripping switches.



## BATHROOM

Fully wall and floor tiled room with three piece suite comprising dual flush WC, hand basin with drawers beneath, centre fill bath with boiler fed shower and folding screen. Obscure UPVC double glazed window to rear. Chrome heated towel radiator.

## BEDROOM ONE

UPVC double glazed window to rear. Radiator

## BEDROOM TWO

UPVC double glazed window to rear. Radiator.

## ATTIC

Boarded and lit. Housing the gas boiler fuelling radiator central heating and hot water supply.

## OUTSIDE

**FRONT GARDEN** - Front steps. Tarmac driveway for two/three cars in tandem, leading up to the garage. Small area of lawned garden with heather and broom border. Beside the garage and driveway is a high wooden fence and lockable gate with post box, opening to reveal a lovely.....

**REAR & SIDE GARDEN** - Landscaped, established and unusual, loosely arranged on four levels and terraces, enclosed by timber panel fencing and dense shrubbery, giving a surprising level of privacy and some wonderful elevated views over Boslowick and Swanvale valley and towards Swanpool. A super, lightly wooded view and environment of varied terraces and lawns from which to enjoy summer sunshine for much of the day. Beside the entrance, a pathway around the bungalow and gentle turning, lavender lined steps with stainless steel rail to a paved terrace with raised brick bed and wide splayed steps up to the lawn and further paved terrace. Quality, bespoke curved stainless steel handles and railing with wire tensioners. The top terrace accesses the summerhouse. Steps to the next terrace, densely screened and set beside the railway line and platform at Penmere Halt, where trains nudge in and out of the station at slow speeds. Oak tree, Bay and dense shrubbery, paved and covered area with space to store.





**SUMMERHOUSE** - About 16' x 14' although irregularly shaped, built in timber with a flat fibreglass roof. This is a wonderful, versatile place you would want to spend time in, whether as overspill accommodation, generous work from home office, teenagers' den or what have you, with wide UPVC double glazed French doors and expansive windows accessing and overlooking the garden and valley. A spotlight plastered ceiling, wooden floorboards and wall panelling. Log burning stove and flue. Built-in bed base, study area and shower/WC. Clothes drying frame, Outside tap.

**GARAGE**

15'10" x 7'8" Metal up and over door. Power and light.

**DRIVEWAY**

Parking space for 2/3 cars in tandem

Council Tax band: B

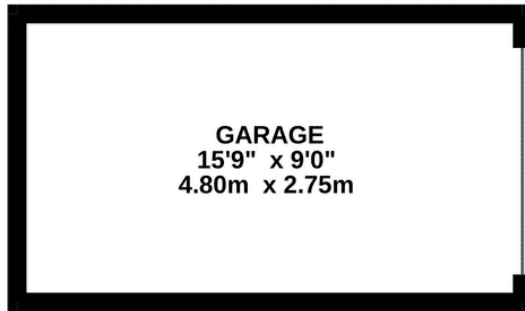
Tenure: Freehold

EPC Energy Efficiency Rating: C

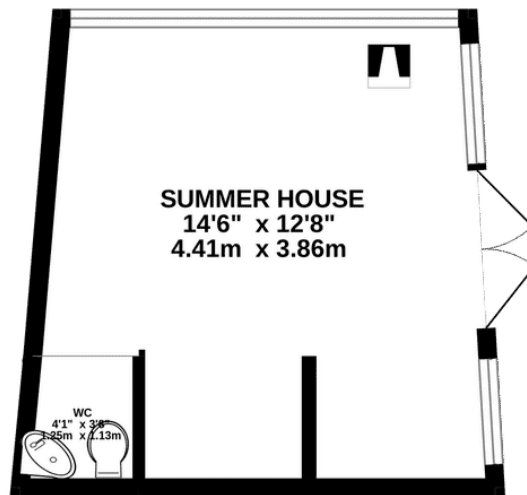
Services: Mains electricity, gas, water & drainage



GROUND FLOOR  
883 sq.ft. (82.0 sq.m.) approx.

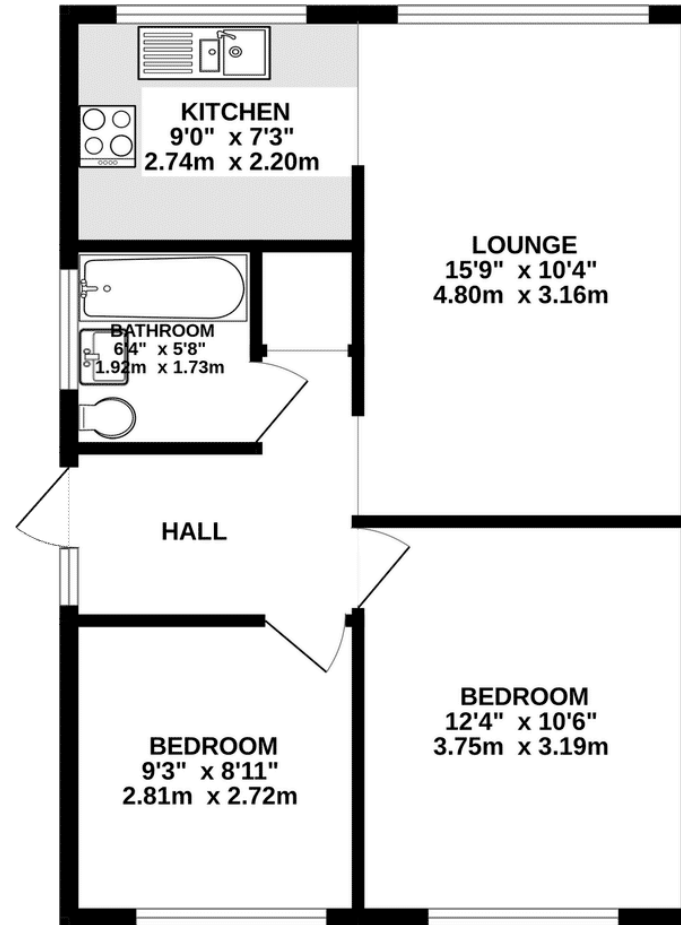


**GARAGE**  
15'9" x 9'0"  
4.80m x 2.75m



**SUMMER HOUSE**  
14'6" x 12'8"  
4.41m x 3.86m

**WC**  
4'1" x 3'9"  
1.25m x 1.13m



**KITCHEN**  
9'0" x 7'3"  
2.74m x 2.20m

**LOUNGE**  
15'9" x 10'4"  
4.80m x 3.16m

**BATHROOM**  
6'4" x 5'8"  
1.92m x 1.73m

**HALL**

**BEDROOM**  
9'3" x 8'11"  
2.81m x 2.72m

**BEDROOM**  
12'4" x 10'6"  
3.75m x 3.19m



## Heather & Lay

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