



13 Bosmeor Close, Falmouth

Guide Price £365,000



Heather & Lay  
*The local property experts*

## THE LOCATION

Bosmeor Close is a highly regarded and much sought-after residential address within the popular Boslowick area of Falmouth. Originally built by Gray Conoley & Co from the late 1960s as a prestigious, low-density development, the close reflects an era of more thoughtful planning, characterised by generous plot sizes, mature surroundings and a greater sense of space than many modern developments offer today. Positioned on the edge of Falmouth, the property enjoys a convenient setting approximately one mile from the town centre, harbourside and seafront. Everyday amenities are close at hand, including local shops at Boslowick and the highly regarded “early ‘til late” Co-op. Two primary schools are within walking distance, while Penmere Halt railway station and regular bus services provide excellent connections to the town, beaches and surrounding areas.

The location is also ideal for enjoying the area’s natural beauty, with a picturesque streamside walk leading to Swanpool Nature Reserve and beach in around 20 minutes. Homes of this period are especially valued for their well-proportioned accommodation and larger gardens, and Number 13 is a fine example. Enjoying a sunny rear aspect, the property takes full advantage of lovely views across the established garden, the Boslowick valley and towards Penmere. Falmouth itself is widely regarded as Cornwall’s premier south coast destination, renowned for its sandy beaches, dramatic coastline and rich maritime heritage. Home to the third largest natural harbour in the world and some of Europe’s finest sailing waters, the town combines its nautical reputation with a vibrant atmosphere, offering an excellent selection of independent boutiques, cafés, restaurants and galleries. With its unique blend of coastal scenery, lifestyle and community, it is little surprise that Falmouth is consistently recognised as one of the most desirable places to live in the UK.





- Stylishly renovated three-bedroom home in sought-after Bosmeor Close
- Generous plot with sunny rear garden and open valley views
- Stunning kitchen/dining room with Quartz worktops and bi-fold doors
- Spacious living room with large picture window
- Garage, utility room and ground floor WC/shower room potential
- Beautifully presented throughout with excellent storage
- Two spacious doubles plus a generous single bedroom
- Enclosed tiered garden with patio and lawn
- Close to schools, shops, Swanpool Beach and Falmouth town centre

### THE PROPERTY

The combination of a superb position, generous plot and thoughtfully reconfigured accommodation makes Number 13 an exceptionally rare opportunity for buyers seeking a beautifully updated, ready-to-move-into home within this highly desirable close.

Upon entering, you are welcomed by a bright and spacious entrance hall, where natural light immediately sets the tone for the rest of the property. A useful built-in storage cupboard helps keep the space practical and clutter free. The house has been significantly improved in recent years, creating comfortable and stylish accommodation perfectly suited to modern family living.

A particular highlight is the stunning re-fitted kitchen/dining room, designed very much as the heart of the home. Featuring Quartz work surfaces, integrated appliances, a useful pantry cupboard and solid oak flooring, the space combines practicality with contemporary style. High-specification bi-folding doors open seamlessly onto the rear garden, creating an ideal setting for both everyday living and entertaining. The separate living room provides a wonderfully cosy retreat, centred around a large picture window overlooking the mature front garden and quiet close beyond. The current owners had also considered the installation of a wood-burning stove, subject to any necessary consents, which could further enhance the room's character and atmosphere.



THE PROPERTY CONT....Another excellent feature is the internal access to the large single garage, which benefits from numerous power sockets and offers excellent storage or workshop potential. To the rear of the garage is a particularly useful utility room with space and plumbing for both a washing machine and tumble dryer, along with a recently installed wall-mounted gas combination boiler and a modern uPVC glazed door leading to the garden. In addition, there is a ground floor WC which offers future potential to be reconfigured into a shower room if desired.

The feeling of light and space continues on the first floor, where a side aspect window brightens the landing and provides access to the three bedrooms and family bathroom. The current owners have carried out tasteful cosmetic improvements throughout, including solid wooden internal doors, stylish contemporary décor and practical storage solutions. A built-in storage cupboard with shelving, together with loft access via a pull-down ladder to a partially boarded loft space, provides excellent additional storage. The bedrooms are all beautifully presented, comprising two generous double bedrooms, both with ample space for home working desks and a spacious single bedroom. The second bedroom in particular enjoys elevated views across Boslowick towards Penmere and beyond. The family bathroom features a three-piece suite and benefits from dual aspect obscured windows providing plenty of natural light and ventilation.

Outside, the established rear garden is a real feature of the property, measuring approximately 48' x 30' (14.63m x 9.14m). Enclosed and relatively private, it enjoys an attractive open outlook rather than backing directly onto neighbouring homes or roads, which is increasingly uncommon. Arranged over two tiers, the garden includes a generous patio area ideal for outdoor dining and entertaining, with a sizeable lawned section below bordered by mature planting. To the front, mature hedging and established shrubs provide a good degree of privacy from the close, while a driveway offers parking for one vehicle in front of the single garage.

Overall, this is an exceptionally well-presented and significantly improved home, and great credit is due to the current owners for the quality and care of the renovations carried out since purchasing the property in 2022 through Heather & Lay. We're delighted to be selling this home for our clients and highly recommend a viewing early so you don't miss out.













## OUTSIDE

### FRONT

Attractive curved raised borders planted with camellias, echium, azaleas and roses, alongside a gravelled frontage leading to a modern uPVC entrance door. Driveway parking is provided for one vehicle in front of the single garage.

### GARAGE & UTILITY ROOM

A generous single garage with metal up-and-over door, lighting and multiple power sockets throughout. To the rear is a useful utility area with space and plumbing for both a washing machine and tumble dryer, along with a WC and a modern gas combination boiler supplying the hot water and central heating, benefitting from a 10-year warranty. A modern uPVC door provides direct access to the rear garden.

### REAR

A delightful and generously sized rear garden measuring approximately 48' x 30' (14.63m x 9.14m), enjoying a peaceful setting and sunny aspect. A recently installed raised decked terrace extends directly from the kitchen/dining room bi-fold doors, with steps leading down to a paved patio and gently sloping lawned garden beyond. Beautifully established shrub beds and borders are richly planted with rhododendrons, camellias, echium, roses, azaleas, ceanothus, pieris, hydrangeas and a small magnolia. Outside tap. A wonderful garden designed for both relaxation and entertaining, and a true sun trap throughout the day.

### DRIVEWAY PARKING

Council Tax band: C

Tenure: Freehold

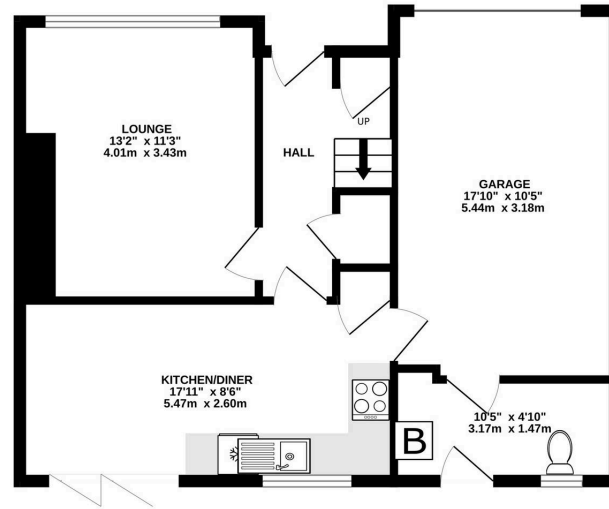
EPC Energy Efficiency Rating: C

**SERVICES & GLAZING:** Mains gas, electricity, water and drainage. A recently installed gas combination boiler has been installed with the benefit of a 9 years remaining on warranty. Double glazing throughout with a modern uPVC front door and high quality bi-fold doors added by the owners.

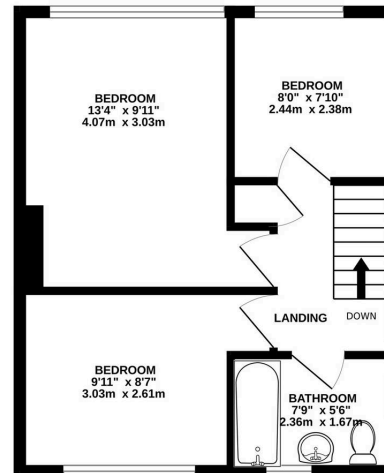




GROUND FLOOR  
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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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## Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • [sales@heather-lay.co.uk](mailto:sales@heather-lay.co.uk) • [www.heather-lay.co.uk/](http://www.heather-lay.co.uk/)

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