

B

PENMERE
DRIVE

Falmouth, Cornwall

PENMERE DRIVE, FALMOUTH

A select development of seven detached 4-5 bedrooomed superlative residences offering a contemporary design and luxurious refinement. Residing close to Falmouth town centre and its Blue Flag beaches you'll get to enjoy the stunning coastline and walks this location has to offer.

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Ready for completion Spring 2019, an electric gated community of luxury properties offering exceptional living space spread over three floors with extensive private gardens. Set within the walled gardens of Penmere Manor the location speaks for itself with its own private entrance on to these peaceful grounds. A rare opportunity this close to Falmouth's many amenities.

Each plot offers space unrivalled with many new builds. Generous gardens, parking and roller door garage make these homes a rare opportunity within Falmouth.

Open plan kitchen/dining/living areas opening up on to the rear gardens to enjoy outside dining or entertaining on the terrace. With a master en-suite bedroom to each home on its own floor, the remaining double bedrooms are uncompromised in size.



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**PENMERE
DRIVE**



Image (left to right): The Passingham, The Bullock and The Wallsingham



**SITE
LOCATION**

B
**PENMERE
DRIVE**

**INTERIORS
& DECOR**

Light and airy in design, each of the seven houses will be finished to a high specification. Internally, the open plan living area combines style and space with high quality kitchen fittings and bathrooms. Boasting large terraces, you are able to appreciate the setting within these beautiful grounds.

These modern spacious townhouses offer superb accommodation with 4-5 double bedrooms including a master en-suite bedroom. Decorated and finished to a modern standard these bright and airy properties offer a contemporary feel. The living areas are fitted with engineered oak floors, LED downlights and underfloor heating.

Constructed over three floors the properties have space with large open entrances and landings. Each property consists of true handleless style kitchen by CK Kitchens complimented with the latest built-in appliances including double ovens, dishwasher and 60/40 fridge freezers. Luxury fitted modern bathrooms and en-suites make these properties a family home or holiday retreat to enjoy.



Illustration purpose only



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THE PROPERTIES

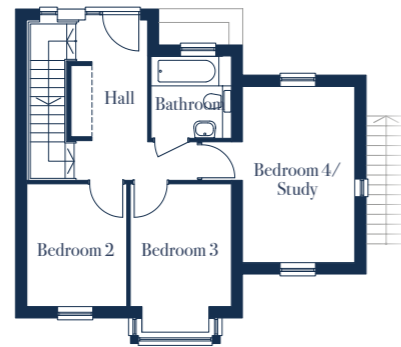
THE BULLOCK

Detached 5 bedroom house with en-suite master bedroom split over three floors with single garage and ample parking.

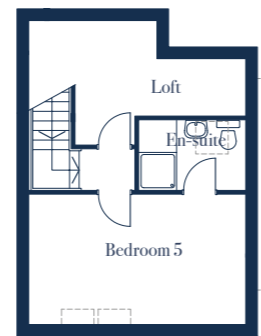
- Lower Ground floor**
- Livingroom**
5.2m x 4.2m
- Kitchen**
2.9m x 4.1m
- Bedroom 1/Study**
2.8m x 4.5m
- Ground floor**
- Bathroom**
2m x 2.1m
- Bedroom 2**
2.6m x 3.1m
- Bedroom 3**
2.6m x 3.1m
- Bedroom 4**
2.9m x 4.5m
- First floor**
- Loft**
5.2m x 1.4m
- Bedroom 5**
5.2m x 3.1m
- En-suite**
2.6m x 1.7m



Lower Ground floor



Ground floor

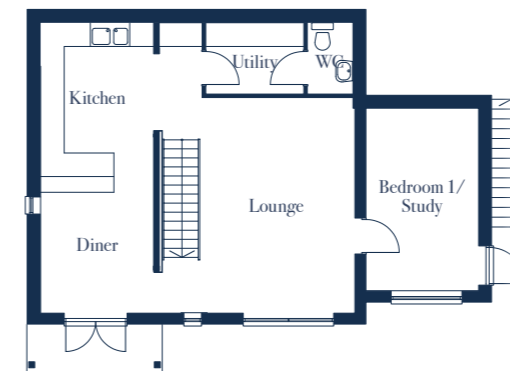


First floor

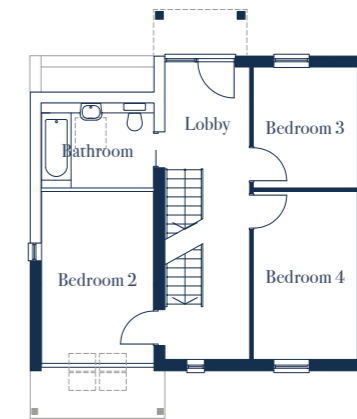
THE WALSINGHAM

Detached 5 bedroom house with en-suite master bedroom split over three floors with single garage and parking.

- Lower Ground floor**
- Kitchen/ Dining room**
2.9m x 7.4m
- Livingroom**
5m x 5.5m
- Utility room**
2.5m x 1.6m
- Utility**
2.5m x 1.6m
- WC**
1.2m x 1.6m
- Bedroom 1/Study**
2.9m x 3.1m
- Ground floor**
- Bathroom**
2.9m x 2.2m
- Bedroom 2**
2.9m x 4.4m
- Bedroom 3**
2.7m x 4.3m
- Bedroom 4**
2.7m x 3.1m
- Second floor**
- Loft**
4.9m x 1.8m
- Bedroom 5**
3.8m x 1.7m
- Walk-in wardrobe**
1.6m x 1.7m
- En-suite**
2.6m x 1.7m



Lower Ground floor



Ground floor



Second floor

THE REDPOLE

Detached 4 bedroom house with en-suite master bedroom split over three floors with single garage and parking.

Ground floor

Livingroom
5.2m x 5m

Kitchen/Diner
3.1m x 4.5m

WC
1.9m x 2.2m

First floor

Bathroom
2m x 2.1m

Bedroom 1
2.6m x 3.1m

Bedroom 2
2.6m x 3.1m

Bedroom 3/Study
2.9m x 4.5m

Second floor

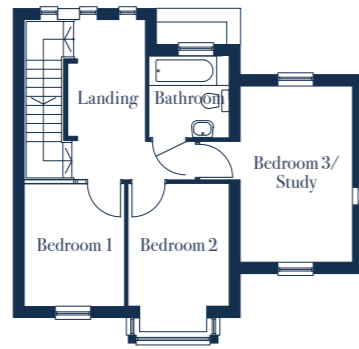
Loft
5.2m x 1.4m

Bedroom 4
5.2m x 3.1m

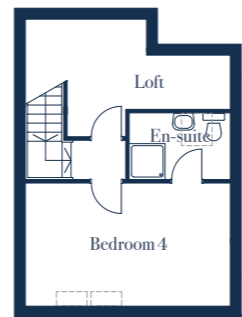
En-suite
2.6m x 1.7m



Ground floor



First floor



Second floor

THE PASSINGHAM

Detached 4 bedroom house with en-suite master bedroom split over three floors with single garage and parking.

Lower Ground floor

Diner
2.6m x 4.8m

Lounge
5.7m x 4.5m

Kitchen
4.6m x 3.1m

Ground floor

Bedroom 1
2.7m x 4.8m

Bathroom
2.4m x 2.2m

Bedroom 2
2.7m x 3.5m

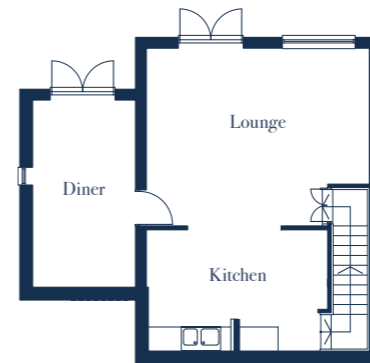
Bedroom 3
2.9m x 3.5m

First floor

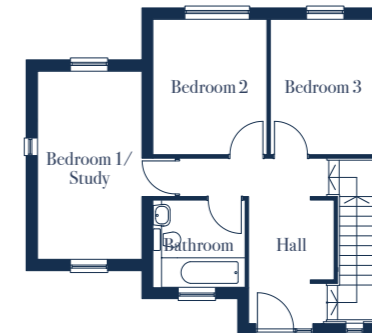
Bedroom 4
5.7m x 3.5m

En-suite
2.7m x 1.6m

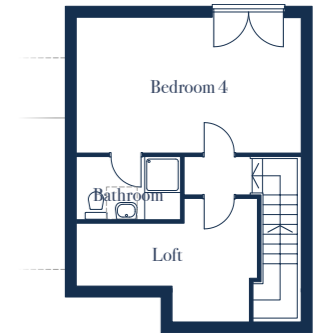
Loft
4.7m x 1.4m



Lower Ground floor



Ground floor



First floor

FACILITIES & GROUNDS

Penmere Drive sits amongst the walled gardens of Penmere Manor Hotel on four acres of woodland just a stones throw away from the beaches and historic port of Falmouth.

Penmere Manor was built by Captain John Bullock, a captain on Cornish Packet ships The Walsingham and The Redpole – ships that transported mail around the world and played an important role in Falmouth’s history. The doors to the library are said to be from one of the packet ships of that era.

Turning off Mongleath Road you’ll enter the secluded grounds of Penmere Manor Hotel to approach Penmere Drive – a private and unique setting.

As a property owner you’ll have access to the grounds and facilities which include a restaurant and bar. With each house purchase you’ll receive 12 months leisure membership to the gym and pool as well as 10% discount at the restaurant. Also nearby is a well stocked local convenience store.



FALMOUTH & SURROUNDING AREAS

Falmouth is a bustling harbourside town growing in reputation as one of the UK's most desirable places to live.

The town centre boasts a profusion of high quality independent shops nestled between high street stores, galleries, cafés and restaurants. Henry VIII's Pendennis Castle marks the entrance to what is the world's third deepest natural harbour, while the town is home to the National Maritime Museum Cornwall.

The colourful harbour plays host to many sailing events and transatlantic races including the Tall Ships race.

The town hosts many food & drink and music events each year. Falmouth's renowned seafront is within a short 20 minute walk and is home to Gyllyngvase's blue flag beach and popular café.



Swanpool Beach, Falmouth – 10-15min walk



Falmouth Harbour/Town – 5min drive, or 10min walk



St Mawes – a short ferry hop



Flushing – 15min drive



Enys Gardens, Penryn – 10min drive



Truro – 30min drive



Gyllyngvase Beach, Falmouth – 20min walk



Newquay Airport – 45mins drive



London – 4hrs 30min train or 1hr flight

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