



ROHRS & ROWE



Chy Wyn
Boscawen Road
Falmouth
TR11 4EL

- Great views across Falmouth Bay
- Recently updated throughout
- Broad entrance hallway
- Spacious open plan kitchen / dining room
- Generous sitting room with bay window
- Large utility room and cloak room
- Spacious landing opening to balcony and enjoying views
- Stylish principal en suite bedroom
- Guest bedroom with sea views
- Good sized third bedroom
- Family bathroom
- Mature gardens and patio
- Generous garage with potential for conversion (STPP)
- Good parking
- EPC D




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A FABULOUS COASTAL PROPERTY SET JUST A SHORT DISTANCE FROM GYLLYNGVASE BEACH WITH VIEWS ACROSS FALMOUTH BAY AND BEAUTIFUL ACCOMMODATION.





PROPERTY

Set approximately two hundred metres from the ever popular Gyllyngvase Beach, Chy Wyn is the perfect residence for relaxing in this stunning location. The house is nicely positioned in the centre of its grounds and enjoys lovely views across Falmouth Bay, especially from its fabulous first floor balcony.

The house has been thoroughly updated throughout and it now has a contemporary feel whilst retaining a lot of its original charm and character. The broad entrance hall sets the scene and there is also a great sense of light and space throughout. The kitchen is beautifully fitted out with very simple, stylish units and it opens to the dining area, creating a wonderful space for entertaining. There is even a wood burner to add to the ambience on the cooler evenings. The sitting room is a beautiful room with its bay window drawing you in to admire the views. The room is also bright and airy with a lovely sense of space and tranquility and a door provides access out to the gardens. Upstairs, the landing has the most captivating view with access out to the broad balcony, creating the perfect vantage point to watch the sailing boats out in the bay. The master suite is an excellent room with a dual aspect and lovely views to enjoy along with a fabulous en suite positioned to the rear. The guest bedroom also benefits from a wonderful sea view and the bathroom to the rear is beautifully finished and serves bedroom three, which is also of a good size.

The driveway entrance benefits from having high gates ensuring the garden enjoys good levels of privacy. There is ample parking for several cars and possible boat storage. The garage offers great potential for all manner of uses, possibly even for conversion to create an annexe, subject to all of the requisite planning permissions. The garden is very attractive with a range of specimen plants and shrubs, including tree ferns and rhododendrons, as well as a good area of lawn and an attractive patio area with space for a hot tub if required.







LOCATION

Falmouth has long been held in high regard and in 2017 it was voted as the best place in the UK to live by readers of the Sunday Times. Dominated by the water, Falmouth provides a wide range of leisure and lifestyle opportunities along with a selection of stunning beaches to choose from. The beaches are excellent for families and are a great social area, with numerous cafes and restaurants and there are also many boating and sailing options with several marinas to choose from.

Swimming, fishing and SUP are exceptionally popular at the fabulous beaches of Gyllyngvase and Swanpool. Both are within easy reach and you will find Maenporth Cove a little further along the coast path. All of these beaches offer facilities that make for a very pleasant day out.

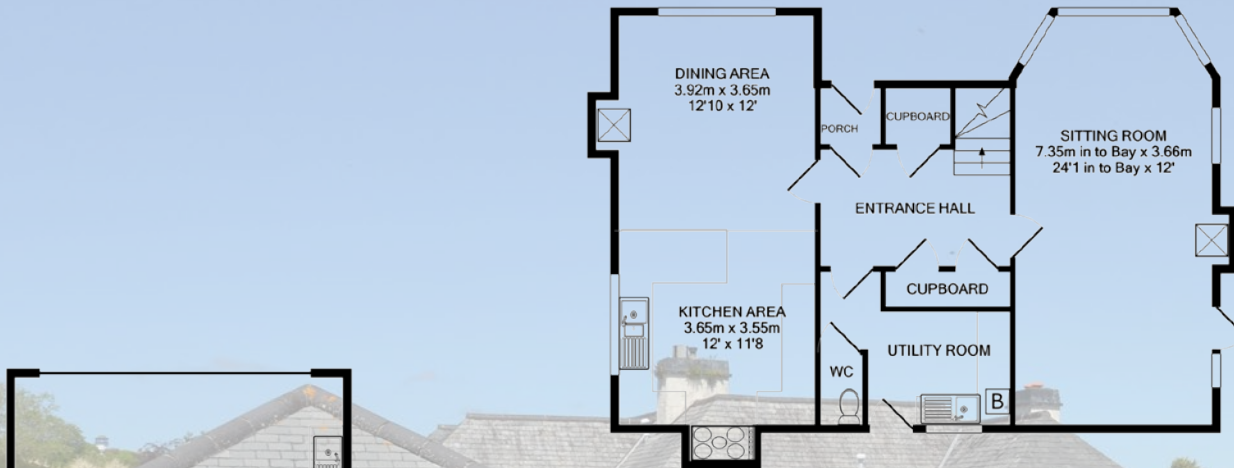
Falmouth town centre offers a wide variety of shopping opportunities with many high street names, as well as a good selection of interesting boutique shops along with a large number of bars and restaurants to enjoy. The town also offers all the services required for business with a range of banking options and many support services.

DISTANCES

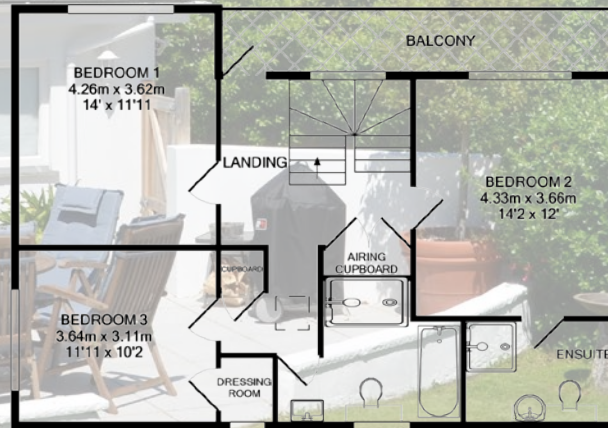
Gyllyngvase Beach: 200m • Swanpool Beach: 0.8 Mile • Falmouth Town Centre: 1 Mile • Maenporth: 2 Miles • Flushing: 4.5 Miles • Mylor Yacht Harbour: 5.5 Miles
Truro: 11.5 Miles • St. Mawes: 16.5 Miles • Newquay Airport: 30 Miles • St. Ives: 29 Miles • Fowey 34 Miles







GROUND FLOOR



1ST FLOOR



LOFT AREA



6 BOSCAWEN ROAD FALMOUTH TR11 4EL
TOTAL APPROX. FLOOR AREA 206.0 SQ. M. (2217 SQ. FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Services: Mains Water, Electricity, Gas and Drainage.

Directions: Travel into Falmouth along Dracaena Avenue, passing the sports ground and onto Western Terrace. Turn Right at the roundabout and then left into Spernon Wyn Road. Travel downhill and take the second turn on the right into Boscawen Road. Chy Wyn will be found on the right just a little way on from the tennis courts.

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