12 Roscarrack Close, Falmouth, Cornwall, TR11 4PJ

£500,000 Freehold

This outstanding detached dormer Eco home impresses deeply on several levels having been the subject of an ingenious top to toe, no expense spared scheme of refurbishment, refitment and expansion to create a fabulous four/five bedroom, two/three living room house with admirable eco and energy saving credentials. Combine this with comfort, quality and practicality in a select close and a delightful 0.22 acre garden and you have a very special property indeed!
THE LOCATION 12 Roscarrack Close lies within the popular residential area of Boslowick on the outskirts of Falmouth. The location is remarkably convenient, on a bus route to town and seafront, with two primary schools within half a mile and an excellent 'early 'til late' Co-op on ones doorstep. A lovely walk through the nature reserve to Swanpool and Beach, takes about 15 minutes, as does the walk to Falmouth town and harbourside. Nearby public footpaths provide some lovely walks to Menehay and Budock Water and surrounding areas.

THE PROPERTY The owners of this remarkable place bought it from us in 2010 and have lived here very happily since. Their intent and passion to live sustainably and minimise energy costs, combined with their specialist knowledge in this field, set them on a mission to create a superb family home with minimal carbon footprint and energy consumption.

This energy saving runs seamlessly behind the scenes, beautifully engineered to provide electricity and hot water for ones own consumption and feeding excess into the National Grid for a useful annual income under the Government Feed-in tariff scheme.

The property itself is a treat with a scheme of improvements and expansion that has been meticulously carried out. It is flexible, spacious and beautifully presented with four/five bedrooms (the main ensuite and the fifth would make a great office/study). There are two/three living rooms with a generous lounge and a sociable open plan arrangement of stylish kitchen into a superb quality living/dining room/conservatory which 'projects' into the garden.

The property sits in a lovely spot with views overlooking Boslowick Valley to Pendennis and Falmouth Bay in the distance. The 0.22 acre garden has been thoughtfully landscaped and is richly stocked with all sorts, including over twenty camellias together with rhododendrons and azaleas, many fruit trees and a remarkably productive fruit and vegetable area. There is a garage and plenty of space to park and turn on the driveway plus a dedicated, screened hard-standing area for a camper van or similar. You can probably tell that we like this one! - may we suggest an early appointment to come and see why?

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

ENTRANCE PORCH Coat hooks. Double glazed window to side. Spotlights. Wide oak and smoke glazed double doors into...

HALLWAY 'L' shaped with staircase and rail to first floor. Telephone and power points. Under stair recess. Radiator. Oak panelled doors to three bedrooms, shower room, sitting room and kitchen.

LOUNGE 16' 8" x 12' 4" (5.08m x 3.76m) UPVC double glazed picture window overlooking the garden and to distant views towards Falmouth and Pendennis Point. UPVC double glazed window to side. ‘Mendips stoves’ 4KW multifuel stove set within a fireplace recess with granite tile hearth and attractive limestone surround. TV and high gain aerial with amplifier. Corniced ceiling. Central heating and hot water thermostatic control for the boiler. Telephone point. Radiator and power points.

KITCHEN 16' 10" x 9' (5.13m x 2.74m) Stylish shaker style fitted kitchen in cream with soft closure drawers and doors, brushed stainless steel handles and plenty of roll top work surfaces, integrating a quality composite sink and drainer with mixer tap. Built-in ‘Hotpoint’ chest height, stainless steel double oven and grill. ‘Bosch’ dishwasher and space for an American style fridge freezer. Glass-topped gas 'Whirlpool' hob and stainless-steel extractor with glass hood. Spotlit ceiling. Partial ceramic wall tiling. Linoleum floor. Radiator and power points. Opening into utility, (to cloakroom and garage areas) and to...
DINING ROOM/CONSERVATORY 13' 7" x 9' (4.14m x 2.74m) A lovely room, built in cavity block with UPVC double glazed windows to three aspects looking into the garden and providing a particularly appealing further living/dining room with plenty of room for a sofa and dining table and chairs. Radiator and power points.

UTILITY ROOM 17' 9" x 6' (5.41m x 1.83m) Providing valuable space and practicality with plenty of kitchen matching cupboards and work top surface, a stainless-steel sink and drainer. Space and plumbing for washing machine and tumble dryer. 'Vaillant' boiler fuelling radiator central heating and hot water supply, together with a cupboard housing the pressurised hot water system. Solar heated towel radiator. Spotlit ceiling. Radiator. UPVC double glazed window to front with pleasing outlook over the garden towards Pendennis, The Roseland and glimpses to sea. Internal door to garage. Meter boxes for mains and solar electricity. Power points. Oak and glazed door to ...

REAR ENTRANCE Ceramic tile floor, spotlight. UPVC double glazed door to outside. Pine door to...

WC In white with obscure UPVC double glazed window to rear. Ceramic tile floor. Spotlit ceiling.

GARAGE 17' 8" x 9' (5.38m x 2.74m) Electric up and over door. Shelves. Obscure UPVC double glazed window to rear. Power and light. Gas meter. Internal door to utility and accommodation.
**BEDROOM TWO** 12' 7" x 11' 5" (3.84m x 3.48m) (10' 6" (3.2m)

**BEDROOM THREE** 12' 8" (3.86m) reducing to 9' 9" (2.97m) x 9' (2.74m)
UPVC double glazed window to rear, overlooking the garden. Fitted wardrobes. Radiator. Power points.

**BEDROOM FOUR/STUDY** 11' 5" x 7' 4" (3.48m x 2.24m) UPVC double glazed window to front overlooking the garden towards Pendennis Castle. Built-in cupboards. BT Infinity Fibre Optic Broadband connection.

**SHOWER ROOM** Nicely refitted in white with suite comprising a button flush WC, wash hand basin and oversized walk-in shower cubicle. Obscure UPVC double glazed windows to rear. Majority ceramic wall tiling. Heated towel radiator. Shaver point. Spotlit ceiling.

**FIRST FLOOR** Stairs and handrail to...

**LANDING** Oak panelled doors to two bedrooms.

**BEDROOM ONE** 14' 6" x 9' 10" (4.42m x 3m) A lovely room with dormer UPVC double glazed, turn and tilt window overlooking the garden to Swanvale Valley towards Pendennis Point and Castle and out to sea. Velux triple glazed window to rear. Lit eave storage cupboards. Bedside wall lights. Radiator. Power points.

**EN SUITE** Wall tiled, modern and stylish three-piece suite comprising button flush WC, wash hand basin and walk-in oversized shower cubicle. UPVC double glazed turn and tilt window to rear. Extraction fan. Dual fuel heated towel radiator.

**BEDROOM FIVE** 8' 7" x 8' (2.62m x 2.44m) (13' (3.96m) into rear facing UPVC double glazed turn and tilt dormer window.
Triple glazed Velux window to front with pleasing view to Pendennis and sea. Bamboo laminate floor. Radiator. Extensive, lit eave storage space
OUTSIDE  The property lies in a generous, thoughtfully conceived garden, full of shrubs, plants and small trees and produce. A 60' (18.29m) tarmac drive off Roscarrack Close, lined with hollyhocks and hebe with turning area and culminating in the garage. Shrubs and trees include mahonia, camellias, hydrangea and azalea with a small area of lawn. Wide steps with rail to front door. Within the front garden, an area of...

REINFORCED HARDSTANDING  Created for a camper van and nicely screened from the close road.

REAR  A beautifully screened and mature rear garden enclosed by high timber panel fencing for privacy and seclusion. From the property, areas of paved terracing with gentle steps up to a lawn interspersed with a selection of fruit trees including cherry, damson and Victoria plum and a triple species pear. Palms, several tree ferns, camellias and roses.

A paved, sheltered pergola to enjoy in most weathers. Galvanised arch with jasmine and honeysuckle.

A wonderful produce bed with blackcurrants, gooseberry, tay and loganberry, summer and autumn raspberries. an asparagus bed and an espaliered fig tree.

Within this true plantsman's garden are a dozen or more camellias, fragrant roses and various other raised produce beds - a cornucopia of year round interest and colour!

ALUMINIUM GREENHOUSE  8' x 6' (2.44m x 1.83m) On a solid base.

TIMBER SHED  8' x 5' (2.44m x 1.52m)

Log store. Compost area. Water butt. Outside tap and lights. Two 1,000 litre water storage tanks. Power points.
**AGENTS NOTES**

1. **SOLAR SYSTEMS GENERAL INFORMATION** The property has 2 distinct solar systems installed. Firstly, a photovoltaic system composed of 16 panels fitted to the east, south and west elevations of the property. These panels have independent inverters fitted to each panel and produce electrical power for immediate use or export to the National Grid during periods of low household use. This system produces an annual income under the Government Feed-In Tariff Scheme and produces power even on cloudy winter days. The average Generation Payment over the last three years totalled approximately £1500pa. The current Generation Payment is 52.75p per unit and the Export payment is 3.72p per unit.

Secondly there is an independent solar hot water system composed of 30 vacuum tubes fitted to the south elevation of the house. Together with a pressurised hot water cylinder it produces varying amounts of hot water from the sun even on dull or cloudy days. During holiday periods, when no hot water is required on a daily basis, especially during the summer time, the solar hot water system programmer may need setting to ‘Holiday Function’. In this mode the cylinder will dump excess heat back through the collector tubes on the roof at night and is a normal function and use aspect of this system.

There is also an addition to the solar hot water system in the form of a clothes drying radiator situated in the utility room. This radiator can be used on sunny days to help clothes drying and as a heat sink during holiday periods. This is also programmable via the solar controller.

Both of the systems have been set to operate automatically and need no further input in normal use, but may be reconfigured to suit individual requirements.

To maintain peak efficiency the surfaces of both solar systems require cleaning annually. A window cleaner can usually assist.

2. **GAS CENTRAL HEATING** The Vaillant central heating boiler provides heating to all rooms via radiators and hot water via the pressurised hot water cylinder. This is controlled by a programmer in the lounge. The hot water timing of the central heating programmer is set to operate in conjunction with the solar hot water system and will provide a top-up to the hot water cylinder during the evening following very cloudy days and during the winter months. Again, the system operates automatically and requires no input apart from setting preferences to timing and temperature of water and room temperature etc.

3. **RAINWATER RECYCLING** The 2 downstairs toilet systems are fed from two separate 1000 ltr storage tanks. These take the rainwater from the roof which then passes through coarse and fine filters. The rainwater then fills the w.c. cisterns.

The ground floor Shower Room toilet can be used on rainwater or mains water with a simple change of connection. The coarse filters will require periodic cleaning by removal and tapping out of leaves and coarse debris. The fine filters are cleaned by means of a drain valve. No spares are required for either filter.

4. **RADON PUMP** The Radon pump has been designed, installed and tested to limit any radon entering the property to well within the action limits set nationally. The pump is set to run continuously and has low power consumption.

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**PROOF OF FINANCE - Purchasers**

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.
DIRECTIONS

Travelling from Truro to Falmouth on the main A39, continue as you approach Penryn (with B&Q and Asda on your left). At the next roundabout (after the dual carriageway) turn right into Union Road. At the next roundabout continue straight over into Bickland water Road. After approx 1 mile turn left in to Prislow Lane then right in to Roscarrack Close. Number 12 can be located on the right hand side.

VIEWING DETAILS:
Strictly by prior appointment please with the vendor’s Sole Agents – Heather & Lay, 3 Church Street, Falmouth Telephone: 01326 319767

GENERAL INFORMATION

SERVICES:
Mains water, electricity, gas and drainage

COUNCIL TAX: E

TENURE: Freehold

EPC RATING: C

If asked we will recommend potential buyers use the services of trusted professionals. Should you decide to use the services of the provider you should know that Heather & Lay or the individual member of staff may or may not receive a referral fee.

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