Laskowski &Co



4 Valley View, Bowling Green, Constantine, Falmouth, TR11 5AP

£295,000

An extended 3 bedroom, 2 bath/shower room semi-detached house, situated at the head of Bowling Green, in desirable Constantine village. Providing the benefit of immediate vacant possession and no onward chain, this well positioned home commands far-reaching rural views from the rear, encompassing miles of unspoilt countryside, a double aspect living room with French doors allowing access onto a raised 'balcony', modern fitted kitchen, deep lawned south-west facing garden, and driveway parking.

Key Features

- Semi-detached village home
- Extended living accommodation with far-reaching views to the rear
- Moments from all village amenities!
- Convenient driveway parking
- 3 bedrooms, 2 bath/shower rooms
- Enclosed and sunny rear garden with raised patio
- Purchase subject to Section 157 restriction*
- EPC rating E











THE ACCOMMODATION COMPRISES

From the driveway, mellow stone paving leads to a paved threshold, with obscure glazed uPVC entrance door and courtesy handrail opening into the:-

ENTRANCE LOBBY

Tiled flooring, uPVC glazed window to the side elevation, providing plentiful space for shoe storage and coats etc. Ceiling light. Part-glazed entrance door opening into the:-

INNER HALLWAY

Stairs with courtesy handrail and side grips rising to first floor level. Radiator, ceiling light. Part-obscure multi-pane door to the:-

DINING ROOM

A broad room with large uPVC double glazed window to the front elevation, providing an outlook over the established garden. Ceiling spotlights, TV aerial point, half-heigh door to under-stair storage cupboard with light. Obscure multi-pane door opening into the:-

KITCHEN

A modern fitted kitchen comprising an array of cream coloured gloss units set both above and below a U-shaped granite-effect worksurface, providing plentiful space for preparation. Inset stainless steel one and a half bowl sink with drainer and mixer tap, neutral tiled splashback at mid-point. Appliances include Hoover electric oven with grill, Hotpoint ceramic four ring hob and stainless steel extractor. Undercounter space and plumbing for washing machine and dishwasher respectively. Ceiling light, uPVC double glazed window, undercounter radiator. 'Breakfast area' incorporating further cupboard units with open shelving finished with a granite-effect rolltop worksurface and tiled splashback, providing ancillary storage space, together with the addition of a shallow pantry cupboard with stripped panel doors and adjacent, storage cupboard with shelving, hanging space and electrical consumer unit. Two ceiling lights, tiled flooring. Part-glazed door opening into the:-

REAR ENTRANCE LOBBY

Part-obscure glazed rear entrance door to side elevation providing natural light and an alternative rear access to the property. Coat hooks, ceiling light. Continuation of tiled flooring, panelled door to:-

GROUND FLOOR SHOWER ROOM

A white three piece suite comprising dual flush WC, pedestal wash hand basin, and shower cubicle with glazed shower door, tiling throughout and Mira Sport electric shower. Tiling to floor and walls. Mirror-fronted medicine cabinet, strip light with shaver socket. Heated towel rail, extractor fan. Ceiling light.

Opening from rear entrance lobby leading into the:-

LIVING ROOM

Three steps descend from the rear entrance lobby into a deep living room, double aspect in nature, with high-level obscure glazed window to side elevation, together with glazed French doors to the rear, with matching full-height side panels and exceptional far-reaching views over the nearby countryside and rolling fields beyond. Two sets of ceiling spotlights with dimmer switching, two radiators, electric focal point fire. Honeywell heating thermostat, TV aerial point,

FIRST FLOOR

LANDING

Part-galleried to stairwell below, with window to side elevation, loft hatch, ceiling light, and heated towel rail. Stripped timber doors to all bedrooms and main bathroom.

BEDROOM ONE

Situated to the rear of the property, a double bedroom providing outstanding elevated views over miles of rolling fields and countryside. Shallow recess to far side spanning almost the width of the room. Ceiling light, radiator.

BEDROOM TWO

A small double with broad uPVC glazed window to the front elevation with views across the grounds of Constantine Church and neighbouring properties of Bowling Green. Ceiling light, radiator.

BEDROOM THREE

A bright room with glazed window to the rear elevation, once again, offering sensational far-reaching views across the miles of unspoilt countryside. Radiator, ceiling light.

FAMILY BATHROOM

Comprising dual flush WC, pedestal wash hand basin, and panelled bath with side grips, separate hot/cold taps and overhead electric shower. Heater towel rail, extractor fan, inset downlights. uPVC obscure glazed window to front elevation.

THE EXTERIOR

TO THE FRONT

Broad gates from Bowling Green provide access onto a level driveway, allowing space for one (potentially two) vehicles. Established hedging and boundaries delineating the curtilage for the property. There is a gravelled area with metal storage unit, and behind, a sheltered front garden, once again, with mature hedging and allowing for a degree of privacy from the roadside. The mellow stone paved garden pathway leads around the property, with oil tank concealed behind hedging, and beyond, the oil boiler concealed within metal casing. Adjacent, steps provide passageway into the rear entrance lobby. Exterior water tap, continuation of established borders and paving, Opening leading onto the rear garden.

TO THE REAR

Mainly laid to lawn, once again, with clear and mature borders. Steps with courtesy handrail rise to a raised patio, partially laid to gravel and enclosed with feather-edged fencing, offering a sheltered and peaceful sitting out space, together with exceptional far-reaching rural views. Raised balcony/patio along access into the living room and offering an elevated space in which to enjoy a sunny and favourable south-westerly aspect. A large garden shed provides useful storage with two entrance/exit doors, glazing, and steps to the rear for convenience. Greenhouse and pond to the far boundary.











GENERAL INFORMATION

AGENT'S NOTE

The property is subject to a Section 157 occupancy restriction which means a future owner must have lived and/or worked in the county of Cornwall for at least the last three years.

A Concrete Screening Test was undertaken in 1999, which yielded a Classification A result, rendering the property suitable for mortgage purposes.

SERVICES

Mains electricity, water, and drainage are connected to the property. Oil fired central heating.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Freehold.

VIEWING

Strictly by appointment only with the executors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

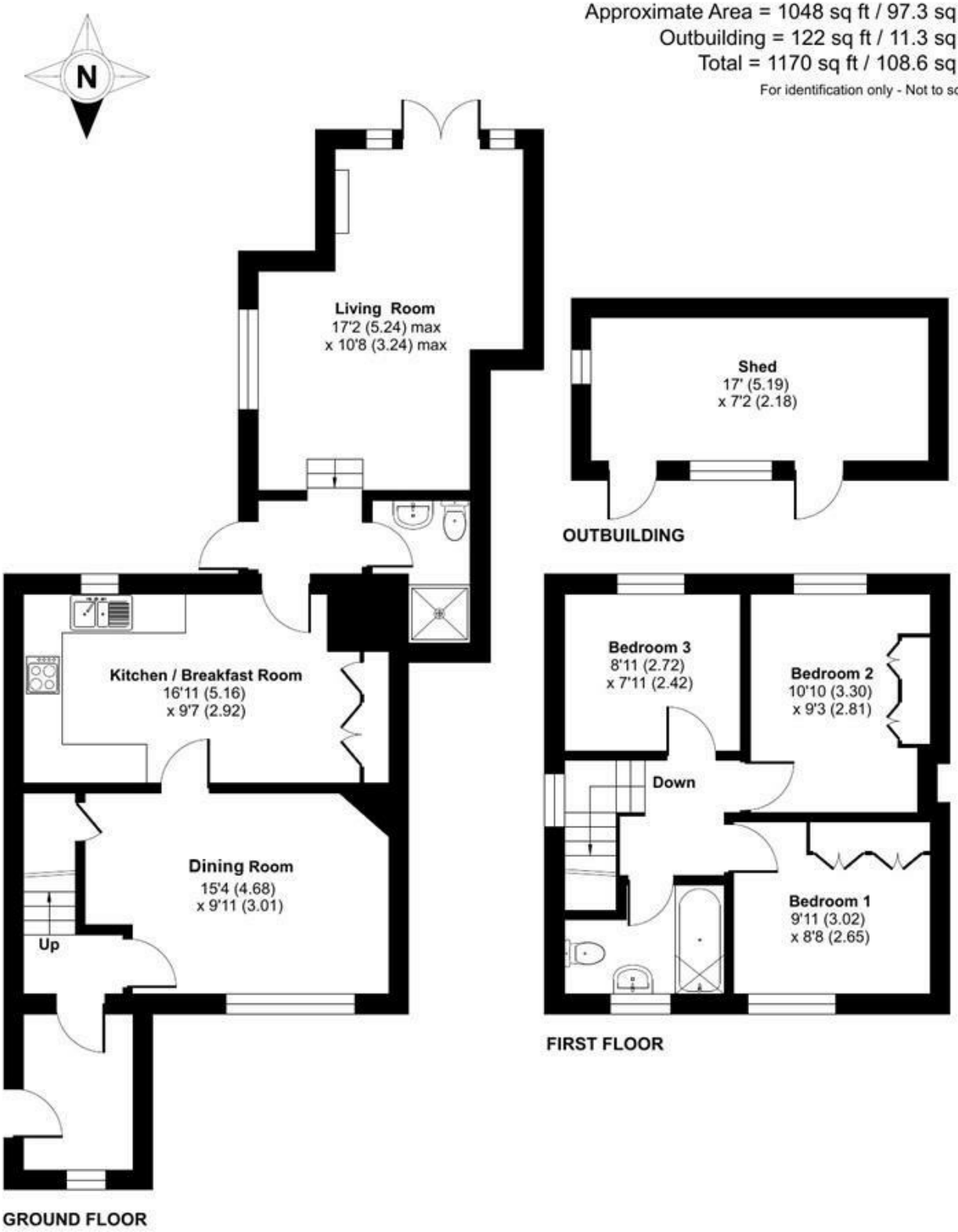



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Valley View

Floor Plan

Valley View, Bowling Green, Constantine, Falmouth, TR11

Approximate Area = 1048 sq ft / 97.3 sq m
Outbuilding = 122 sq ft / 11.3 sq m
Total = 1170 sq ft / 108.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Laskowski & Company. REF: 1464200