

**FOR SALE**



**Claremont Cottages**  
**Guide Price £430,000**

  
**MARTIN&CO**

# Claremont Cottages

Guide Price £430,000

- CHARACTER COTTAGE
- STUNNING COASTAL VIEWS
- SHELTERED REAR COURTYARD GARDEN
- GLAZED BALCONY
- VERSATILE ACCOMMODATION

A handsome end of terrace, characterful cottage, tucked away on a quiet lane just above The Greenbank, with delightful river views and a sheltered enclosed courtyard garden where you can enjoy the sunshine and sea air!

Enjoying an elevated position on a little lane just off Claremont Terrace is this two, potentially three-bedroom cottage which has been sympathetically updated whilst retaining its character.

Entering the property from the lane which is Claremont Cottages, you first come into a porch with a part glazed door and a traditional tiled hallway with a lovely plaster arch. The lounge is to your immediate left and has a recessed window to the front and a feature fireplace with built-in cupboards either side of the chimney breast.



To the rear of the ground floor is a bright kitchen, with glass doors opening onto a glazed balcony which gives wonderful far-reaching river views. A truly wonderful spot to sit and enjoy your morning coffee! The kitchen is presented very well with a range of fitted units including an integrated fridge-freezer and an integrated oven and 6 burner gas hob. There is a tiled splash back above a Corian worktop along with a ceramic 'butler's sink' and space for a small dishwasher as well as a breakfast table.

Stairs in the corner lead down to the lower level which is a versatile room, with ensuite shower room, and opens out onto the rear courtyard garden. This would be great for guest accommodation or for use as a home office.

From the hallway on the ground floor there is a graceful, turned staircase leading up to the first-floor landing with a window giving beautiful river views and providing lots of lovely natural light.

There are two double bedrooms, both with a built-in wardrobe, and the rear having gorgeous sea views. There is an immaculate modern shower room, part-tiled and with a large shower enclosure, a basin set into a vanity unit with drawers and a heated towel rail.

To the rear is a superb, sheltered two-tiered courtyard style garden. There is a sunken seating area adjacent to the cottage and then an upper gravel patio, bounded by red brick and stone walls, with raised planted borders. Both areas catch the sun for much of the day and provide the perfect setting for al-fresco dining!

A viewing appointment is highly recommended to appreciate what this stunning property has to offer! Sympathetically presented accommodation combined with 360° panoramic views from the rear, spanning the Penryn River, from Flushing across to St Mawes and St Anthony's Lighthouse.



EPC D

Council Tax Band B

Gas Central Heating and Hot Water

Freehold

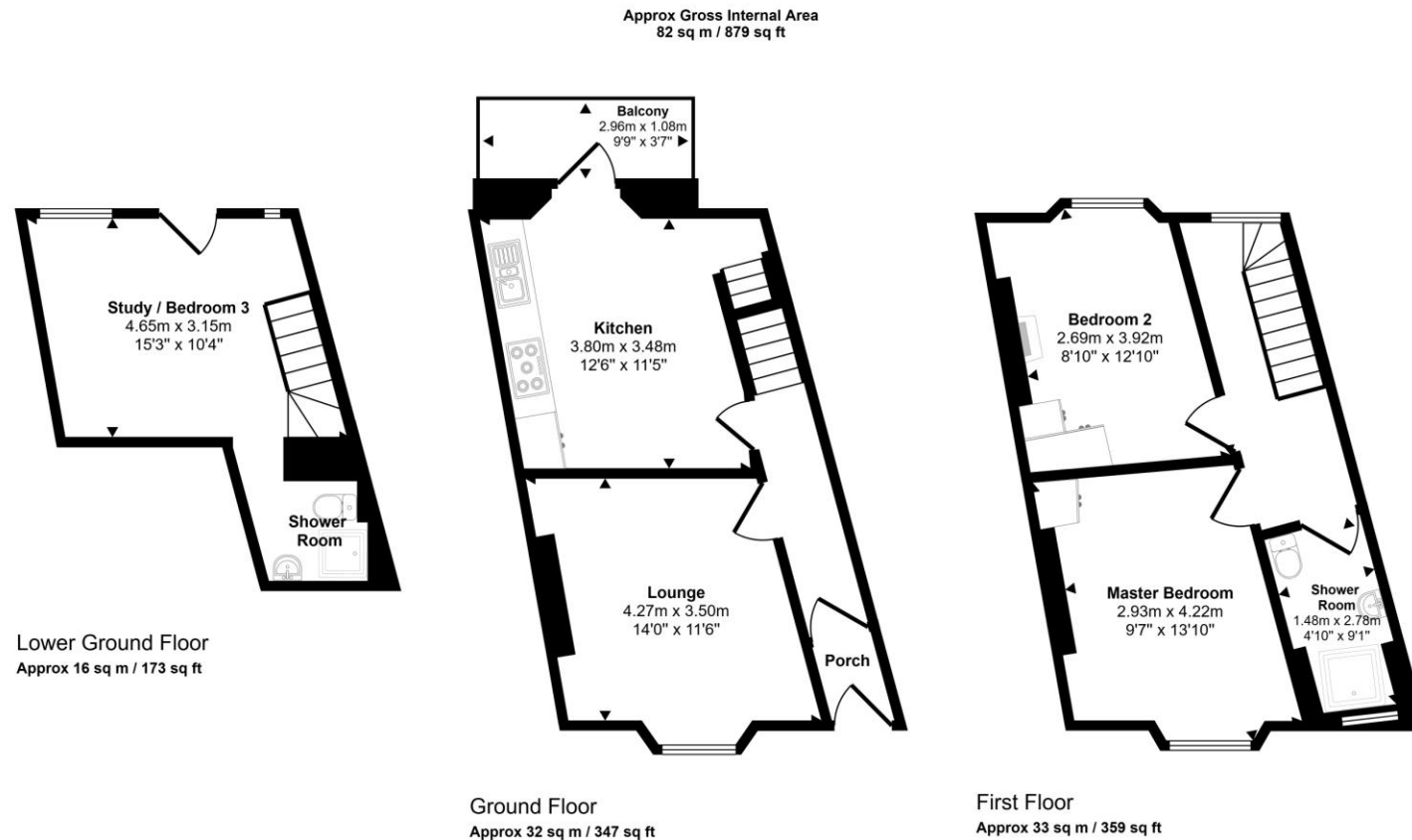
Mains Gas, Electricity, Water and Sewage

No Allocated Parking

#### LOCATION

Claremont Cottages is ideally situated for all the shops, cafes, pubs and other amenities of central Falmouth with the Hight Street being less than 100m away and Gyllyngvase Beach just over a mile away. Falmouth is exceptionally located on the south coast of Cornwall, well connected by roads and train services to the rest of the county and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous hiking trails and water sports opportunities just a stone's throw away and there are numerous yacht and sailing clubs with some of the finest day sailing waters in the UK. Additionally, Falmouth is also a centre for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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