



23 Dunstanville Terrace, Falmouth

Guide Price £695,000



Heather & Lay
The local property experts

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<https://media.guildproperty.co.uk/587998>

THE LOCATION

Dunstanville Terrace is one of Falmouth's most sought-after and valuable residential roads. With phenomenal harbour and coastal views, yet within a few minutes' walk from the town and waterfront. Dunstanville Terrace contains some of Falmouth's earliest and finest houses, several of which were built for Packet Ship captains; the position no doubt chosen for its commanding marine outlook and convenience to the shore. So much of what delights about Falmouth is on one's doorstep at this location with the waterside opposite and only a few moments away from the High Street with its individual shops and galleries and The Boathouse, Star & Garter, or more up market Royal Cornwall Yacht Club and Greenbank Hotel are one's 'locals'. The town has a brilliant and diverse selection of restaurants and an eclectic mixture of shops, which include national chains, together with quality galleries showcasing local talent. Falmouth's seafront, on the town's southern side, is about a mile away, with sandy beaches, Henry VIII's Pendennis Castle and access to incredible walks and scenery along the South West Coastal Path. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth Docks are a major contributor to the town's economy and along with Falmouth University (with campuses in Falmouth and Penryn) and Falmouth Marine School, specialising in traditional and modern boat building, marine engineering and environmental science, ensure an all year round and vibrant community. There are five primary schools and one secondary school in the town and highly regarded independent preparatory and senior schools in Truro. Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country









- Fine period townhouse in prime harbour fronting terrace
- Outstanding, harbour, river, estuary and coastal views
- Versatile, four/five bedroom accommodation
- Walled rear courtyard garden

THE PROPERTY

This delightful and hugely appealing stone townhouse thought to have been built in 1796 and arranged over three storeys is an absolute delight with its exciting and mesmerizing ever-changing views. Harbour facing and set along one of Falmouth's most sought-after terraces with spectacular, unobstructed river views. Delightful and flexible 4/5 bedroom, accommodation, stylishly blending originality and comfort plus a secluded courtyard, terraced and partially walled garden, all just moments from the waterfront, Yacht Club and High Street.

ACCOMMODATION IN DETAIL (ALL DIMENSIONS ARE APPROXIMATE)

ENTRANCE HALL

Through the main door to a vestibule with an area to hang your coats which leads through another glazed door into the hallway. Turning staircase to first and second floor with storage area beneath and downstairs WC. Doors to kitchen/breakfast room and sitting room.

SITTING ROOM 4.47m x 3.68m (14' 8" x 12' 1")

A lovely light and bright sitting room with lots of original features. A window to the front overlooks the water with some stunning views of Flushing and beyond. Gas fireplace with stylish surround and marble hearth, arch with original corbels. Radiator. TV and power points.

DINING ROOM 4.09m x 2.90m (13' 5" x 9' 6") Leading from the sitting room with French doors opening out onto the courtyard. Radiator. Power points.

WC

Button flush WC with pedestal hand wash basin.





BREAKFAST ROOM 3.28m x 2.29m (10' 9" x 7' 6")

Lovely and light with room for small dining table and chairs. French doors leading out onto the walled courtyard. Staircase leading to study/office/bed 5. Radiator. Opening into the kitchen.

KITCHEN 4.06m x 3.12m (13' 4" x 10' 3")

A good sized kitchen with white shaker style range of contemporary base and eye level cupboards and drawers with wood effect worktops built in sink and drainer with mixer tap and waste disposal unit. Two built-in ovens the one below is a fan oven with grill and the one above is a combination oven. Five element gas hob with extractor hood over. Power points. Space for white goods. Central heating boiler. Radiator. Stairs leading up to office/study area.

OFFICE/STUDY/BED 5 4.19m x 3.91m (13' 9" x 12' 10")

Another good sized room with vaulted ceiling. Windows to two sides. Power points. Radiator. Original exposed stone wall with door leading out to the rear garden.

FIRST FLOOR LANDING

With doors to bedrooms one and two. Bathroom and Shower room. Radiator.

BEDROOM ONE 4.42m x 3.66m (14' 6" x 12' 0")

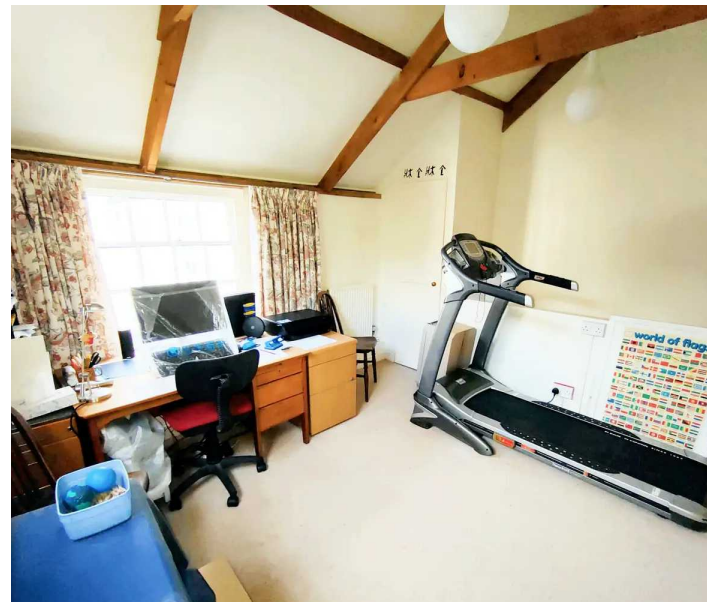
This bedroom has the most stunning view to the front, looking out through the sash window and over the water. Built in wardrobes. TV and power points.

BEDROOM TWO 3.96m x 2.92m (13' 0" x 9' 7")

Window to the rear, built in wardrobe. Fireplace (currently unused and boarded over) with wooden surround. Corner wash hand basin. Power points.

BATHROOM

White three piece suite comprising panelled bath with mixer tap shower over and glass panel to the side, low flush WC and pedestal hand wash basin. Tiling to dado height. Two frosted windows to the side elevation.





SHOWER ROOM

Electric cubicle shower with WC. Obscure window with towel rail and radiator below.

SECOND FLOOR LANDING

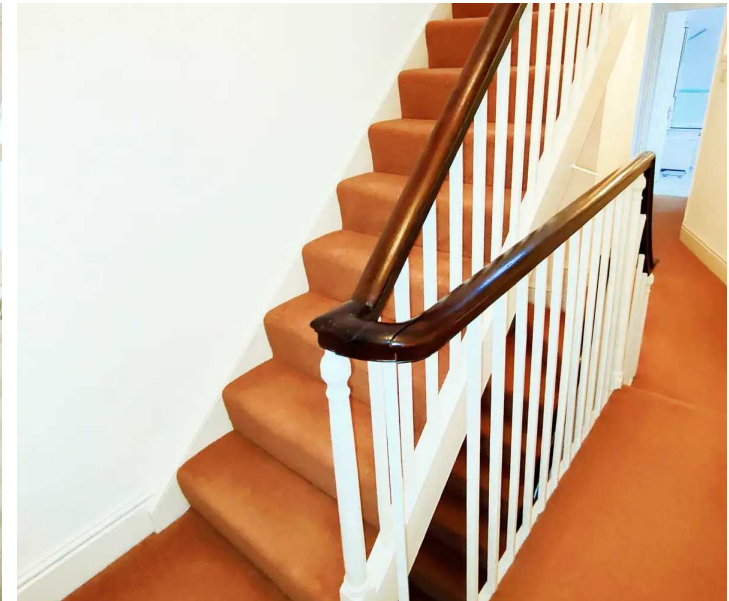
Turning staircase with small window allowing natural light. Doors to bedroom three and four. Loft access.

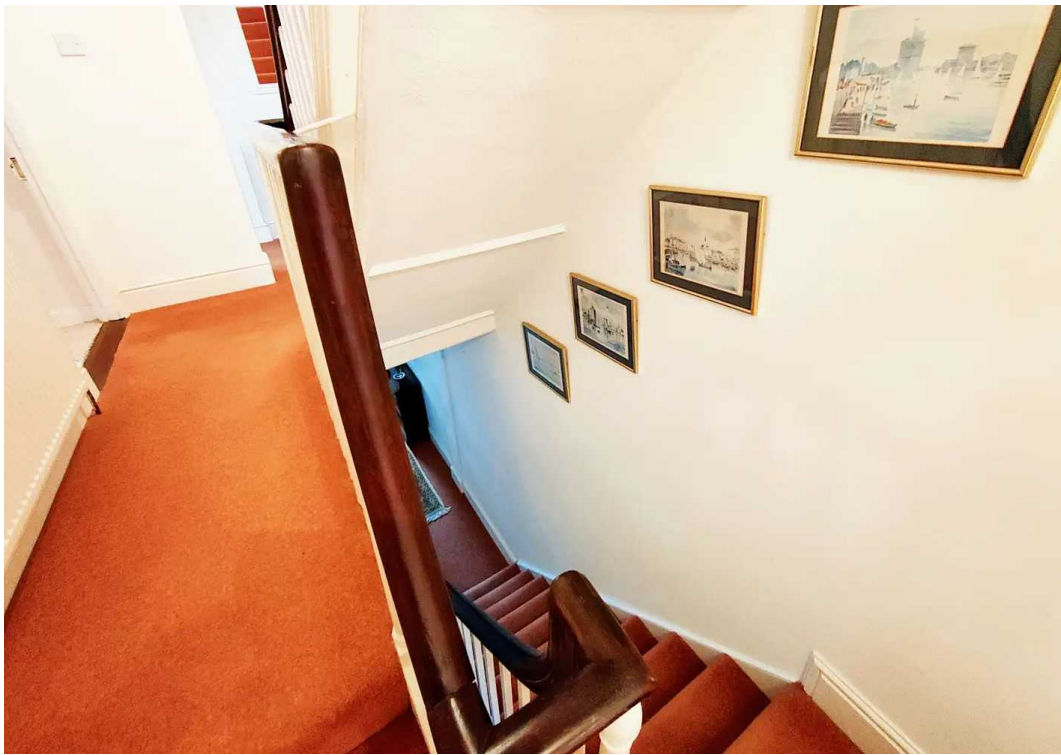
BEDROOM THREE 4.39m x 3.61m (14' 5" x 11' 10")

Large room with built-in wardrobes and fireplace (currently boarded up) with wooden surround and an old electric fire in situ. Shelves to each side. Large sash window to the front overlooking Flushing and beyond. Corner wash hand basin. Power points.

BEDROOM FOUR 3.99m x 3.00m (13' 1" x 9' 10")

Yet another generously sized double bedroom with built in cupboard space. Fireplace (currently boarded up) with wooden surround. Window to rear. Corner wash hand basin. Radiator.







GARDEN

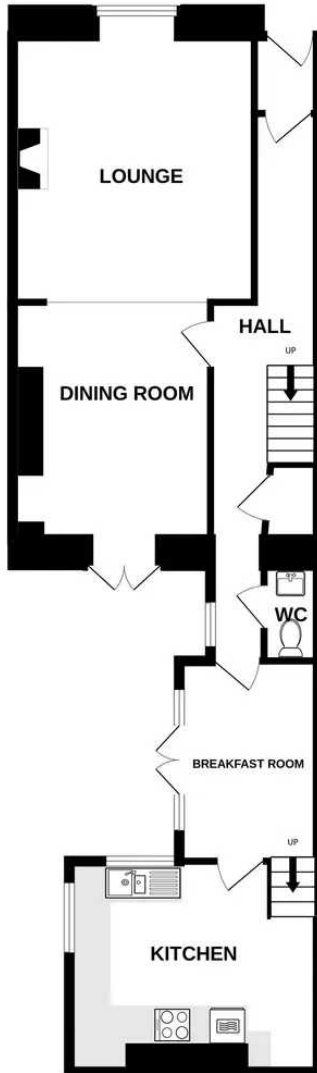
Rear garden with tiered seating areas up to a large outbuilding (17'2 X 7'10). Steps to one side leading down to the enclosed and very private courtyard.

Council Tax band: D

EPC: D

Services: Mains electricity, water, gas & drainage.

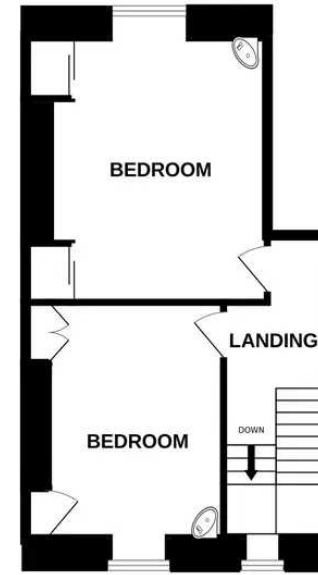
GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.3 sq.m.) approx.

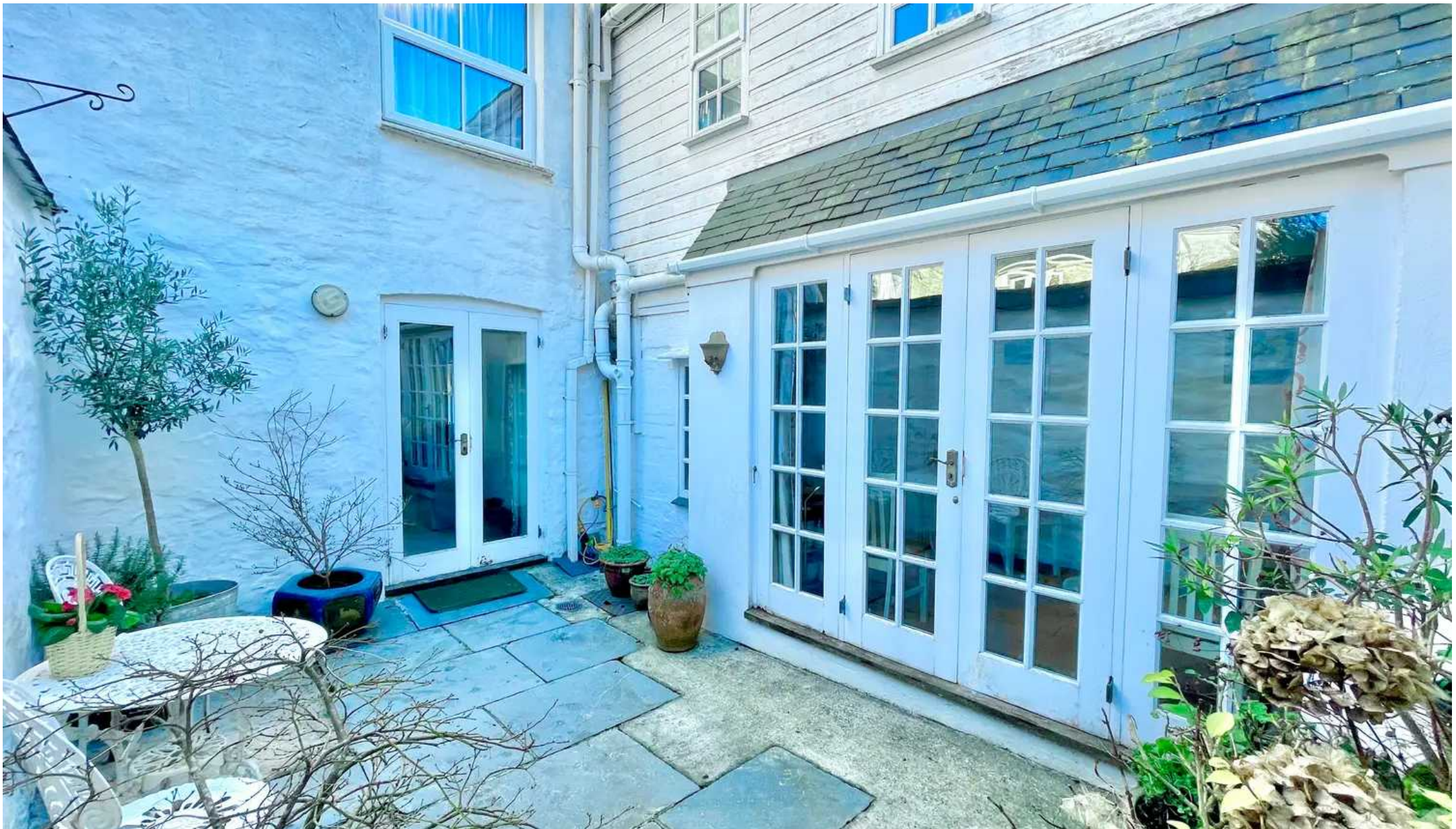


2ND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1810 sq.ft. (168.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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