



25 Trelawney Road, Falmouth

Guide Price £495,000



Heather & Lay
The local property experts

25 Trelawney Road

This stylish 1860's town house presents more than meets the eye with its inspired, comfortable and authentic four bedroom interior, sociable living space, bath or shower room up and downstairs plus a lovely attic room/studio. 'Extra' rooms provide flexibility as workshop and office perhaps, all in this popular position, a few minutes' walk to town and harbourside and just half a mile from Falmouth's seafront.

- Fine mid-Victorian town house
- 4 bedrooms plus attic room
- Bay window sitting room
- Kitchen/dining room
- Conservatory/garden room
- Utility room & workshop/office
- Bath/shower room up & downstairs
- Enclosed rear courtyard

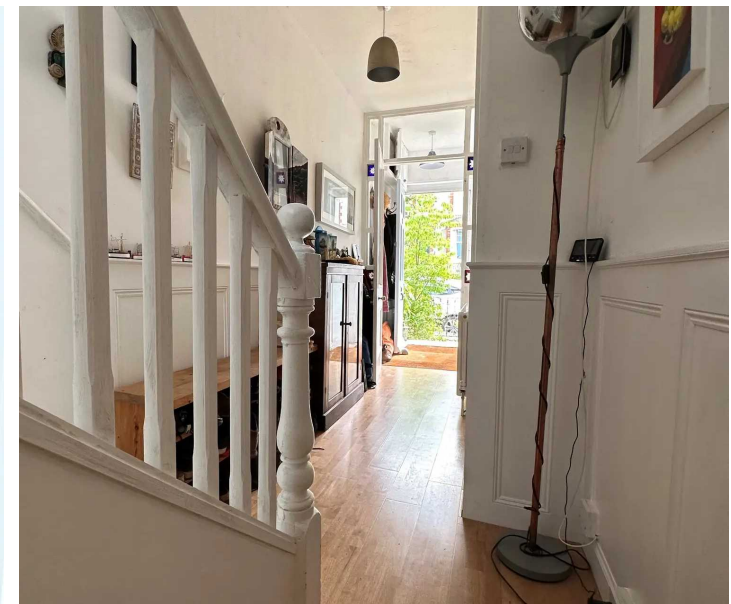
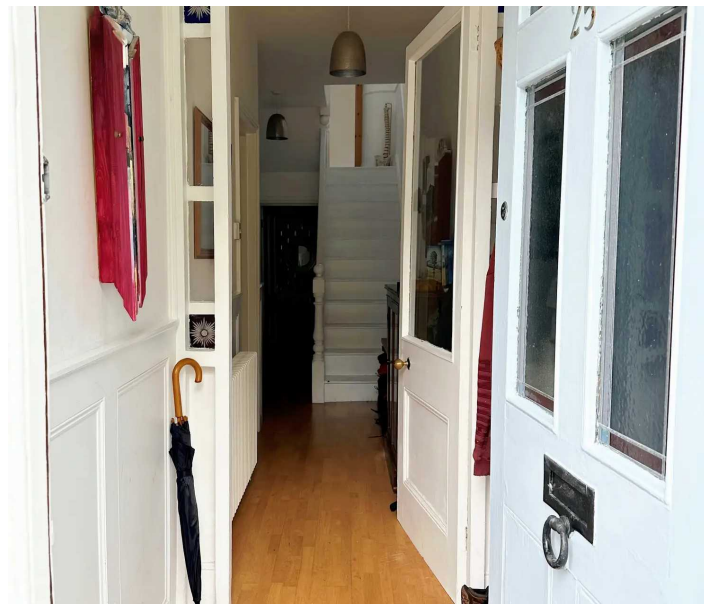
Council Tax band: C

EPC Energy Efficiency Rating: D

Services: Mains electricity, gas, water & drainage.

THE LOCATION

Trelawney Road is a popular address in the very heart of Victorian Falmouth where so much of what delights about the town, is on one's doorstep. A leisurely 10-minute walk down old pathways and steps, meandering down to the town and harbourside whilst Falmouth's seafront and beaches are a comfortable 15-minute walk away. We love nearby 'Provedore' - an inspired café, deli and bar, the early 'til late Spar shop on Albany Road is one's local and there is a choice of The Sea View Inn or Jacob's Ladder pubs with a couple of hundred yards radius.





THE PROPERTY

We love these nicely proportioned 1860s townhouses, built a little earlier than most of 'Victorian' Falmouth, with No. 25 being a particularly good example. The house has been restored over recent years by an artistic couple, keen to retain its 'feel', charm, and original characteristics, whilst injecting their own stylishness and fun. Accommodation is comfortable, well equipped, and of a good size with four bedrooms and shower room/WC upstairs, to a large and lovely attic room/studio. 'Living Space' is sociable and flowing, from the fine bay window sitting room through to the family kitchen/dining room and conservatory/garden room. Great to have 'extra' space and flexibility provided by the large utility room and rear workshop/office, beyond which is a stone garden store. The house is screened from the road by an establishing little garden and to the rear is an enclosed courtyard with kiwi and olive. All in all a super home for the discerning individualist!

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Granite steps. Fine, painted and lead and colour glazed front door into.....

ENTRANCE

Exposed floorboards, coir matwell, panelling to dado height. High level cupboard housing Electric Consumer Unit and meter. Coat hooks. Glazed and panel door with lovely old rim lock and beehive handles, side and colour glazed panels into.....

HALLWAY

Panelled to dado height. School style radiator. Stairs to first floor. Under stair storage and cupboards. Painted door to bathroom/WC. Boiler controls. Exposed pine door and beehive handle to.....

SITTING ROOM 16' 10" x 13' 8" (5.13m x 4.17m)

First measurement into wide UPVC double glazed bay window to front. Real oak engineered flooring. Open fireplace with slate and timber surround and slate hearth. School style radiator. Built-in bookshelves. Timber top window seat. Picture rail. Wide square arch to.....







KITCHEN/DINING ROOM 13' 2" x 12' 2" (4.01m x 3.71m)

Continuation of oak flooring. Painted pine wall panelling to part wall. Bespoke fitted kitchen with porcelain Belfast sink, 'Iroko' reclaimed timber work tops and white tile splashbacks. Built-in oven, grill and hob. School style radiator. Boiler cupboard housing 'Worcester' gas boiler fuelling radiator central heating and hot water supply. Picture rail. Pendant lamps. Open shelves. High level window to hallway. French doors down slate steps to.....

GARDEN ROOM/CONSERVATORY 13' 8" x 8' 2" (4.17m x 2.49m)

Stone floor. Monopitch ceiling. UPVC double glazed windows and door to rear. Glazed French doors to.....

UTILITY ROOM 12' 3" x 8' 8" (3.73m x 2.64m)

Stainless steel sink and drainer with mixer tap and cupboard beneath. Space and plumbing for washing machine and tumble dryer. Glazed cabinet and drawers to side. Vertical radiator. Through to ...

OFFICE/WORKSHOP 10' 0" x 8' 8" (3.05m x 2.64m) UPVC double glazed windows to side. Shelves.

BATHROOM 7' 10" (2.39m) x 5' 2" (1.57m) increasing to 8' 6" (2.59m)

Ceramic wall tiled room with white, large, centre fill pine panelled bath, shower with rain and flexible spray. Porcelain sink on a slate base with cupboard beneath. Dual flush WC. Stained glass window to side. Chrome heated towel radiator. Ceiling spotlights. Extractor.

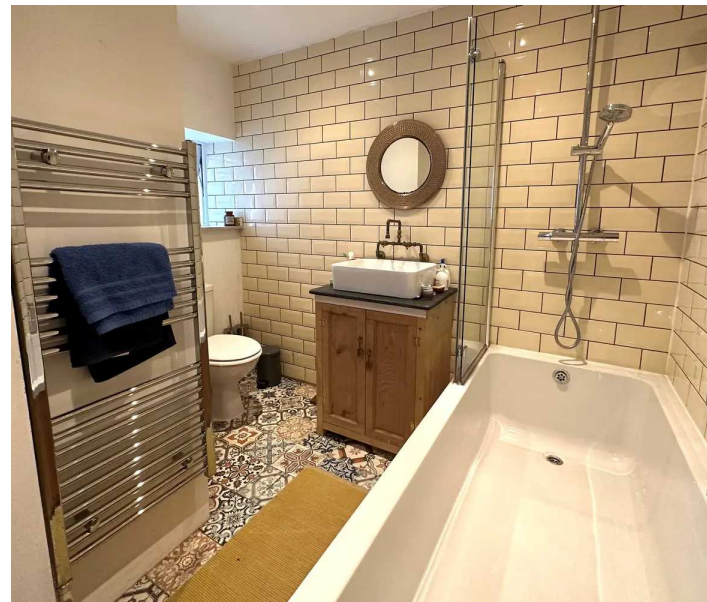
FIRST FLOOR Painted white staircase rising to the half landing with high-level double-glazed window. Steps up to the first floor landing and through pine and glazed door to the rear accommodation.

INNER HALF LANDING Built-in storage and shelved cupboard space.

Opening to bedroom four. Sliding old pine door to.....

SHOWER ROOM/WC

Oversized tiled shower cubicle with rain and flexible spray, dual flush WC. Moroccan bowl sink on a marble top with Turkish peacock taps and chest of drawers beneath, colourful Mexican tile splashback. Two UPVC double glazed windows to rear. Chrome heated towel radiator.



BEDROOM THREE

11' x 10' 8" (3.35m x 3.25m) and 10' (3.05m) ceiling height. Oak laminate flooring. UPVC double glazed sliding sash style window to side. Radiator. Velux roof window. High level cupboards.

FULL LANDING White painted boards and turning stairs to second floor. Light flooding via a Velux double glazed roof light. Under stair study recess. Pine panelled doors to three bedrooms.

BEDROOM ONE

13' 3" x 12' 4" (4.04m x 3.76m)
UPVC double glazed window to rear. Exposed painted boards. Picture rail. Vertical radiator.

BEDROOM TWO

13' 2" x 11' 3" (4.01m x 3.43m)
UPVC double glazed window to front. Exposed painted floorboards. Vertical radiator. Picture rail.

BEDROOM FOUR

8' 8" x 6' 3" (2.64m x 1.91m)
UPVC double glazed window to front. Exposed painted floorboards. Vertical radiator.

SECOND FLOOR Turning painted tread stairs with high level Velux double glazed roof window flooding light, up through an old pine door to.....

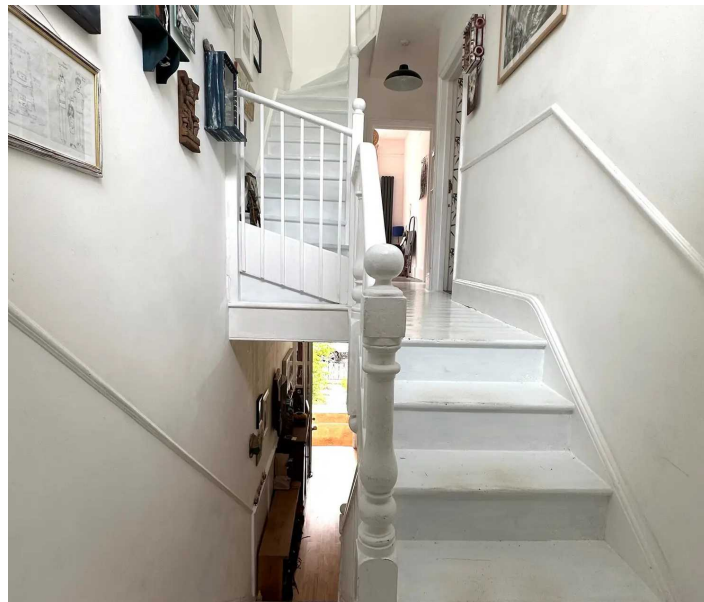
ATTIC ROOM 14' (4.27m) square. Beamed apex ceiling. Clothes hanging recess. Twin Velux double glazed roof windows. Stand alone, roll top, claw foot bath. Leaded colour glazed window to landing. Velux windows, to the rear with view over roof tops to Trefusis and glimpse to estuary and St Just in Roseland. Radiator.

FRONT GARDEN

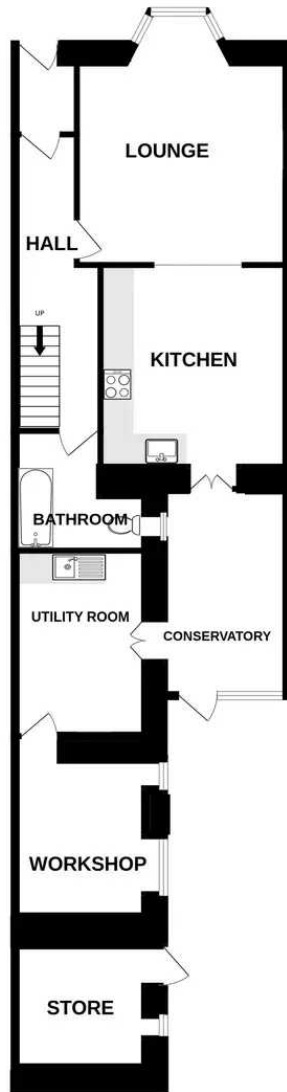
Set nicely back from the pavement and road by a thoughtfully planted and established little garden facing South and West. Gate and slate flagstone path to granite step and front door. Raised beds of bamboo, grasses and ceanothus. Plum tree, rosemary and lavender.

REAR GARDEN

Courtyard garden, sheltered and private. Stone tile floor, gate to rear lane access. Raised borders containing all sorts including a thriving kiwi plant, olive and echium. GARDEN STORE 10' 2" x 8' (3.1m x 2.44m) A lovely old 'room' with corrugated pitched roof. Storage and shelving. Power and light.



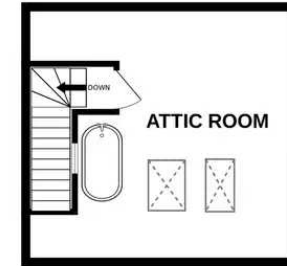
GROUND FLOOR
909 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



2ND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 1839 sq.ft. (170.8 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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