



8 Vernon Place, Falmouth

Guide Price £525,000



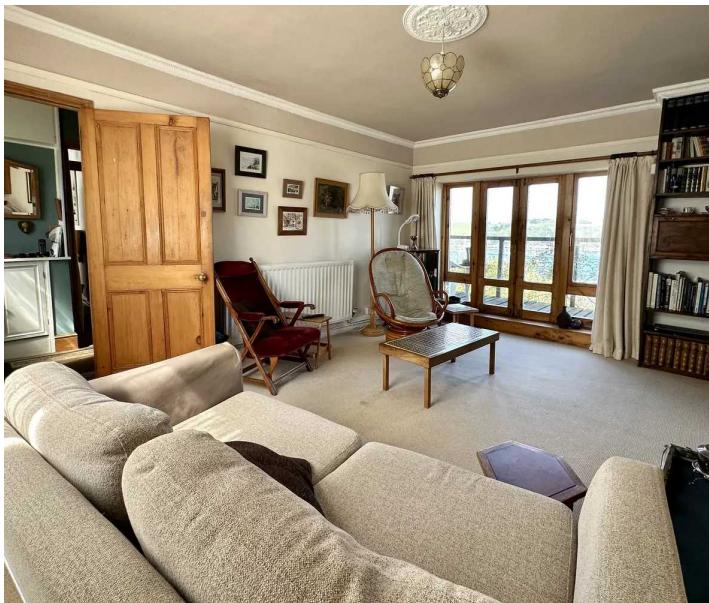
Heather & Lay
The local property experts



8 Vernon Place

- Victorian double-fronted town house
- Charming 3 storey accommodation
- Glorious harbour & coastal views from each floor
- 3 Double bedrooms, 2 bath/shower rooms
- 27' x 13 kitchen/dining room with pantry
- Sitting room onto 27' water facing balcony
- 25' x 15' harbour facing courtyard garden
- Moments from town & waterside

THE PROPERTY - This is an absolute gem and uniquely is the only double fronted house set along this most sought-after of Victorian terraces, perched above Falmouth town and harbour. Remarkable that each of its three floors of accommodation enjoy fantastic water and coastal views, even more so that all three bedrooms, the sitting room and kitchen/dining room look to the harbour. Number 8 was bought in 1990s by the current artistic owner and her husband, on retiring from his architectural practice. The house has been much loved and enjoyed ever since but advancing years necessitate a move away to be nearer family. The property was stylishly restored and modernised at the time and although well cared for, has scope for modernisation and indeed potential, we believe, to enhance and maximise outside and balcony space, much as several immediate neighbours have done (subject to necessary planning consents). At present, the sitting room and a bedroom lead on to a 27' long balcony from where there are spectacularly good, near 180° views. The ground floor is home to a sociable kitchen/dining room with pantry, a wonderfully preserved old Cornish Range and access to a very useable harbour facing courtyard garden. This is such a rarity, offered for sale with no onward chain and unhesitatingly is recommended!



THE LOCATION

Vernon Place is one of our very favourite terraces and addresses, set up above the town and harbourside with the most exciting unobstructed water and coastal views. It is remarkably convenient too, set just a few moments' walk to shops in Church Street and with so much of what delights about Falmouth on its doorstep.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Obscure glazed and panelled front door into.....

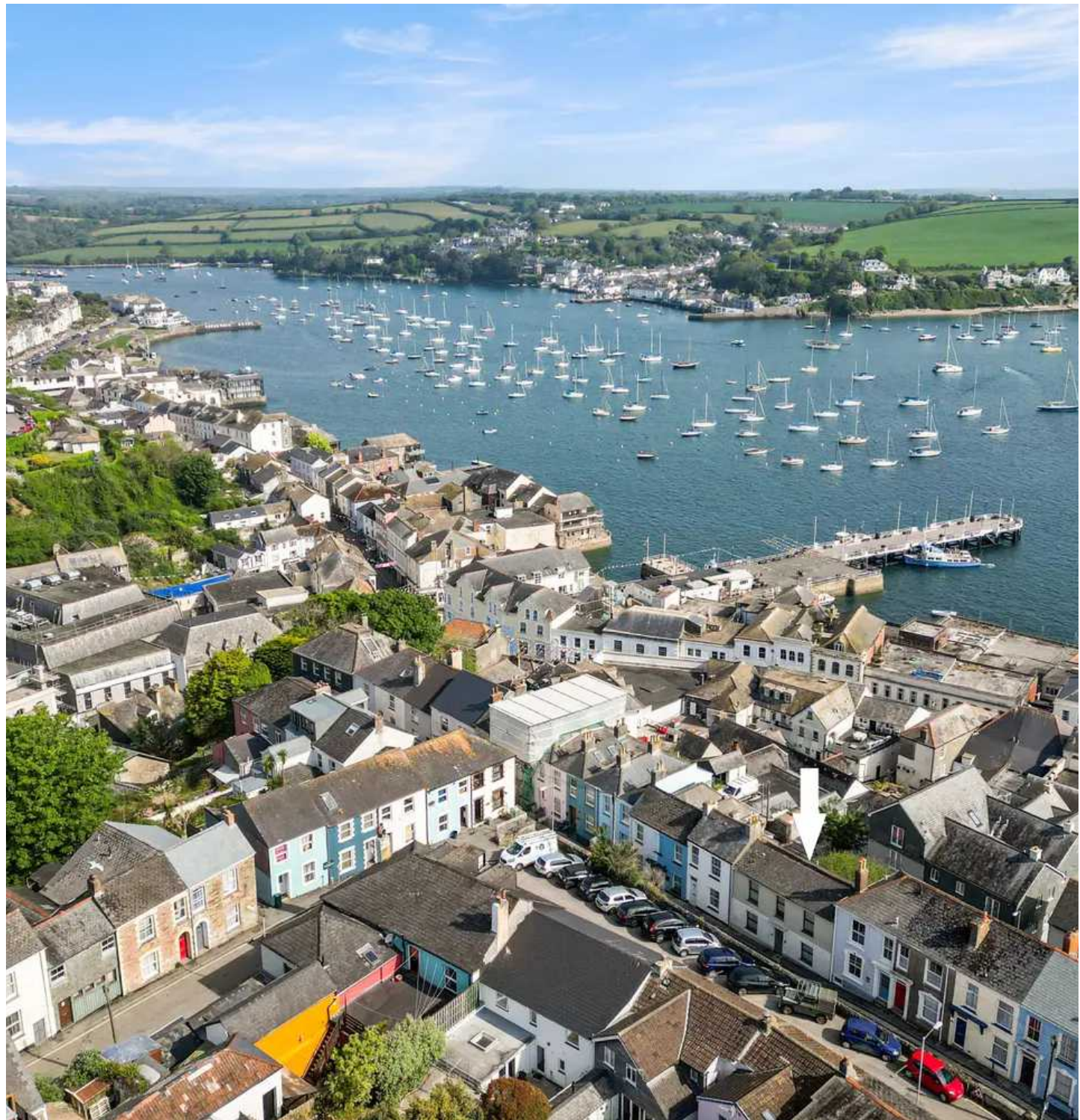
HALLWAY

Full of charm and originality with old, exposed pine stairs ahead and a harbour facing window beyond. Old architraves and pine panelled doors to shower room, bedroom three and sitting room. Original old wide archway and spiral staircase down to the lower ground floor. Cupboard housing the electric meter and trip switches. Cupboard with gas connection and meter. Deep, solid oak panel door coat and store cupboards. Radiator.

SITTING ROOM

15' 8" x 12' 0" (4.78m x 3.66m)

South facing window one side, French doors and window the other with fantastic, near 180 degree harbour facing views, looking from Penryn River and Trevisson, across Flushing to Trefusis Point, The Carrick Roads and Roseland Peninsula, to the Docks. Access onto the timber decked balcony, running across the width of the house. Victorian cast iron open fireplace and timber surround. Built-in shelves and cupboards. Radiator.





BEDROOM THREE

9' 8" x 9' 5" (2.95m x 2.87m) to face of built-in wardrobe and cupboard space. Glazed door on to the balcony with spectacular elevated outlook to harbour and coast. Old built-in pine cupboard and shelf. Radiator.

SHOWER ROOM

5' x 4' 10" (1.52m x 1.47m) plus (boiler fed) shower recess, WC and pedestal hand basin. Window to rear. Built-in cupboard. Radiator.

LOWER GROUND FLOOR

Wooden spiral staircase down to open plan.....

KITCHEN & DINING ROOM

27' (8.23m) overall x 13' (3.96m) including the larder.

DINING AREA

French doors leading out to the courtyard garden. A fine old Cornish Range sits in a recess with old pine surround and mantle. Ceramic tile floor. Pine panelled ceiling. Shelf. Radiator.

KITCHEN

Window to courtyard and harbour and coastal views. Base and eye level cupboards. One and a half bowl stainless steel sink and drainer with mixer tap. Space for white goods. Cupboard housing 'Worcester' boiler fuelling radiator central heating and hot water supply. Cupboard housing hot water tank and immersion. Radiator.

WALK-IN LARDER - a great facility

More space for white goods. Shelves. Power and light.

FIRST FLOOR

old open tread pine stairs up to.....

LANDING

Harbour facing window. Old pine doors to bathroom and two bedrooms. Central heating thermostatic control.





BEDROOM ONE

15' 0" x 10' 0" (4.57m x 3.05m)

Windows to back and front with best of both worlds Southerly light and fantastic elevated harbour view. Built-in wardrobe/cupboard space. Radiator.

BEDROOM TWO

12' 2" x 10' 0" (3.71m x 3.05m)

Window to harbour and coastal view. Radiator. Archway to.....

DRESSING ROOM

8' 0" x 5' 0" (2.44m x 1.52m)

Window to front. Hand basin with cupboards beneath. Deep built-in wardrobe with rail. Radiator.

BATHROOM

7' 2" x 6' 8" (2.18m x 2.03m)

Coloured three piece suite comprising WC, hand basin and bath with shower mixer. Window facing South to front. Radiator.

HARBOUR FACING COURTYARD GARDEN about 25' x 15' (7.62m x 4.57m), paved and with lovely views over the harbour and coast. Tap and light. Store with power.

BALCONY

About 27' x 6' (8.23m x 1.83m), accessed from the sitting room and third bedroom. A wonderful space to sit and enjoy with spectacularly good river and estuary views, from Penryn River right around to Falmouth Bay.

Council Tax band: C

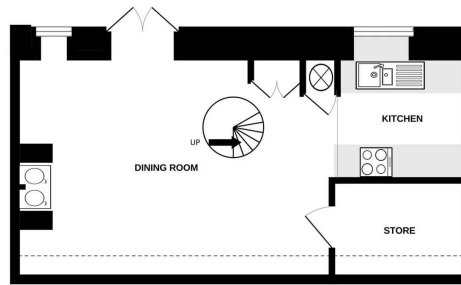
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Tenure: Freehold

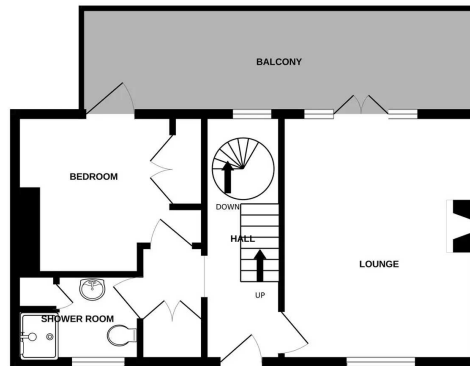
Services Mains electricity, gas, water & drainage



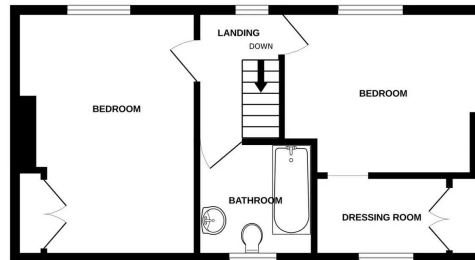
GROUND FLOOR
376 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.8 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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