



Crown House, Stratton Terrace, Falmouth

GUIDE PRICE £895,000 Freehold



Heather & Lay
The local property experts

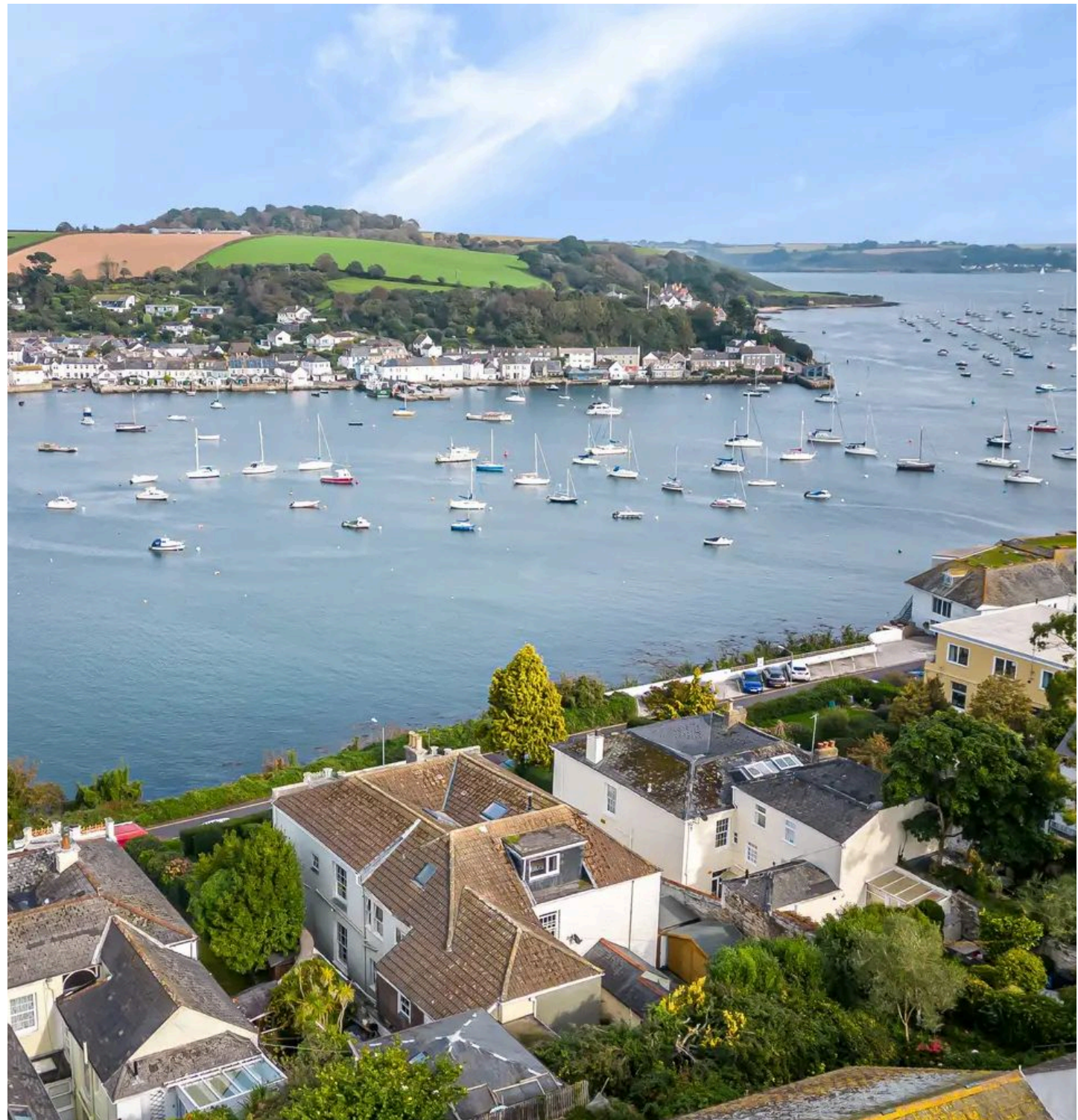
Crown House, Stratton Terrace

VIDEO TOUR: <https://media.guildproperty.co.uk/678370>

- Elegant & historic former Catholic Church
- Over 200 years old
- 5, 6 or 7 bedrooms
- Stunning waterside location
- Many updates by our vendor over recent years
- Beautiful high-end kitchen
- Front garden with paved terrace & lawn

THE LOCATION

The historical port of Falmouth was for 200 years the base for The Packet services and became the second busiest port in Britain after London, a position maintained until the end of the last century when sail gave way to steam power. Today it has become a haven for leisure and boat enthusiasts and more than ably caters to the day-to-day needs of most families. Falmouth harbour itself never fails to provide an ever-changing panorama and in recent years has hosted transatlantic races in addition to many other sailing and water-sport championships. For the keen day sailor or dedicated yachtsman, the South Cornish coast offers numerous yacht and sailing clubs and the wonderful day sailing waters of the Carrick Roads and Fal Estuary, considered to rank amongst the finest in the UK, are close at hand. Stratton Terrace is one of Falmouth's most prominent and sought after period terraces where so much of what delights about Falmouth is on one's doorstep. It is set along Greenbank, the town's harbour fronting road, in a fabulous and uplifting spot a few feet from the waters' edge and a few minutes' stroll into town.



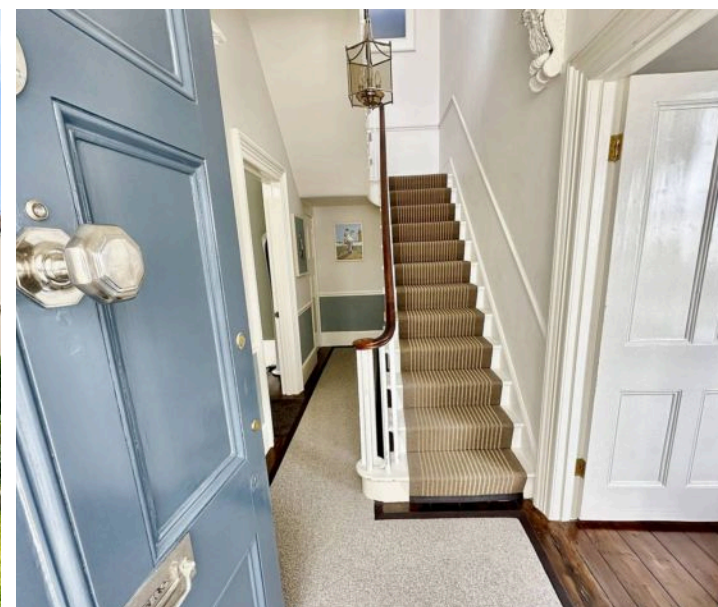
THE LOCATION Cont'd

The adjacent Greenbank Hotel with The Working Boat Public House beneath and Royal Cornwall Yacht Club are ones 'locals' whilst, on the High Street are independent shops and restaurants. Falmouth Marina is a leisurely fifteen minutes' walk away. The town itself also has a brilliant and diverse selection of restaurants and an eclectic mix of shops, which include national chains together with quality galleries showcasing local talent. There are golf courses at Falmouth, Budock Vean and Truro, together with many miles of scenic coastline protected by the National Trust. Pendennis Castle marks the entrance to what is the world's third deepest natural harbour and now home to the acclaimed National Maritime Museum, besides what many believe is the safest and least crowded day sailing waters in England. Falmouth's seafront, on the town's southern side, is about a mile away, with sandy beaches and access to incredible walks and scenery along the Southwest Coastal Path. The Cathedral City of Truro with its excellent shopping, administrative and schooling facilities is 11 miles distant with a mainline link to London Paddington. (There is also a Falmouth and Truro branch line).

THE PROPERTY

Crown House, 9 Stratton Terrace is one of a pair of pretty Regency Villas dating from the early 1800's. The Terrace has fabulous views over the water and across to Flushing. These two homes were built as Falmouth's Catholic Church when the more humble Catholic Chapel and Priest's lodgings were demolished to make way for the of building the Custom's House on Custom House Quay. The terms of sale at the time required that the Church should look from the outside like a pair of semi-detached villas. The new Church opened in October 1821 and continued in use until 1869 when the present St Mary's on Killigrew Street was opened.

Elegant and historic home retaining much of its period charm and detailing. The property is enviably situated overlooking the water, with outstanding views from two floors extending to Trevisson, over the river to Flushing, Falmouth harbour and the estuary to Roseland.





THE PROPERTY cont'd

The flexible accommodation is arranged over three storeys including the original servant's attic room and as many as six or seven bedrooms, together with many reception room options and the most enviable modern luxury kitchen. The first-floor sitting room is beautifully proportioned and with fine triple sash bay windows overlooking the water and spectacular views. Our vendors have embarked on a series of works during their ownership with many updates remaining hidden but the new double glazed hardwood sash windows skilfully hand-made and fitted with care and attention showcase the view and keep the cold at bay. A special mention must go to the amazing kitchen, simply stunning with no expense spared and full of quality integrated appliances, an absolute delight. There are so many upgrades and modernisations done that we have a separate information sheet to accompany viewings. To the outside, a huge terrace looks over the water and offers morning and evening sunshine, to the side is a further terrace ideal for al-fresco dining. Like many towns and cities across the country parking is quite difficult and most properties in such a prime location do not have off-road parking but there is unrestricted parking on the road right in front of Crown House, very occasionally owners may have to park up to a few hundred yards away. Crown House is an absolute gem. It blends space, elegance, absorbing views and a great and convenient location – a true rarity and highly recommended.





Crown House is approached via double wrought iron gates with a crown on top (stylised with an 'M' for Mary Magdalena). Wide granite steps lead to the paved terrace. Granite threshold and original front door into...

ENTRANCE HALLWAY

Stripped, stained and sealed floorboards. Cupboard housing the electric meter. Storage cupboard. Stairs to first floor. Wide painted panelled doors to kitchen and reception room.

KITCHEN/BREAKFAST ROOM

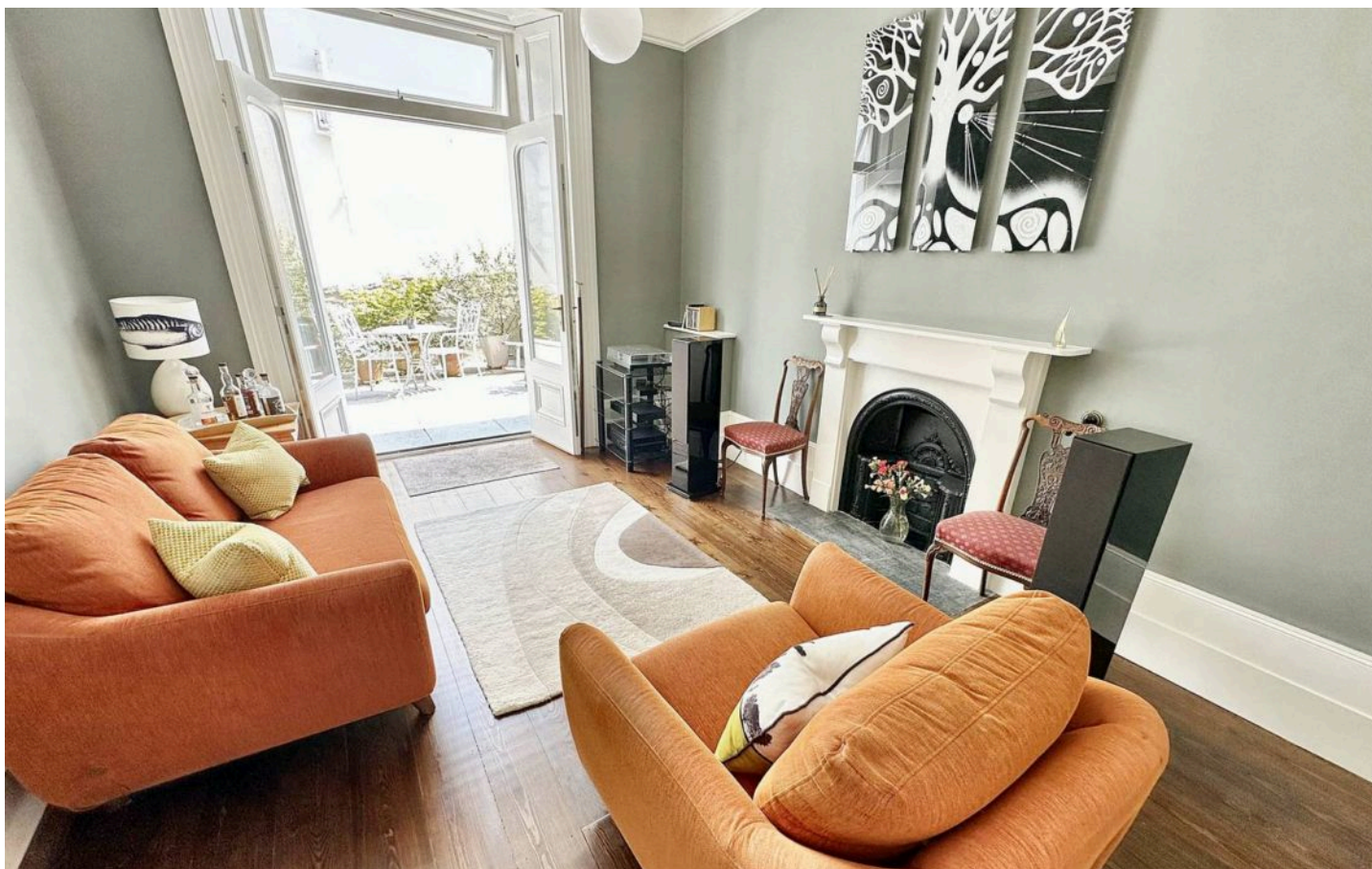
A fabulous room with high ceilings and original decorative corning and ceiling rose. Multipane sash window to side with wooden shutters and large bay sash window to front with windows seats, both windows enjoying great views overlooking the front terrace and garden and out across the water. Exposed wooden floorboards. Amazing 'Susie Hammond' kitchen with island peninsula, range of Farrow & Ball colour fronted cupboards, drawers and open shelving. Worktops and splashback are thick American quartz with inset one and a half bowl stainless sink and rivened drainer with 'Quooker' tap. Integrated 'Fisher & Paykel' appliances include chest height double oven, grill and microwave, dishwasher and fridge freezer. Neff electric induction hob and gas hob with extractor positioned on the island peninsula. Old school style radiator with under window seat panel radiators with remote programmable thermostatic controls.

FAMILY ROOM

French doors, with overpane out onto the side terrace. Feature cast iron fireplace with timber surround and original servants' bell pull. Vertical radiator. Door to...

REAR HALLWAY

Continuing along the hallway to the rear of the property a turning staircase with under stair cupboard and a cupboard housing hot water tank. Originally the servants' staircase, to the first floor with original servants' bells on the wall. Glazed and panel door to ground floor bedroom with ensuite shower room and a further door to bedroom/study, work from home office perhaps?





BEDROOM FIVE

Twelve pane sash window to the side with wooden shutters. Exposed, painted wooden floorboards. Arched recesses. Dado rail. Radiator. Door to.....

EN SUITE SHOWER ROOM

Sixteen pane sash window to side. Modern suite comprising WC with hidden cistern, wall mounted hand basin with cupboard beneath and shower cubicle with rainfall and flexible spray. Part wall tiling. Black chrome heated towel radiator.

BEDROOM FOUR

Sixteen pane sash window to rear. Feature period cast iron fireplace with original cupboards to either side. Exposed painted floorboards. Dado rail. Radiator.

FIRST FLOOR

Beautiful turning staircase with mahogany handrail from the entrance hallway branching at the half landing to two bedrooms and continuing up to the

LANDING

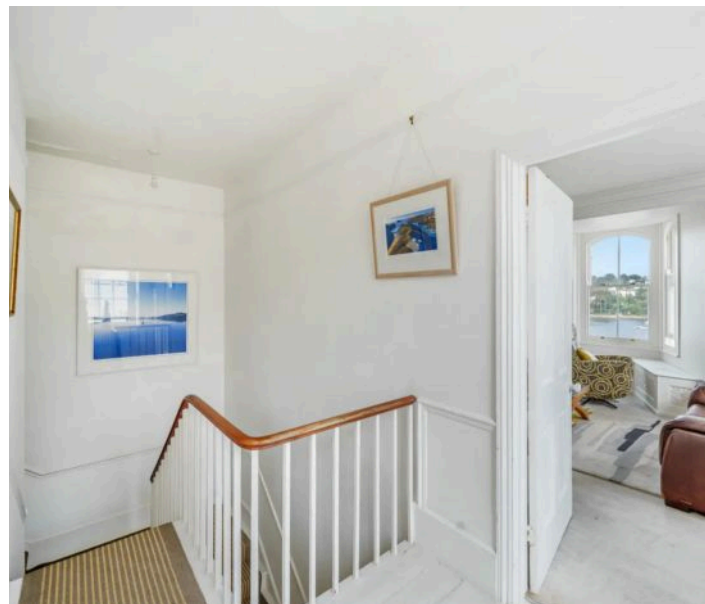
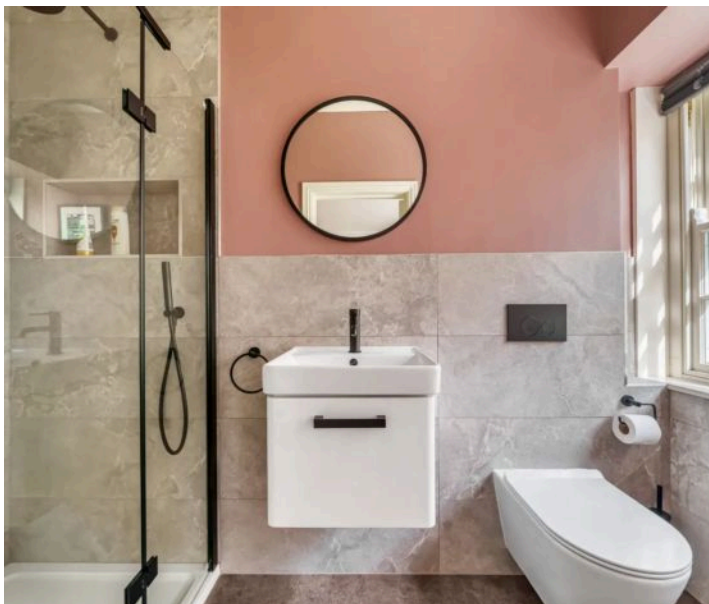
Twelve pane sash window to side. Old school style radiator. Dado and picture rails. Doors to bedroom and.....

SITTING ROOM

A truly uplifting room with arched triple bay sash windows, window seats and storage beneath. The most spectacular, almost 180° views looking directly onto the river, to Trevissome, Flushing and surrounding country and coastline to the Carrick Roads, the Roseland Peninsula to St Mawes and St Anthony Head. A second sixteen pane sash window to the side overlooks the harbour, estuary and coast. Period cast iron fireplace with marble surround and original servants' bell pull beside. Cupboards and shelving in the side recesses. Original coving and picture rail. Old school-style radiator.

BEDROOM ONE

Sixteen pane sash window to side with old school style radiator beneath. Period cast iron fireplace with timber surround. Currently used as a study.







REAR LANDING

Branching from the half landing stairs and hallway to two bedrooms, family bathroom and stairs to the second floor.

FAMILY BATHROOM

Sixteen pane sash window to side. Exposed, painted floorboards. Part wall panelling. Stand alone, roll top, claw foot bath with central tap and shower attachment, high level flush WC, double porcelain sink and tiled shower cubicle. Heated towel radiator.

BEDROOM TWO

Large double bedroom with sixteen pane sash window to side. Period cast iron fireplace with timber surround and arched side recesses. Old school side radiator. Door to.....

BEDROOM THREE

Currently used as a dressing room. Continuation of exposed painted floorboards. Sixteen paned sash window to rear. Two built-in storage cupboards. Old school style radiator. Door to rear landing.

SECOND FLOOR

From the rear landing staircase and original ledge and brace door into

BEDROOM SIX

Window to rear with radiator beneath. Ample storage space. Low level door to loft area with Velux windows and potential to extend, subject to necessary consents, and home to the newly installed central heating boiler. Door to.....

EN SUITE SHOWER ROOM

Velux roof window. Heated towel radiator. Shower cubicle, WC and hand basin.









GARDEN

The garden lies to the front and side of Crown House, accessed from the pavement under the iron arch over the gate. A pathway with shrub beds on either side leads up to the paved terrace and door to the property. The garden with its terraces and lawned areas, interspersed with many established shrubs and plants, is perfect to sit, relax and enjoy those wonderful views overlooking the water.

GARDEN SHED

EPC = D

COUNCIL TAX = E

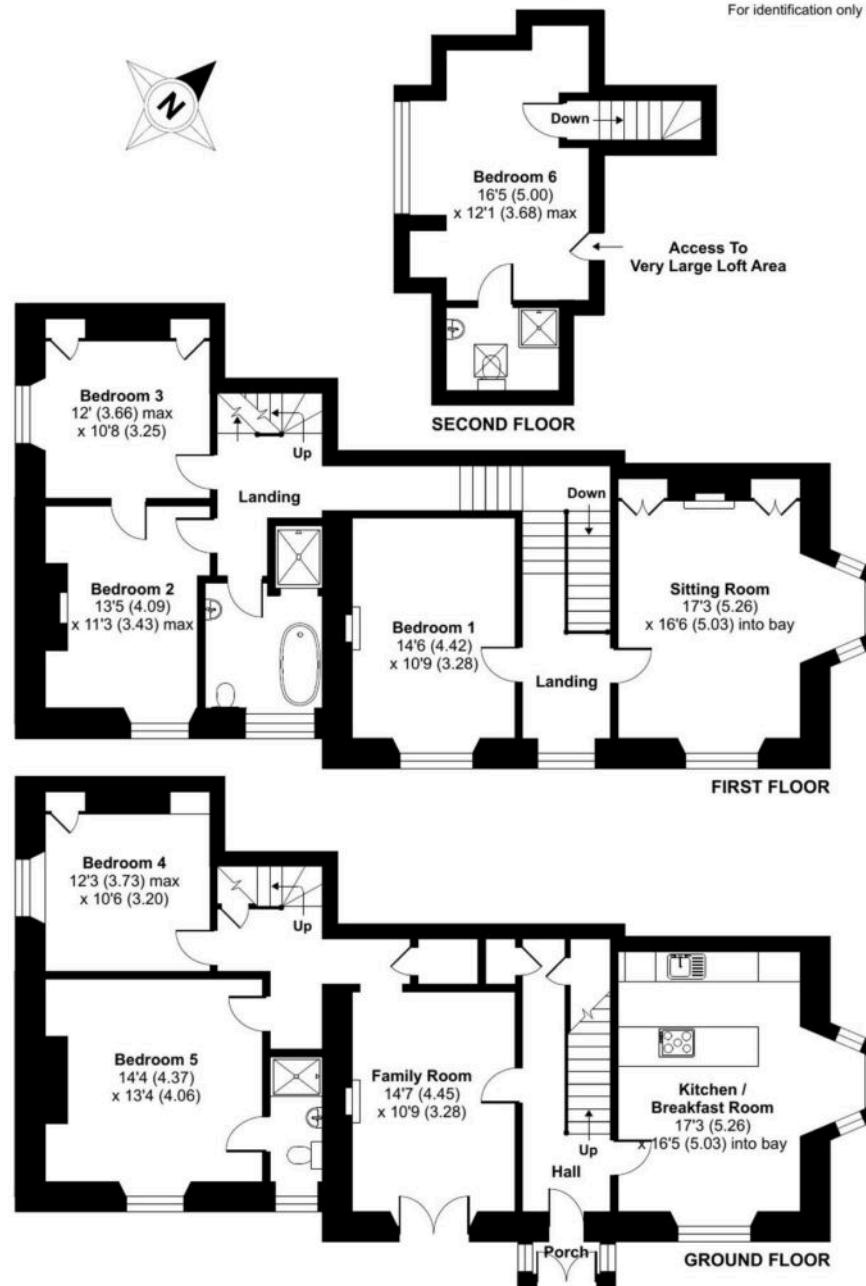
SERVICES: Mains electricity, gas, water & drainage.



Stratton Terrace, Falmouth, TR11

Approximate Area = 2340 sq ft / 217.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2023. Produced for Heather & Lay Estate Agents. REF: 1042809

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