



## 7 Railway Cottages, Falmouth

Guide Price £275,000



Heather & Lay  
*The local property experts*

# 7 Railway Cottages

- Victorian town cottage
- Great location
- Three bedrooms
- Separate sitting and dining rooms
- Rear courtyard garden
- In need of modernisation
- A few minutes walk to town and the seafront
- No onward chain

## THE PROPERTY

Number 7 is a superb example of these rarely available Victorian cottages, In the same family ownership for almost 100 years and is now in need of an uplift. A new kitchen, bathroom, electrics and heating....or not depending on personal preference. The bones of the house are great and most of the updates will be cosmetic but there are some lovely old floorboards that would be great if sanded and oiled. This is a wonderful opportunity to make "a home" and in such a great location. To the rear is a rather nice courtyard garden and shed/workshop.

There is lots to be excited about here, available with no onward chain, we highly recommend a viewing!





## THE LOCATION

Railway Cottages are conveniently located almost directly next to the entrance to Falmouth Docks and 3 minutes' walk from Falmouth town station, linking to Penryn and Truro. A well-stocked corner shop is a few paces away and one can be in town within a 5-minute level walk along Bar Terrace. In the other direction Cliff Road and Castle Beach is within a 5 to 10 minute walk. Falmouth is renowned for its beautiful period buildings and wonderful sailing waters. A true sailors town Falmouth has seen a renaissance over the past fifteen years and offers a vast array of bars, restaurants and pubs to suit all tastes. Famed for its many festivals and regattas, the town also offers a good selection of shops, from boutiques to high street retailers all of which are on one's doorstep here.

**ACCOMMODATION IN DETAIL** (All measurements are approximate) Once in through the upvc double glazed "front door" you enter into a hallway that leads to both the sitting room and the dining room.

**SITTING ROOM** 13' 1" x 11' 5" (3.99m x 3.48m)

Double glazed window to the front. Gas fire. Fuse box in covered box. Glazed sliding doors through to the...

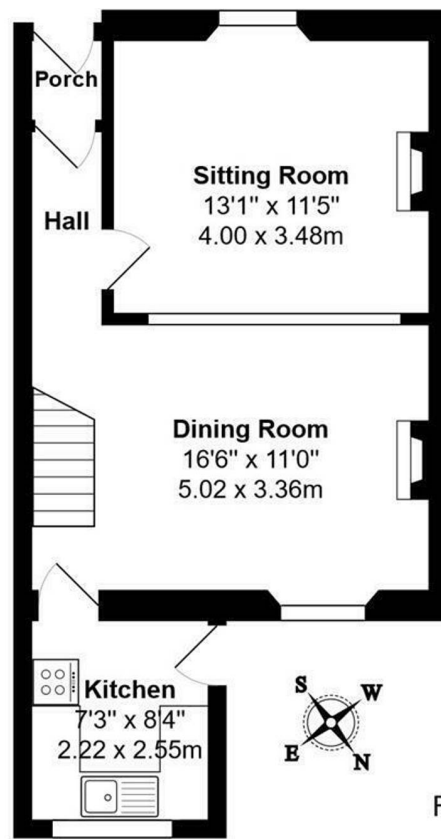
**DINING ROOM** 16' 6" x 11' 0" (5.03m x 3.35m)

What a lovely kitchen/diner this would make. With the kitchen located behind it might be sensible to make this room the kitchen and the kitchen a utility room (personal preference of course). Stairs to the first floor. Doorway through to....

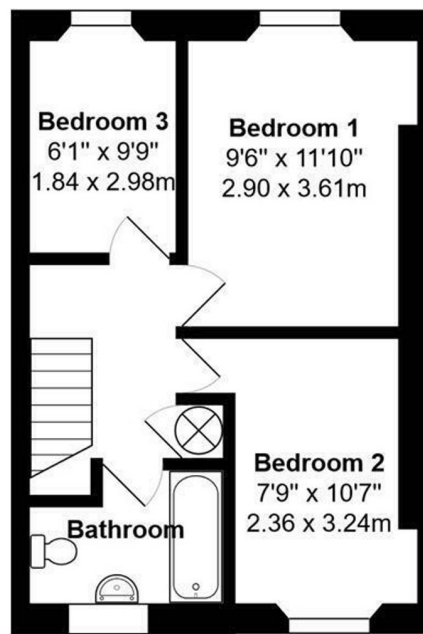
**KITCHEN** 8' 4" x 7' 3" (2.54m x 2.21m)

Windows to two sides plus a door out to the rear courtyard. This kitchen is tired but perfectly useable. There is a range of units but a great opportunity to update.





**Ground Floor**  
Approx Area: 40.8 m<sup>2</sup> ... 439 ft<sup>2</sup>



**First Floor**  
Approx Area: 35.1 m<sup>2</sup> ... 377 ft<sup>2</sup>



Railway Cottages, Falmouth, TR11 4BW

Total Approx Area: 75.9 m<sup>2</sup> ... 817 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## FIRST FLOOR

Landing with doors to all rooms. Loft hatch. Airing cupboard housing copper hot water cylinder.

**BEDROOM ONE** 11' 10" x 9' 6" (3.61m x 2.90m)  
Window to the front.

**BEDROOM TWO** 10' 7" x 7' 9" (3.23m x 2.36m)  
Window looking to the rear.

**BEDROOM THREE** 9' 9" x 6' 1" (2.97m x 1.85m)  
Window to the front.

## AGENTS NOTE

This property is being sold with no onward chain.

## REAR GARDEN

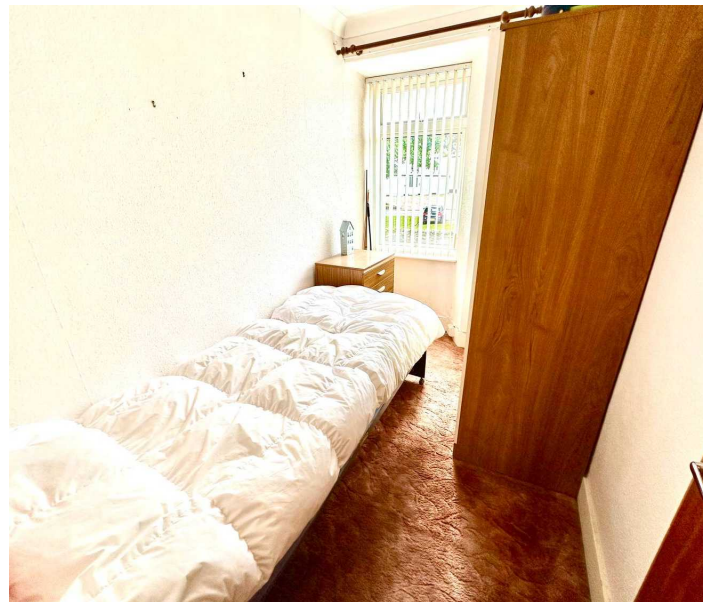
To the rear is a walled courtyard with a gate out to an area of parking. There is also a useful shed/workshop.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

SERVICES: Mains electricity, water & drainage.



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