



23 Florence Terrace, Falmouth

Guide Price £795,000



Heather & Lay  
*The local property experts*

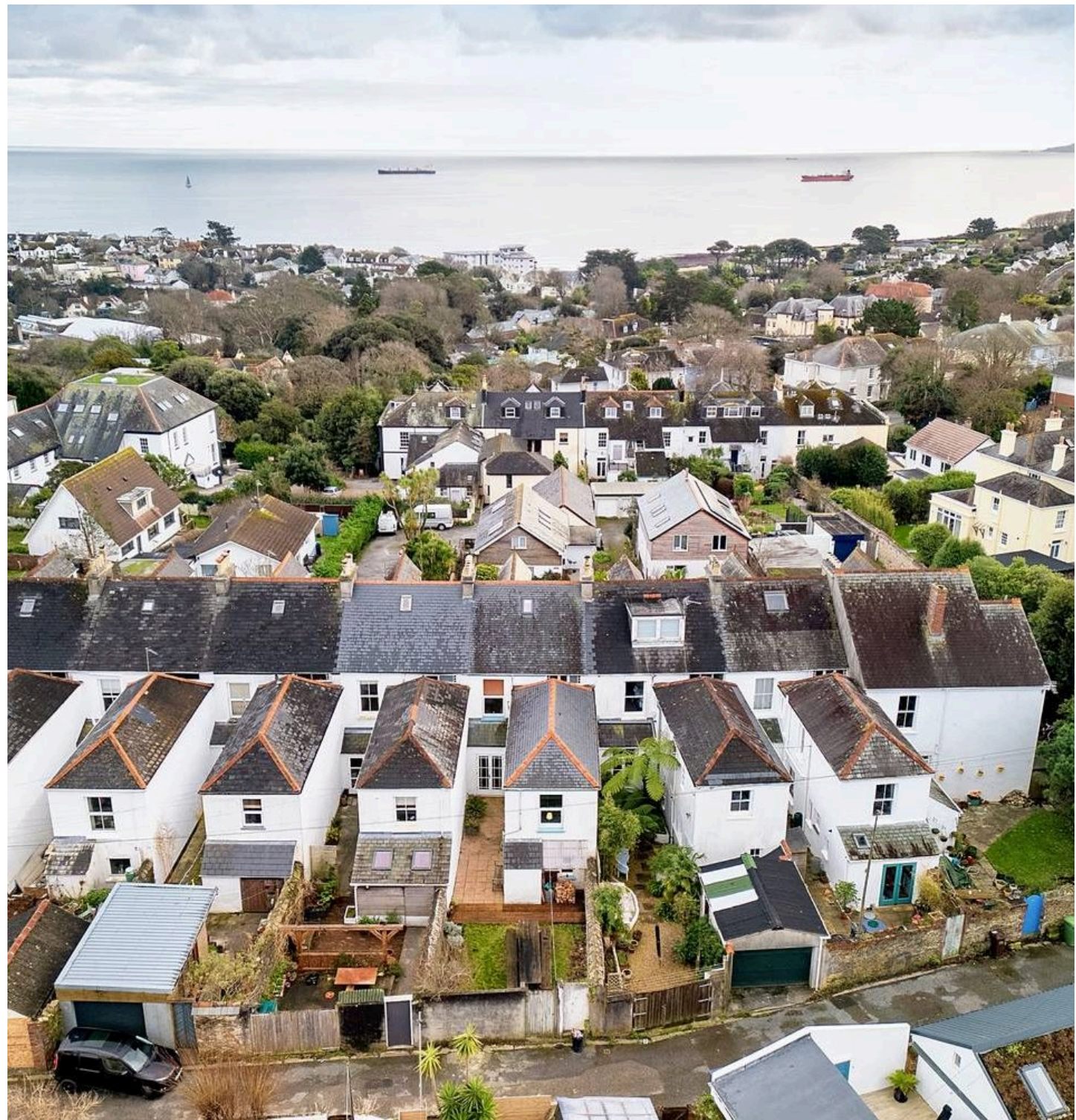


## 23 Florence Terrace

A fine Victorian five bedroom family home in a much desired road with great far reaching sea views. Please watch our walk-through, talk-through video tour. Being sold with no onward chain!

### THE LOCATION

Florence Terrace is one of the most sought after residential positions available in Falmouth. Its location is superb, situated on the town's southern side a short distance from the seafront, Swanpool and Gyllyngvase beaches and the coastal footpath. The Terrace is about three quarters of a mile from the town and harbour where there is an excellent and diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. 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. Falmouth is consistently ranked as one of the top five places to live in the UK and Florence Terrace is a prime place to live within the town!





## THE PROPERTY

Thought to have been built around 150 years ago, this rather large and fine family home retains many original features and built at a time where architecture and room sizes were more appealing. There are five bedrooms to choose from and the bedroom on the second floor is particularly lovely with stunning views out to the Penryn River, castles and sea. A 30' plus through reception room on the ground floor has a bay window facing the front and French doors to the rear garden which along with the 8ft high ceiling makes for a lovely room filled with natural light. There are many original features like the hand rail and balustrades, exposed strip pine floorboards, corbel in the hallway, sash windows and tile slipped fireplaces. To the rear is an enclosed garden that faces mainly South. Being sold on a freehold basis with no onward chain.

- Victorian family home
- Great location close to town & beaches
- Fine views of the water
- 5 Bedrooms
- Many period features
- Secure rear garden
- No onward chain

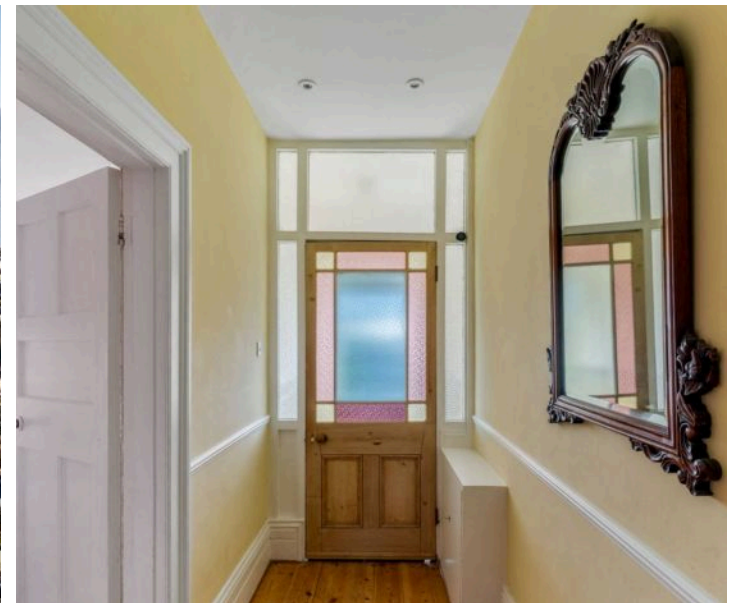
## ACCOMMODATION COMPRISES (ALL DIMENSIONS ARE APPROXIMATE)

### VESTIBULE

Tessellated tile floor and stunning half wall Victorian tiling. Glazed door into...

### ENTRANCE HALL

Typically grand and welcoming with exposed wooden floorboards, corbel moulded ceiling arch and dado rails. Doors into sitting dining rooms and to kitchen. Large under stair cupboard to the side. Staircase to first floor with original balustrade and dark hardwood handrail. Fuse box cupboard. Radiator.





**SITTING ROOM** 4.17m x 4.14m (13' 8" x 13' 7")

A deep, wide bay window to the front, overlooking the garden with glimpse to sea. Exposed wooden floorboards throughout. Woodburning stove on slate hearth. Radiator. TV and power points. Through to...

**DINING ROOM** 5.16m x 3.73m (16' 11" x 12' 3")

With this and the sitting room now being part of one large open-plan room there is light from both the bay window in the sitting room and the French doors out to the rear courtyard. Cast iron fireplace. Exposed stripped and sanded floorboards that continue from the hallway and sitting room. A separate door also leads into the hallway.

**KITCHEN/BREAKFAST ROOM** 3.86m x 2.84m (12' 8" x 9' 4")

Bespoke handmade base units with lovely real wood worktop and painted door and drawer fronts. Inset twin butler sink with swan neck mixer tap. Storage shelving over that is in keeping with the style of the base unit. Freestanding dishwasher. Gas fired 'Esse' range in tiled recess (where the old Cornish coal-fired range would have originally sat). French doors out to the courtyard at the rear. Continuation of the exposed floorboards. Walkway through to the.....

**UTILITY ROOM** 3.33m x 2.84m (10' 11" x 9' 4")

Professional style with stainless steel sink unit with mixer tap and plumbing below for white goods. Shelving, ample wooden work surfaces, tiled floor. Wall mounted 'Worcester' gas fired boiler fuelling radiator central heating and hot water supply. Double glazed door onto the rear courtyard. Windows to the side and rear. Radiator.

**FIRST FLOOR**

Staircase with rail rising to..

**LANDING**

Splitting into separate directions, to the front where there are three bedrooms and another staircase to the second floor, and to the rear where there is bedroom five and a shower room and the family bathroom.

















**BEDROOM TWO** 4.17m x 3.48m (13' 8" x 11' 5")

Lovely bay window with good sea views. Fireplace with tiled slips, radiator, picture rail.

**BEDROOM THREE** 3.78m x 3.76m (12' 5" x 12' 4")

Cast iron open fireplace. Window to rear. Picture rail. Radiator.

**BEDROOM FOUR** 2.69m x 2.11m (8' 10" x 6' 11")

Good sized "box room" with window to the front with views out to sea. Radiator.

**BEDROOM FIVE** 3.45m x 2.87m (11' 4" x 9' 5")

Double glazed window to the rear. Cast iron fireplace. Radiator.

**BATHROOM/WC**

White Burlington three-piece suite with a lovely freestanding roll top bath with mixer tap and shower attachment plus shower curtain surround. Pedestal hand wash basin, low flush WC. Window to the side elevation, half panelled walls, chrome ladder style heated towel rails, extractor fan, access to loft.

**SHOWER ROOM/WC**

White Burlington three-piece suite comprising a low flush WC, wall mounted hand wash basin and fully tiled shower cubicle with plumbed shower. Obscure double glazed window to the side, chrome ladder style heated towel rails, extractor fan.

**SECOND FLOOR**

From the full landing, bi-fold doors to a staircase turning to the...

**BEDROOM ONE** 5.66m x 5.64m (18' 7" x 18' 6")

Large walk-in bay window with the most spectacular near 180° views south and east overlooking Falmouth Bay from St Mawes Castle and The Carrick Roads, over Pendennis Castle and Point along the breadth of Falmouth Bay and the coast to The Manacles and beyond. Exposed wooden floorboards, wood burning stove in a brick built fireplace. Velux window to rear.











## FRONT GARDEN

Fired brick pathway that leads from the pedestrian pavement to the steps and into the house. A granite front wall gives a sturdy boundary and a lawned area with pretty dracaena palm that is complimented by a colourful planting scheme.

## REAR GARDEN

Private courtyard with high walling on three sides that can be accessed via the dining room, kitchen and utility room. The garden leading off the courtyard is walled on three sides, providing a high degree of shelter, security and privacy. Mainly laid to lawn and some of the neighbouring properties have either built a garage off the lane to the rear or a carport. A pedestrian gate opens onto the rear lane. Decked terrace with canopy for sheltered log/bike storage etc. Water tap, courtesy lighting, external power points. Gardener's Loo! With white low flush WC.

## ON STREET PARKING

Council Tax band: E

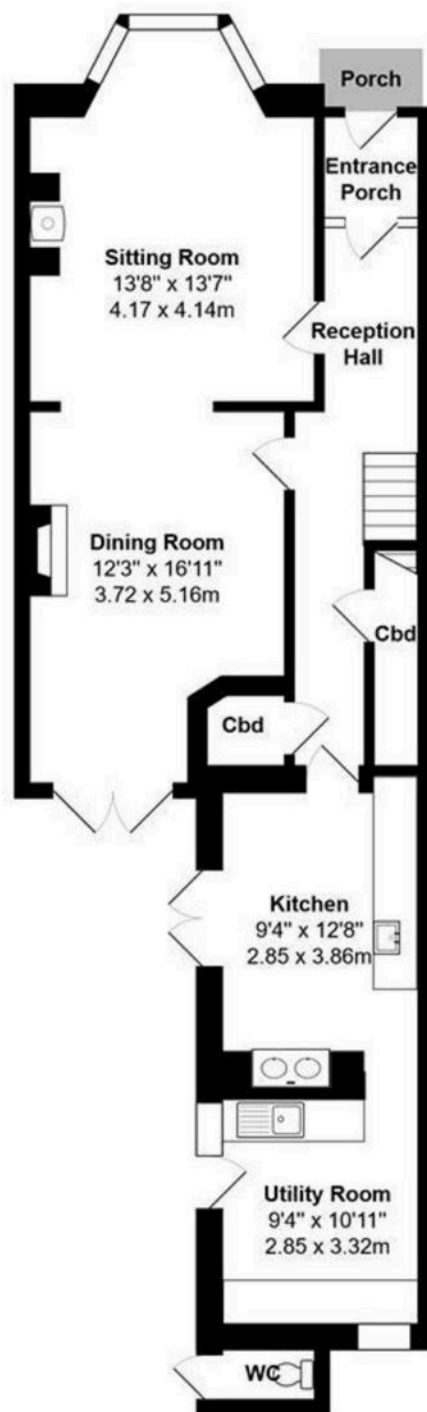
Tenure: Freehold

EPC Energy Efficiency Rating: E

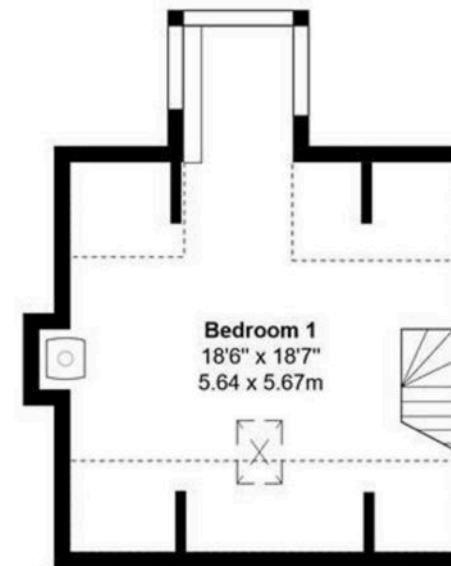
EPC Environmental Impact Rating: E

SERVICES: Mains electricity, gas, water & drainage.





**First Floor**  
Approx Area: 75.1 m<sup>2</sup> ... 808 ft<sup>2</sup>



**Second Floor**  
Approx Area: 34.2 m<sup>2</sup> ... 368 ft<sup>2</sup>

Florence Terrace, Falmouth, TR11 3RS

Total Approx Area: 188.9 m<sup>2</sup> ... 2033 ft<sup>2</sup>

All measurements are approximate and for display purposes only







## Heather & Lay

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