



31 Trelawney Road, Falmouth

Guide Price £595,000



Heather & Lay
The local property experts

- End of terraced townhouse
- 3 large bedrooms with planning granted for a loft conversion
- Large rear extension
- Totally renovated
- Much character
- Beautifully presented
- Great location

THE PROPERTY

Built in the 1880's this stone built townhouse has sat proudly on Trelawney Road for a century and a half and now looks as if it were built yesterday. Over the last two years our vendors have totally transformed this property, plenty of hard work, clever design and much expense has resulted in a home to be proud of. There are so many updates it is not easy to list them all but; a new roof, re-wire throughout, new kitchen, new bathrooms, new heating system, fantastic new extension, new windows, insulated and dry-lined walls, landscaped garden. There is also planning permission granted for a loft conversion with a dormer window should the new owner wish to exercise. We highly recommend internal viewing ...this one is lovely!

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.





ACCOMMODATION COMPRISES (ALL DIMENSIONS ARE APPROXIMATE) Once through the front door there is a vestibule with coat and shoe storage and the new RCD fusebox. A wooden half coloured glazed door then leads into the.....

HALLWAY

Stairs to first floor. Dado rail. Doors cloakroom/WC and.....

SITTING ROOM

13' 10" x 13' 0" (4.22m x 3.96m)

New box bay window with TV raising mechanism in front. The walls have been striped, insulated and lined and now have characterful and decorative moulding. Exposed floorboards with underfloor heating. Fireplace with new inset wood burning stove, marble hearth and wooden mantle. Double plug sockets with USB charging points. Opening through to the.....

KITCHEN

13' 0" x 12' 0" (3.96m x 3.66m)

Beautifully designed and well-built kitchen with cream coloured base and eye units with brass handles and large central island. White quartz work surfaces with inset twin ceramic butler sink with brass swan-neck mixer tap. Space for American style fridge/freezer, larder cupboard, dish washer, Smeg oven and grill with extractor over. Wall, ceiling and under cupboard lighting. Exposed floorboards with underfloor heating. Wooden shelving. Opening through to.....



DINING/LIVING ROOM

24' 0" x 13' 0" (7.32m x 3.96m)

What a fabulous addition to this home. Created by greatly extending, and now offering a large open flexible space. A large roof lantern floods in plenty of natural light and French doors lead out to the rear garden. A door to the side also gives access to the front of the property. Engineered oak flooring with underfloor heating. Storage units to one side similar to those in the kitchen. Door to.....

UTILITY ROOM

9' 1" x 7' 10" (2.77m x 2.39m)

Base unit with dark composite sink and mixer tap. Heating system with new boiler and large pressurised hot water tank. Wooden stable door with top glazing to the side courtyard.





FIRST FLOOR Stairs from the entrance hallway up to the first floor....

LANDING Doors to all bedrooms and split off in sections to the front and rear. Loft hatch. Space for staircase. (The loft area has planning granted to extend into it to make a further en-suite bedroom, it also has wiring and plumbing feed ready should the new owner decide to do the conversion).

BEDROOM ONE

14' 0" x 8' 1" (4.27m x 2.46m)

Stunning room with 11' high vaulted ceiling and exposed wooden beams. Half wall with exposed stone and lime pointing. New sash window to the side. Old school style radiator. Entrance through to.....

EN SUITE

9' 0" x 8' 0" (2.74m x 2.44m)

Stylish room with newly fitted suite comprising a double ended bath with centre mixer tap, large walk-in shower with glass screen plus rainfall and spray attachment, WC with hidden cistern and hand wash basin on vanity unit. Tiled floor with underfloor heating and matching tiles in wet areas. High vaulted ceiling and exposed wooden beams. New obscure glazed sash window to the side. White ladder style radiator. Extractor. Ceiling spot lights.

BEDROOM TWO

13' 0" x 12' 6" (3.96m x 3.81m)

New window to the rear. Old school style radiator. Exposed floorboards.

BEDROOM THREE

13' 0" x 12' 0" (3.96m x 3.66m)

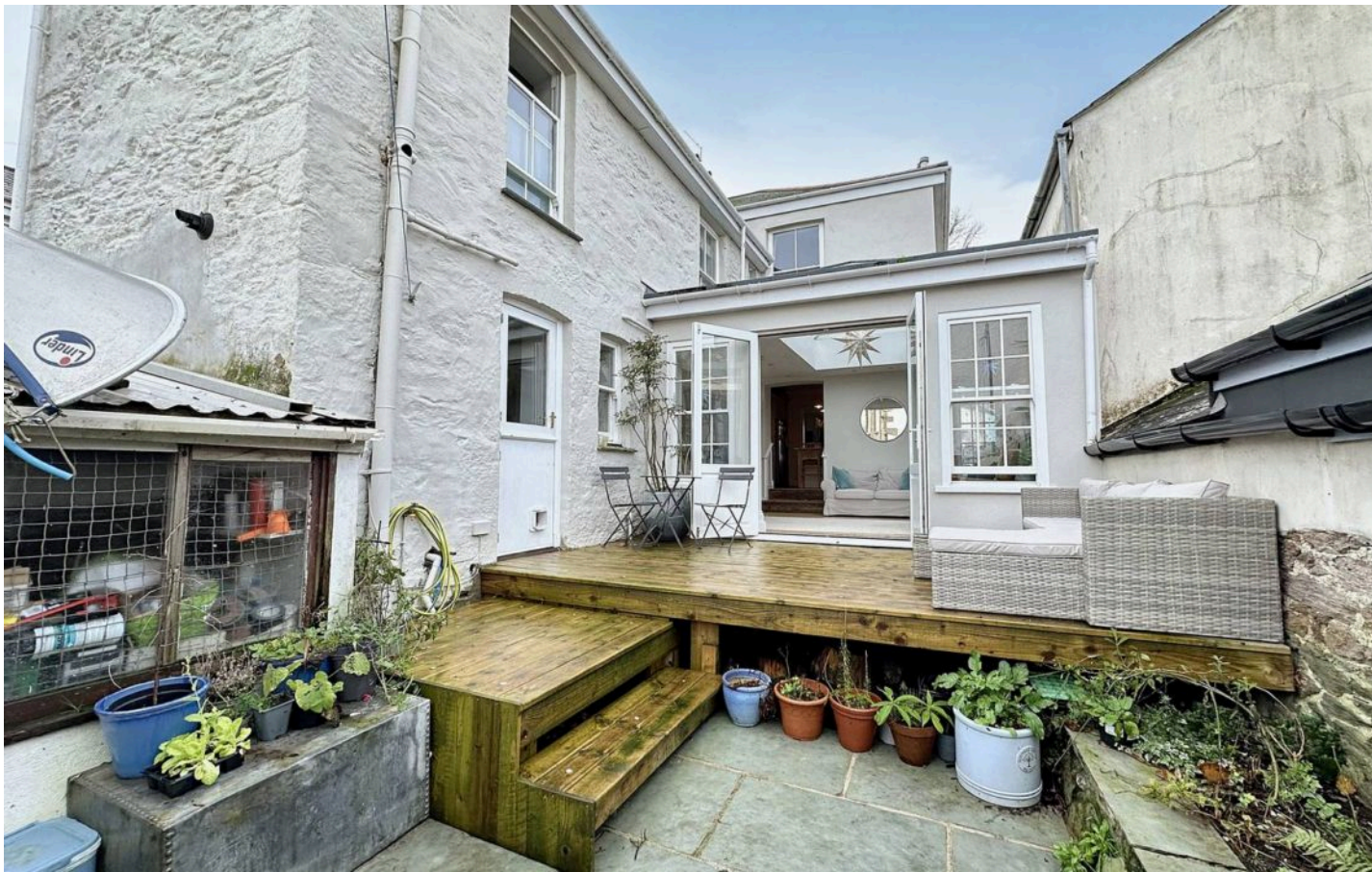
New window to the front. Old school style radiator. Exposed floorboards. Insulated wall with shelf above.

BATHROOM

9' 1" x 5' 1" (2.77m x 1.55m)

New window to front. Cleverly designed with a "sunken" bath, large walk-in shower cubicle with glazed screen, rainfall and spray attachment, WC with hidden cistern and hand wash basin on vanity unit. Nicely tiled. White ladder style heated towel radiator. Extractor. Ceiling spotlights.





OUTSIDE

FRONT

Front garden with walling facing the pavement. Access to the rear extension down the side of the property.

REAR

The rear garden has a new raised deck area with uplighters and storage space under. A new high fence and gate to the rear. Shed which can be removed to provide an off-road parking space. Private paved courtyard with planting area.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

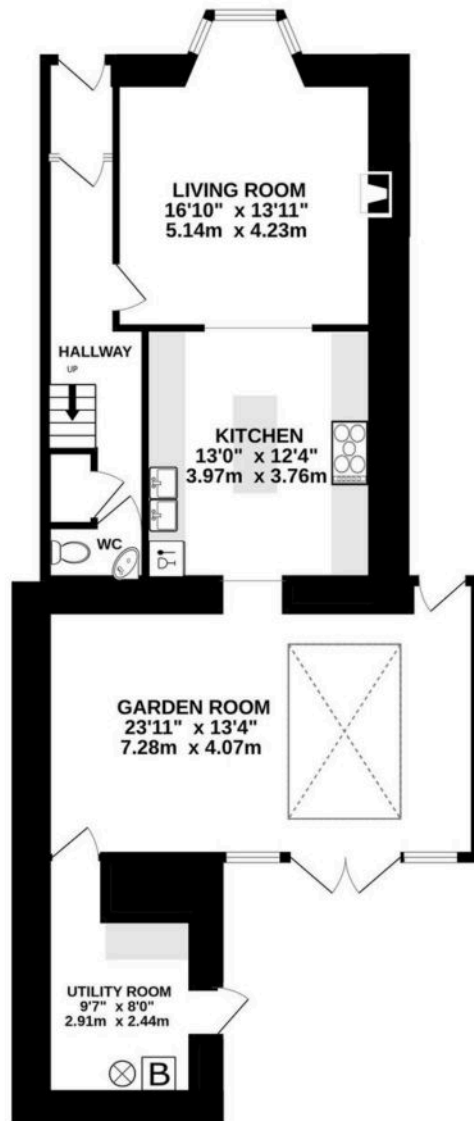
AGENTS NOTE

The shed at the rear could be removed (should the new owner wish) to make space for off-road parking. New roof fitted. Re-wired throughout.

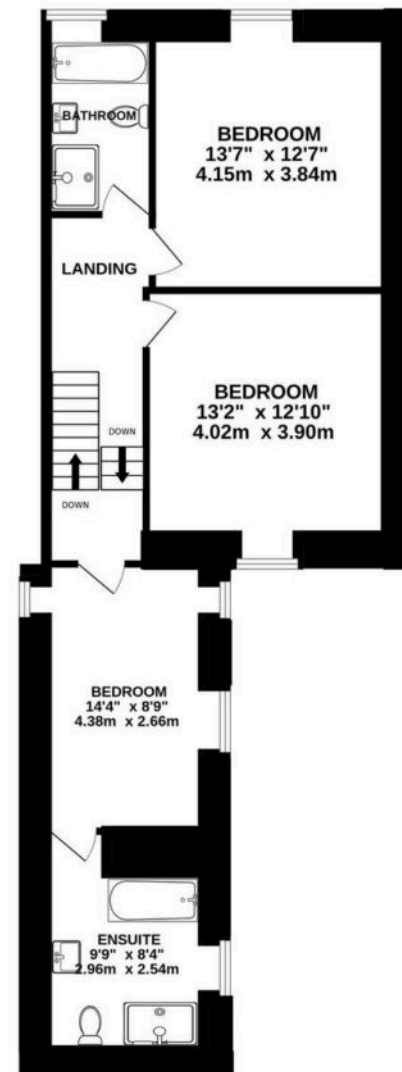
SERVICES: Mains electricity, gas, water & drainage



GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1630 sq.ft. (151.5 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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