



Heather & Lay
The local property experts

Newton Hay Penwerris Terrace, Falmouth, TR11 2PB

So unassuming from the kerbside, all is revealed once through the door! An amazing property in this spectacular and valuable position with views over the water and out to the Carrick Roads. Three bedrooms, detached, off-road parking and garaging. A kitchen and separate dining room with a garden room out to a secret garden showcasing those panoramic views. All within easy walking distance of town and harbourside. Internal viewing is highly recommended!

NO ONWARD CHAIN!



FALMOUTH TOWN	0.6 MILES
FALMOUTH STATION	1.4 MILES
PENRYN	1.8 MILES
TRURO	11 MILES
NEWQUAY AIRPORT	30 MILES

- Outstanding detached house
- Three bedrooms
- Spectacular enviable Falmouth harbour & river views
- Private and secure garden
- Off-road parking
- Garage
- Great location



PROPERTY

Built in 1920 and so pretty with slate hung external walls, this fabulous, detached home has three bedrooms and an upstairs sitting room with some of the best views in Falmouth. Home to our vendors for the last 34 years and what an opportunity this is to purchase a delightful home in this most desirable of locations. Over the hundred plus years since Newton Hay was built so much has changed in Falmouth but the character and charm are still evident here. There is a “secret” south facing garden that is not overlooked in any way plus a generous off-road parking area that could possibly accommodate two small cars. The garage is modern and an addition that our vendors have done during their ownership, this garage is an over-sized single and means parking for a large vehicle is possible and still with room to open the doors.

This property is so special that we highly recommend watching our walk-through, talk-through video tour to fully appreciate what is on offer.



THE LOCATION

Penwerris Terrace is one of Falmouth's most sought after and valuable residential roads. It is set up high with phenomenal harbour and coastal views, yet within a few minutes' walk from the town and waterfront. The original Penwerris Terrace contains some of Falmouth's earliest and finest Regency houses, several of which were built for Packet Ship captains; the position no doubt chosen for its commanding marine outlook and convenience to the shore. So much of what delights about Falmouth is on one's doorstep at this location. The waterside is a few moments away as is the High Street with its individual shops and galleries, whilst The Boathouse, Star & Garter, or more up market Royal Cornwall Yacht Club and Greenbank Hotel are one's 'locals'. The town has a brilliant and diverse selection of restaurants and an eclectic mixture of shops, which include national chains, together with quality galleries showcasing local talent.

Falmouth's seafront, on the town's southern side, is about a mile away, with sandy beaches, Henry VIII's Pendennis Castle and access to incredible walks and scenery along the South West Coastal Path. 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; little wonder the town is consistently ranked as one of the top five places to live in the UK.



ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

From the parking area there are a few steps down to the private garden and entrance.

ENTRANCE HALL

Once in through the “front door” there is a good sized porch area that is perfect for drying off a dog who’s just had a run on the beach, or simply for coat and shoe removal and storage. There is a natural “lantern” window above that floods the room with daylight. Glazed door into...

KITCHEN 12' 2" x 7' 7" (3.71m x 2.31m)

White fronted door and drawer units to the base and wall height. Quality Corian work surface and stylish white inset sink. Built-in appliances plus a larder under the stairs. Folding door to...

UTILITY ROOM 10' 3" x 4' 2" (3.12m x 1.27m)

With space and plumbing for washing machine, tumble dryer and dishwasher. This area is also home to the Worcester Bosch gas boiler that supplies heating via the radiators in the property plus hot water. to....

DINING ROOM 14' 3" x 11' 7" (4.34m x 3.53m)

Large enough to accommodate a good sized dining table and act as a walk-through to the

GARDEN ROOM 21' 9" x 4' 11" (6.63m x 1.50m)

Overlooks private south facing garden with a full width of windows and French doors out to the ‘secret’ garden. Door to....

BEDROOM ONE 14' 2" x 12' (4.32m x 3.66m)

Generously sized and with a large window offering nice water views and a full room width of mirrored wardrobes that hide a door that leads into the....

EN-SUITE

White suite comprising large shower cubicle with sliding glazed door and mains shower over. W/C and pedestal hand wash basin. Double Glazed window with harbour views. Radiator.

FIRST FLOOR

At the top of the landing accessed is gained to bedrooms two and three plus the family bathroom and...

SITTING ROOM 14' 2" x 13' 3" (4.32m x 4.04m)

As soon as one walks into this room the view takes over. Just amazing...water views from across to Flushing to the Carrick Roads to St Mawes and around to the docks. Both castles are in eyeline and the mooring of the cruise ships too. Such a mesmerising view there would be little use for a TV. The room is almost square and large enough for lots of comfortable seating. A door leads through to the.....

SUN ROOM 22' 4" x 5' 8" (6.81m x 1.73m)

Full width of windows with stunning water views. Also home to an office area.

















BEDROOM TWO 10' 11" x 8' 11" (3.33m x 2.72m)

Window to the front. Built in linen cupboard. Radiator.

BEDROOM THREE 8' 9" x 8' 4" (2.67m x 2.54m)

Window to the front. Radiator.

FAMILY BATHROOM

White suite that comprises a panelled bath with mixer tap shower attachment, W/C and pedestal hand wash basin. Fully tiled. Window to the rear with harbour view. Radiator.

OUTSIDE

Although there is a pleasant garden to the front, it is the main side garden that is the showstopper; hidden by the high historical stone wall and a fabulous Madeira Date Palm this sunny space is easy maintenance with a large patio slab area and a Mediterranean planting scheme.

To the rear is an access hatch that gives both storage and help for any maintenance under the house.

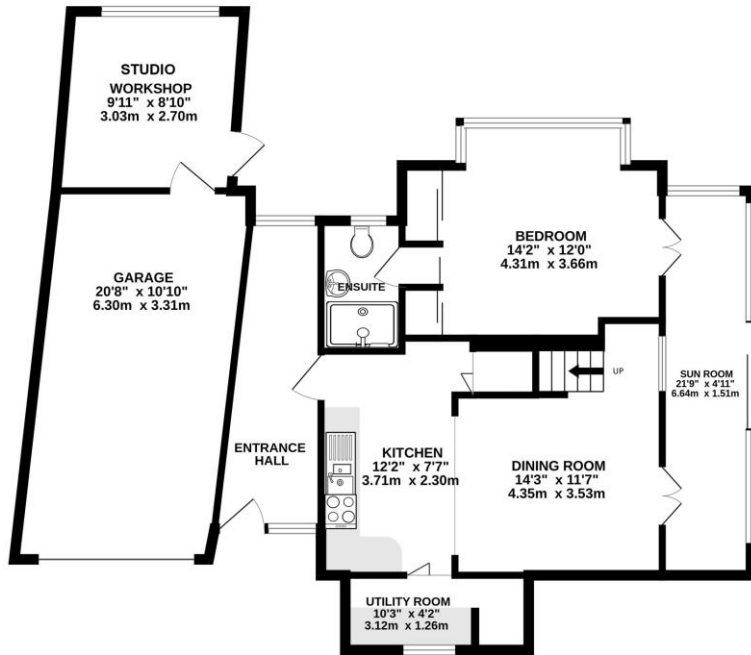
GARAGE & STUDIO/WORKSHOP

Vehicular access door from the front parking area plus pedestrian access door from the rear. Light and electric sockets plus a very useful storage area in the pitched roof space. A good sized outbuilding ideal as a studio/workshop with an amazing view, insulated with power and heating is on the rear of the garage and can be accessed through the garage or garden.

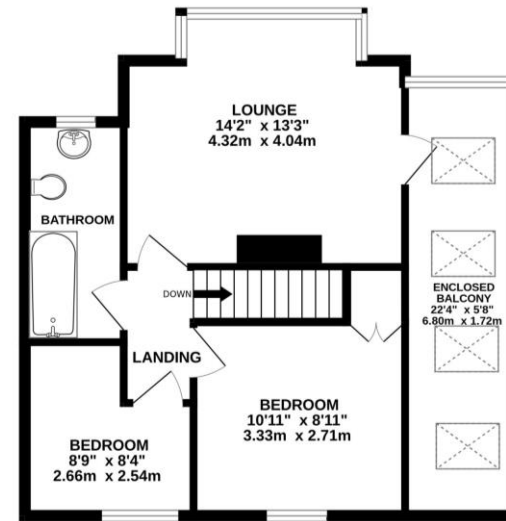




GROUND FLOOR
993 sq.ft. (92.3 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1555 sq.ft. (144.4 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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LOCAL AUTHORITY Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

TAX BAND – D

EPC RATING – D

SERVICES Mains electricity, gas, water & drainage

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.