



1 Hulls Lane, Falmouth

Guide Price **£350,000**



Heather & Lay
The local property experts



THE PROPERTY

Being sold with no onward chain....., set up a delightful lane at the end of the town and literally a stone's throw away from the harbour and shops and a short walk to the beaches. The cottage is at the end of a terrace of five and has been updated and improved by our vendor during their ownership. Built of local stone with modern UPVC windows and doors plus gas central heating. Our vendor had a quality attic conversion that has greatly improved the layout of the property and also offers wonderful water views. A special mention must be given to the bath/shower room that was once the second bedroom and now a stylish, practical and well-designed room. There is a small garden to the quiet lane at the front and a high walled courtyard garden to the rear that enjoys plenty of sunshine. Off-road parking can be found close by in the neighbouring streets. Excitingly this property is being sold with no onward chain.

THE LOCATION

Hulls Lane is an historic part of Falmouth, tucked away yet just a few strides from Arwenack shopping street and the harbourside, with so much of what Falmouth has to offer, on its doorstep. The Maritime museum and Events Square, together with an eclectic mix of fine pubs, and restaurant, galleries and individual and independent shops makes Falmouth an exciting place to holiday and for the lucky few, to reside. Junior and secondary schooling facilities are nearby at King Charles and Trescobeas and many faculties of the Combined University of Cornwall are within a few minutes walk along Woodlane. The nearby railway stations at The Dell provides a direct link to the cathedral city of Truro. The town hosts events throughout the year, such as the Falmouth Classics, the Oyster Festival, the celebrations of Falmouth Week and the Sea Shanty Festival.





- Pretty end of terrace stone cottage
- Two double bedrooms
- Stylish bath/shower room
- Water views from converted attic bedroom
- On-road parking nearby
- No onward chain!

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

In through a coloured UPVC double glazed "front door" to a small entrance with stairs to the first floor and door into the sitting room.

SITTING ROOM

UPVC double glazed window to the front with fitted Colonial style shutters and seat below. Feature fireplace with decorative surround. Radiator. Door through to.....

KITCHEN/DINER

UPVC double glazed window to the rear plus a stable door leading to the rear courtyard. Range of painted eye and base units with wood effect worktop. One and a half bowl stainless steel sink, space for white goods. Wall mounted gas boiler fuelling radiator central heating and hot water supply. Large under stair cupboard.

FIRST FLOOR

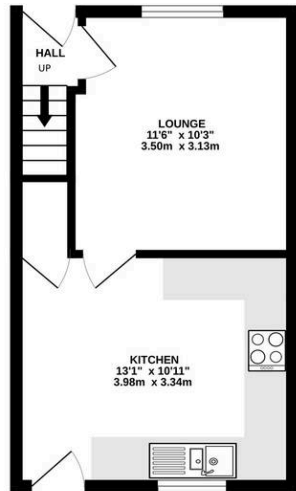
Wide and open landing with window to the rear that brings in a good degree of natural light. Originally there were two bedrooms on this level but the current owners have updated the property to change the double, former second bedroom to what is now a very nice bath/shower room and where the bathroom was there is now a staircase to the second floor.

BEDROOM

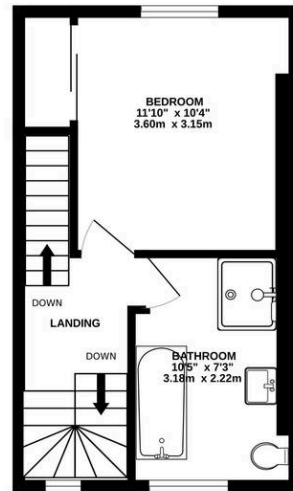
UPVC double glazed window to the front with fitted Colonial style shutters and seat below. Built-in wardrobe. Radiator.



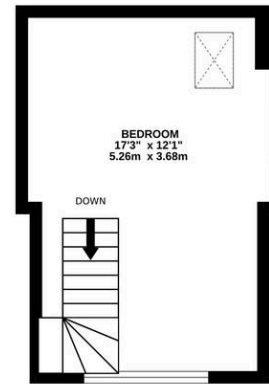
GROUND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.1 sq.m.) approx.



2ND FLOOR
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 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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FAMILY BATH/SHOWER ROOM

Stylish and well design with white suite comprising WC, bath with Victorian style mixer tap, bespoke built hand wash station with "Singer" cast iron base and white bowl within keeping, tap pump. Large shower cubicle with plumbed shower over. Half wood panelled walling and window to the rear with a view of the castle.

BEDROOM TWO/OFFICE/SECOND LOUNGE

What a lovely addition. No expense spared....the windows offer fabulous water or castle views and this versatile space has many uses depending on personal choice.

REAR GARDEN

The rear garden is secure and quite private with high walls and rear gate.

AGENTS NOTE

This property has been a private holiday home (not commercially let) and of course it would make a perfect holiday investment but also a very nice home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services: Mains electricity, gas, water & drainage



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, fixtures and 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, out buildings, 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.

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