



Heather & Lay
The local property experts

1 Claremont Terrace Falmouth TR11 2AJ

Elegant and substantial end terrace period town house with fantastic harbour and coastal views, requiring some modernisation but providing highly flexible four bedroom, three living room accommodation over three floors, in one of Falmouth's most sought-after terraces. A generous, enclosed rear garden, space to park and so much more, all within a few minutes' walk of town and harbourside.



Heather & Lay
The local property experts

FALMOUTH TOWN	A 5 MINUTE WALK
PENRYN	2 MILES
TRURO	10.4 MILES
NEWQUAY AIRPORT	34 MILES

- Distinctive end terrace period town house
- Spectacular harbour & coastal views from all 3 floors
- Flexible 4-bedroom, 3 living room accommodation
- Kitchen/dining room with Aga & pantry
- Remarkable first floor, dual aspect, living room/master bedroom with balcony
- Space for self-contained living with separate access
- Great charm, originality & space
- Needing some modernising
- Generous South & West facing rear garden
- Rear Lane access to parking spaces



THE PROPERTY

We have known and admired 1 Claremont Terrace for many years having sold it to old friends back in 1997. This fine mid-Victorian terrace is bookended by distinctive Dutch gable town houses, Number 1 being a particularly attractive example and an unusual, if not unique, design for Falmouth. Accommodation is over three floors and 2,300²ft in size, with wide bay windows on the ground and first levels and that stylish and original arched window and Dutch gable with parapets on the top floor. Commanding harbour, estuary and coastal views are enjoyed from all storeys, where they are breathtakingly good from the first and second levels. This is an outstanding town house with a size, flexibility and charm one seldom sees. It is comfortable 'as is' and much money has been spent in recent years, but the house would benefit from modernisation and uplifting in part, with such scope to adapt and use the accommodation to an owners' requirements. The first floor, bay window dual aspect harbour facing room is a standout feature, making a fantastic 'living' room or uplifting master bedroom with French doors to a little balcony. Used conventionally with harbour view sitting room, separate dining room, kitchen/dining room and garden/breakfast room on the ground floor, number 1 still has up to four bedrooms, including the attic bedroom. The first-floor rear of Number 1 has been used as a self-contained area with vaulted ceiling bed/living room and its own separate access. Of course, this space can be incorporated into the main house, if preferred. Outside, to the rear, is a sizeable, enclosed garden that faces South and West with rear Lane access to provide parking space for two/three cars. This is an absolute gem and a real 'find' for the right buyer appreciative of how special it is.

THE LOCATION

Claremont Terrace is one of Falmouth's most desirable places to live, set up high above town and harbourside with fantastic views and just a few minutes' walk to the High Street and water's edge. The nearby Boathouse, Star & Garter or more up market Royal Cornwall Yacht Club or Greenbank Hotel are ones' 'locals' while the town has a brilliant and diverse selection of restaurants, bakeries and bars 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 Southwest 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) With granite step, double doors lead into ...

GLAZED PORCH

Slate slab floor and step, glorious view to Flushing, harbour, river and coast. Painted panel door to ...

HALLWAY

Original tile flooring, dado and picture rails. Electrical trip switch. Radiator. Glazed and panelled door to inner hallway. White panelled door to ...

SITTING ROOM

Triple sash bay window, over the front garden looking across to Flushing, to harbour, estuary and coast. Fireplace with shelved recesses to sides. Picture rail. Radiator.

INNER HALLWAY

Stairs to first floor, shelved under stair cupboard, power and light. Doors to utility/cloakroom, kitchen and breakfast room. Door to ...

DINING ROOM

With 9' high corniced ceiling. Open fireplace with timber surround, slate hearth. Cupboards and shelved recesses to sides. Radiator. Glazed French door into garden room.

UTILITY/CLOAKROOM

Obscure window. WC. Porcelain basin with mixer tap. Space and plumbing for washing machine. Cupboard and worktops. Radiator.

KITCHEN/BREAKFAST ROOM

Tiled floor with fireplace at one end and aa cream gas-fired Aga at the other, set within a recess. Circular sink, cupboards beneath, worktop. Space for dishwasher. Windows to the side. Worcester gas-fired boiler fuelling radiator central heating and hot water supply. Wide opening into the garden room. From the kitchen, a door to the rear lobby and walk-in...

PANTRY

Space for white goods. Chest height electric oven and grill.







GARDEN ROOM

French doors from the dining room (bedroom four) and out to the courtyard and garden. Timber floor. Monopitch roof. Door to side. Second stairs rising up into the rear bed/living room.

FIRST FLOOR

Stairs to a half landing, branching up to the front landing and accommodation to the rear, to a shower room/WC, through a door to the self-contained, further accommodation comprising bedroom/living room, kitchenette and shower room/WC.

SHOWER ROOM/WC

White WC. Panelled bath. Walk-in step-free boiler-fed shower cubicle. Timber floor boards. Radiator. Wall mounted heater.

FULL LANDING

Sash window to side and elevated view through to Falmouth Harbour, the docks, to the Carrick Roads and Roseland Peninsula. Doors to bedroom two and...

LIVING ROOM/BEDROOM

Triple sash UPVC double glazed window with fantastic elevated Near 180 degree views over Falmouth Harbour, from Penryn river and little Falmouth along to Flushing village and Trefusis Point and across to the Carrick Roads (Falmouth Estuary), to the Roseland Peninsula, St. Mawes Castle, St. Anthony Head and Pendennis Point and Castle. Within the room is an original cast iron and slate surround fireplace with tile slips, shelved recesses to each side. Two radiators. Picture rail. Built-in cupboard. There is also a UPVC double glazed side window with a super view and UPVC double glazed French doors out onto the balcony.

SMALL BALCONY

About 5' x 3'6" providing an incredible look out and perch to enjoy commanding harbour, estuary and waterfront views.

BEDROOM TWO

UPVC double glazed sash window to rear. Fireplace and surround, cupboards on either side, one a shelved wardrobe.









REAR SELF-CONTAINED ACCOMMODATION

The rear landing leads via a doorway to further accommodation which can be incorporated into the main house or self-contained with its separate door to the rear garden.

SHOWER ROOM/WC

Window to the side. WC, hand basin, walk-in shower cubicle, electric Triton shower over. Radiator.

WC

Hand basin, window; through to shelved cupboard and ...

KITCHENETTE

UPVC double glazed side window. Base cupboards, single stainless-steel sink with drainer, worktops. Space for an electric cooker. Door to ...

BEDROOM/LIVING ROOM/STUDIO

An inspired room with windows to the side and rear. Two double glazed skylights, which would make it a great, bright studio, facing South. 10' 10" (3.3m) high apex ceiling. Radiator. Door to the side into the garden. Within the room, a covered staircase leads down into the kitchen pantry area beneath.

SECOND FLOOR

From the landing an original slim staircase rising, with a large UPVC double glazed side window flooding light into

ATTIC/BEDROOM FOUR

Apex ceiling with Velux double glazed roof window, and eave cupboards. Door to

OFFICE ROOM

A flexible space with Velux double-glazed windows and an arch window at its end providing amazing, elevated views of the harbour and coast.



OUTSIDE

FRONT

From the pavement, a gate and granite steps up to an area of garden and space to tuck in and sit out with glorious views over the harbour, to the estuary and docks.

REAR

From the garden room, a partially covered and enclosed little courtyard with an old slate flagstone floor. Tap. Up granite steps to the..

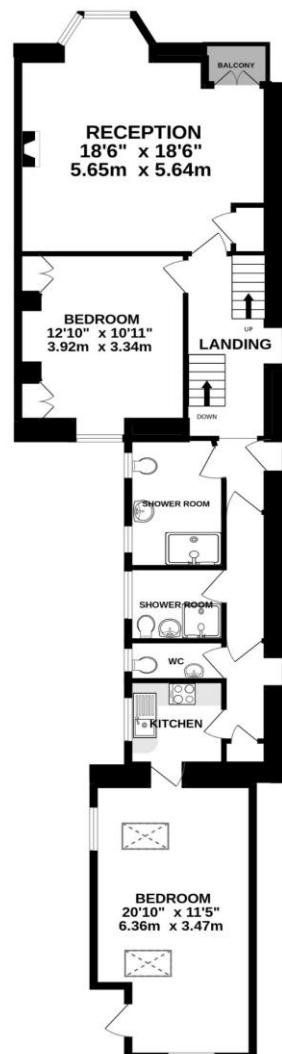
REAR GARDEN A very generous, enclosed south and West facing rear garden, measuring about 70' (21.34m) deep x 25' (7.62m) - 35' (10.67m) wide. Overgrown and arranged over several terraces, a great opportunity to create something rather special. Two stores and an elderly little summerhouse and shed. At the top of the garden timber gates onto the rear lane with vehicular access and scope here to **PARK** two/three cars.



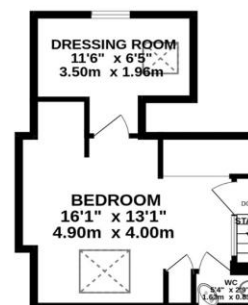
GROUND FLOOR
997 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



2ND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 2323 sq.ft. (215.8 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.
Made with Metropix ©2025

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.

SERVICES Mains water, electricity, gas & drainage.

LOCAL AUTHORITY Cornwall

Council, Truro, TR1 3AY. Telephone
0300 1234100

COUNCIL TAX - D

EPC RATING - E

01326 319767

sales@heather-lay.co.uk

www.heather-lay.co.uk

almouth, Cornwall TR11 3DN



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, 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 terms 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.