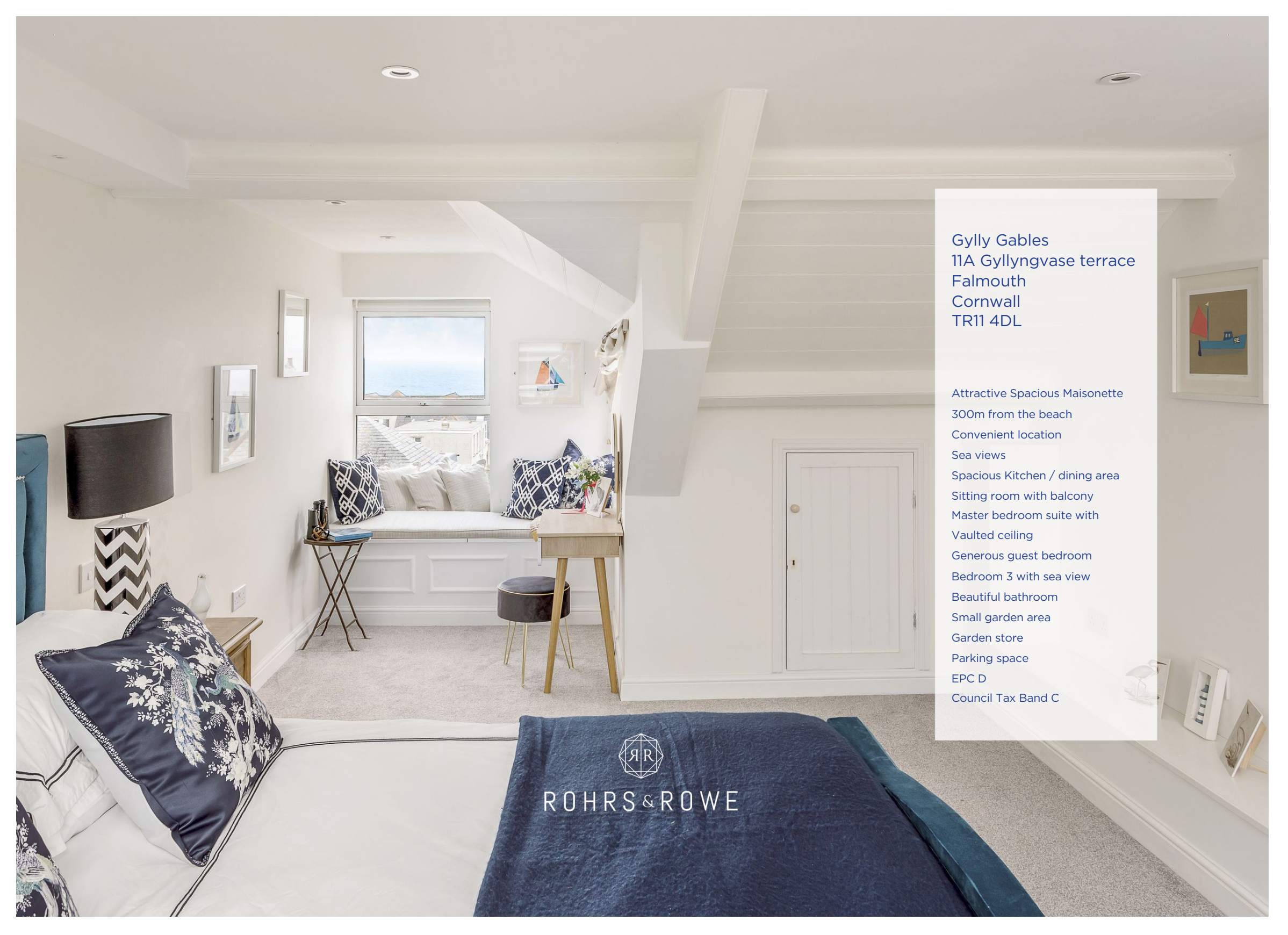




ROHRS & ROWE



Gylly Gables
11A Gyllyngvase terrace
Falmouth
Cornwall
TR11 4DL

Attractive Spacious Maisonette
300m from the beach
Convenient location
Sea views
Spacious Kitchen / dining area
Sitting room with balcony
Master bedroom suite with
Vaulted ceiling
Generous guest bedroom
Bedroom 3 with sea view
Beautiful bathroom
Small garden area
Garden store
Parking space
EPC D
Council Tax Band C



ROHRS & ROWE



BEAUTIFUL 3 BEDROOM MAISONETTE WITH SURPRISINGLY SPACIOUS ACCOMMODATION AND SEA VIEWS SET CLOSE TO GYLLYNGVASE BEACH



Property

Set just a short distance from Gyllingvase beach, Gylly Gables offers wonderfully unusual and surprisingly spacious accommodation with views out across the bay. The property has been used as a successful holiday let but would also make a very comfortable home. Our vendor has extensively upgraded the property in her ownership and it is now beautifully presented with great style and charm.

The property is set out as a maisonnette over two floors, accessed via an external staircase. The entrance opens into a spacious kitchen and attractive dining area. This in turn leads through to a bright and airy sitting room which offers an elevated view to the sea along with access out to the balcony to fully soak up both the sun and the sea views. There are two bedrooms set out on this floor. The first is a good sized double bedroom with an attractive outlook and the other a single bedroom with a view to the bay along with a stylish bathroom to service both rooms. Upstairs leads to the master bedroom which is an unusual and charming room with a vaulted ceiling and vellux windows offering plenty of light with a separate shower room that completes the accommodation offered.

Outside

There is a small area of garden with, to the side a decent sized parking space. The stairs have set below them a cleverly created store which is perfect for surfboards and beach apparel or gardening equipment.









GYLLYNGVASE AND CASTLE BEACH



MYLOR



SWANPOOL



FALMOUTH HARBOUR

LOCATION

Gylly Gables is set in an enviable position, close to the beaches of Gyllyngvase and Castle beach but also within easy reach of the harbour and the town. Falmouth offers a wide variety of shopping opportunities with many high street names as well as a good selection of interesting boutique shops along with a fabulous selection of bars and restaurants to enjoy. The town also offers all the services required for business with a range of banking options, many support services and of course several marinas as sailing is a major pastime in the area.

DISTANCES

Gyllyngvase Beach: 300 Metres • Castle Beach: 600 metres • Falmouth Town Centre: 1/2 Mile • Mylor Yacht Harbour: 5.5 Miles • Truro: 11.5 Miles • St Mawes: 16.5 Miles • Newquay Airport: 30 Miles • St Ives: 29 Miles • Fowey: 34 Miles





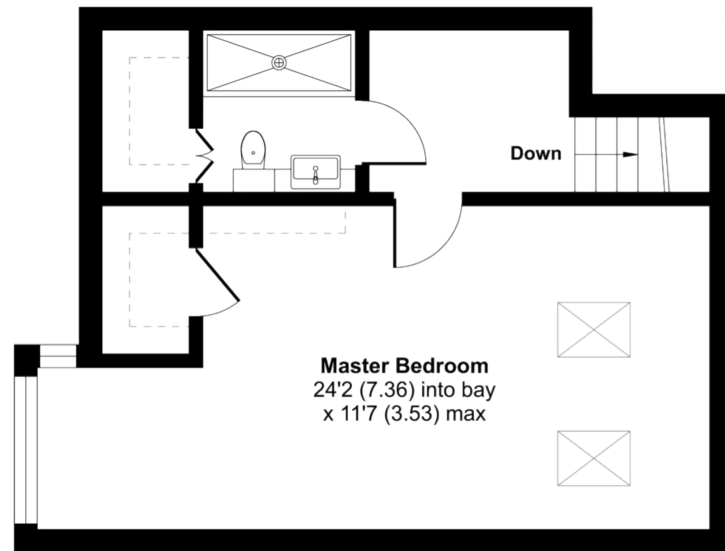
Gyllyngvase Terrace, Falmouth, TR11 4DL

Approximate Area = 1209 sq ft / 112.3 sq m

Limited Use Area(s) = 23 sq ft / 2.1 sq m

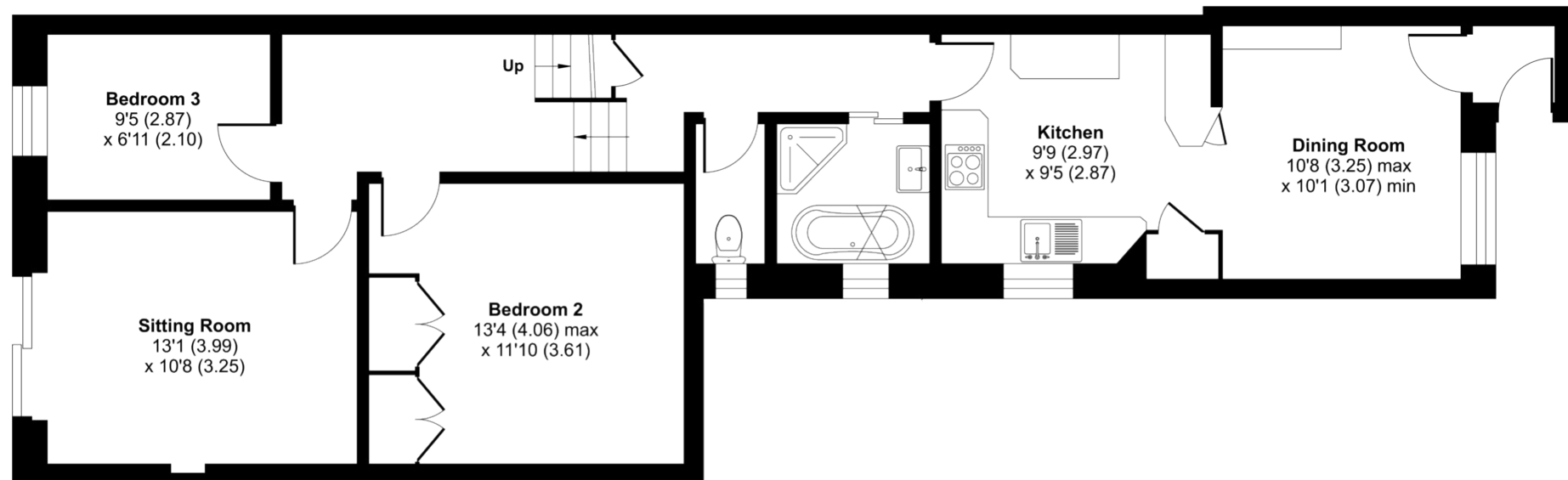
Total = 1232 sq ft / 114.4 sq m

For identification only - Not to scale



FIRST FLOOR

Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Rohrs and Rowe. REF: 1134956



Services: Mains water and drainage. Mains Electricity and Gas

Leashold Property Lease 999 years from December 2009 Share of Freehold

Directions: What3Words: Comet.translated.many.

Travel into Falmouth along Dracaena Avenue. Continue into Western Terrace and onto Melville Road continue past Fox Rosehill Gardens and after the traffic lights turn right into Gyllyngvase Terrace where the property will be found at the top of the hill on the right.

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