



MAP estate agents
Putting your home on the map

Clare Terrace
Falmouth

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Falmouth

Events Square 0.5 miles on foot | Gyllyngvase Beach 1 mile | Pendennis Castle 2.5 miles | Truro centre 11 miles | Newquay Airport 27 miles | Exeter M5 101 miles
(Distances are approximate)

Situated on one of Falmouth's prime terraces, this stunning townhouse offers flexible accommodation over two floors which is presently split to offer three separate properties but could also be used as one or two homes as needed. Originally built as a single home, many of the properties along the terrace have been turned into apartments. Many of the neighbouring properties have also converted the large roof area which would create further space and enjoy an even better view across Falmouth harbour. This therefore, subject all the necessary consents, has further potential to enhance this fabulous home further. Our clients have made significant changes including a new heating system and the property retains many character features as you would expect from a property of this era. The property has parking to the rear and enjoys views over the ever-changing Falmouth harbour to the front.

Entrance hallway leading off to:-

Ground floor flat:- Lounge/diner | Kitchen | two bedrooms | Bathroom | Rear courtyard

Top floor flat :- Living room | Kitchen | Bedroom | Bathroom

Studio flat:- Kitchen/living area | Bathroom | Bedroom

Parking for two cars to the rear, slate patio to the front

£775,000 Freehold



Description

The property currently comprises of a two bedroomed ground floor flat and a one bedroom studio apartment plus a further one bedroom top floor apartment.

The home therefore gives huge potential for multi-generational living, having a home in one of Falmouth's prime locations with the ability to create a significant income or to re-convert and create a very special individual home – the choice is entirely down to the new owners! We therefore think this gives a really exciting opportunity for buyers to add another chapter of history to this property. The style of each apartment is different yet tasteful and the ground floor flat has access to an outside patio and then to two parking spaces – something that is really useful and beneficial in the area. There is also unrestricted parking outside.

The owners presently live in one part of the property and successfully let the other two via short term lets.

Location

The property is located in amongst similar properties of attractive period homes on Clare Terrace which is one of Falmouth's prime terraces perched above the town, within the terrace is the aptly named 'Seaview Inn'. The property enjoys some spectacular harbour views from the front elevation. Pedestrian pathways and steps provide immediate access down into The Moor or to Church Street in the centre of the town and all its commercial and leisure facilities are a very short walk away.

The vibrant town has a wide range of individual shopping outlets, bars and restaurants for people to choose from.

The Prince of Wales pier offers passenger ferries to Flushing at St Mawes and Malpas, at the other end of the town is Events Square with the Maritime Museum. Buses

can be caught on The Moor and there are three train stations in town which take commuters to Penryn and then Truro with the option of travelling further as required.

There is an abundance of water sports on offer for anyone who enjoys sailing, gig rowing, fishing or rowing with Falmouth being one of the largest natural harbours in the world. All of this can be enjoyed when you can wake up in this home.

The city of Truro is approximately fourteen miles away and offers a further range of commercial, education and leisure facilities and can also be accessed via the branch railway line.

ACCOMMODATION COMPRISES

Glazed open porch with solid front door opening to:-

ENTRANCE HALLWAY

Having spectacular cornice and coving detailing and panelling to half height. Bamboo flooring and old school style radiators. Stairs lead up to the first floor and solid wooden door opens to:-

GROUND FLOOR FLAT LOUNGE 16' 5" x 13' 6" (5.00m x 4.11m) maximum measurements

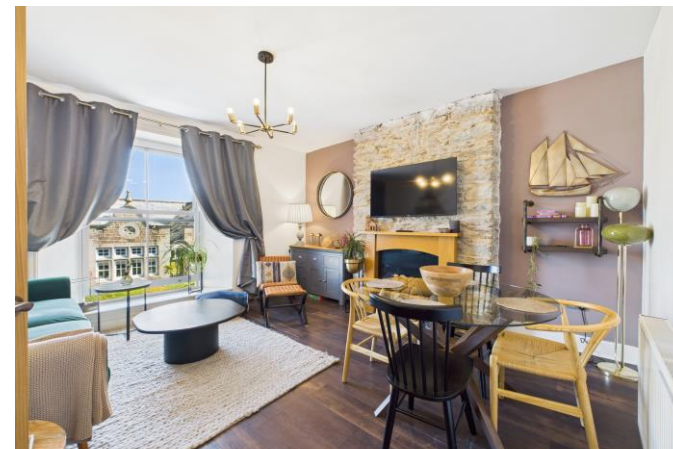
Double glazed sash window to the front elevation with shutters. Feature fireplace housing a multi-fuel stove. Stunning cornice and coving detail. Wide archway through to:-

GROUND FLOOR FLAT KITCHEN 14' 0" x 12' 6" (4.26m x 3.81m) maximum measurements

Contemporary in style having a breakfast bar with seating with a one and half bowl ceramic sink and drainer with brushed brass taps, cupboard below and wine fridge. Range of wall and floor mounted cupboards with composite work tops over. Larder cupboard and exposed feature stone wall with wooden lintel above. Integrated dishwasher, integrated fridge/freezer. Range cooker with gas hob and tiled surround and extractor hood over. Cupboard housing boiler serving the ground floor. Downlighters and old style radiator. Double glazed door with glazed side panel opening to the courtyard. Wide archway through to:-

GROUND FLOOR FLAT HALLWAY

Radiator. Storage cupboard. Solid wood doors off to:-



GROUND FLOOR FLAT BEDROOM ONE 11' 5" x 11' 2" (3.48m x 3.40m)

Double glazed window and glazed door opening to the courtyard.
Column radiator.

GROUND FLOOR FLAT BEDROOM TWO 10' 3" x 8' 8" (3.12m x 2.64m)

Double glazed window, column radiator and spotlights.

GROUND FLOOR FLAT BATHROOM

Vanity wash hand basin, low level WC and walk-in shower with screen an inset walled storage with rain head and hand held shower. Tiled flooring, part tiling to walls. Obscured double glazed window. Heated towel rail. Light up mirror, display shelving and extractor fan. From entrance hallway, stairs with half height panelling rising to:-

HALF LANDING

Further stairs lead up to the top flat entrance door. High level window. Solid wooden door opening to:-

STUDIO APARTMENT HALLWAY

Storage shelving and solid wooden doors off to:-

STUDIO LOUNGE/DINER/KITCHEN 14' 0" x 11' 5" (4.26m x 3.48m) maximum measurements

Range of wall and floor mounted cupboards to one wall incorporating an oven and hob with extractor over and an anthracite sink and drainer. Space for fridge/freezer. Obscured double glazed window. High vaulted ceilings with beams and two remote control 'Velux' windows. Vertical radiator. Space for seating. Half wall with opening through to:-

STUDIO BEDROOM 11' 4" x 9' 7" (3.45m x 2.92m)

Double glazed window. Vaulted ceiling, exposed stone wall, spotlights. Vertical radiator. 'Velux' window. Double glazed door opening to the rear where the parking spaces are.

STUDIO BATHROOM

Tiled floor and part tiled walls. Vanity wash hand basin, bath with shower over and low level WC. Heated towel rail. Double glazed

window.

As previously mentioned, from the half landing further stairs lead up to a solid wooden door opening to:-

TOP FLAT HALLWAY

Radiator. Solid wooden doors opening off to:-

TOP FLAT KITCHEN 12' 5" x 7' 9" (3.78m x 2.36m)

Range of wall and floor mounted units incorporating oven and hob with tiled splashback and extractor hood over and range of composite worktop with anthracite sink and drainer. Cupboard housing 'Baxi' boiler. Integrated fridge/freezer, integrated dishwasher. Vertical radiator. Obscure double glazed window.

TOP FLAT BATHROOM

Vanity wash hand basin with illuminated mirror above, bath with shower over and low level WC. Tiled flooring and radiator. Half tiling surround and display shelving.

TOP FLAT LOUNGE/DINER 13' 10" x 12' 7" (4.21m x 3.83m)

maximum measurements

Double glazed sash window enjoying stunning harbour views. Beautiful ornamental fireplace with mantel over and exposed stone chimney wall. Radiator. Space for table and chairs.

TOP FLAT BEDROOM 10' 3" x 8' 3" (3.12m x 2.51m)

Double glazed sash window enjoying the harbour views. Radiator.

OUTSIDE FRONT

To the front of the property is a slate patio with space for seating where you can sit and enjoy the harbour and sea views. A low wall and pedestrian gate divides this from the pavement to the front.

GROUND FLOOR FLAT OUTSIDE REAR

Accessed from the kitchen and main bedroom in the ground floor flat is a sheltered patio that provides a good degree of privacy where you can sit and enjoy a barbecue. At the rear steps lead up to a pedestrian gate which opens out onto the two parking spaces.

REAR PARKING

The parking area is accessed along Waterloo Road. There is space for two vehicles to park. From here there is the entrance door to the studio. A pedestrian gate to the side opens to the steps leading down to the ground floor flat patio.

SERVICES

Mains water, mains drainage, mains electric and mains gas.

AGENT'S NOTE

The Council Tax bands for the property do not currently apply to the studio apartment and top floor flat as they have been previously holiday let. The ground floor flat is Council Tax band 'A'.

DIRECTIONS

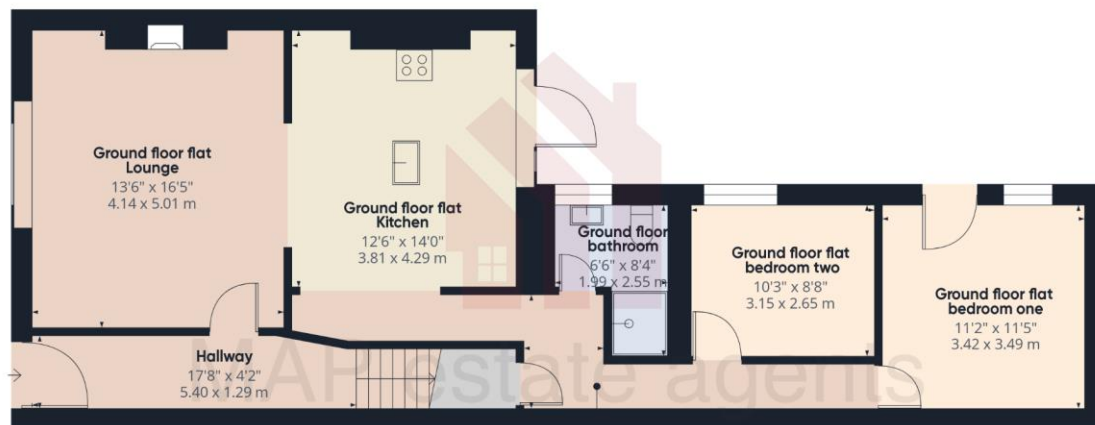
For viewing and parking purposes - at the top of Falmouth town proceed down Killigrew Street towards the moor, turn right after the marine college into Trelawney Hill. Turn left into Waterloo Road and follow along, you will see the parking for the property (no. 12) on the right hand side. If using What3words; cigar.keeps.voted





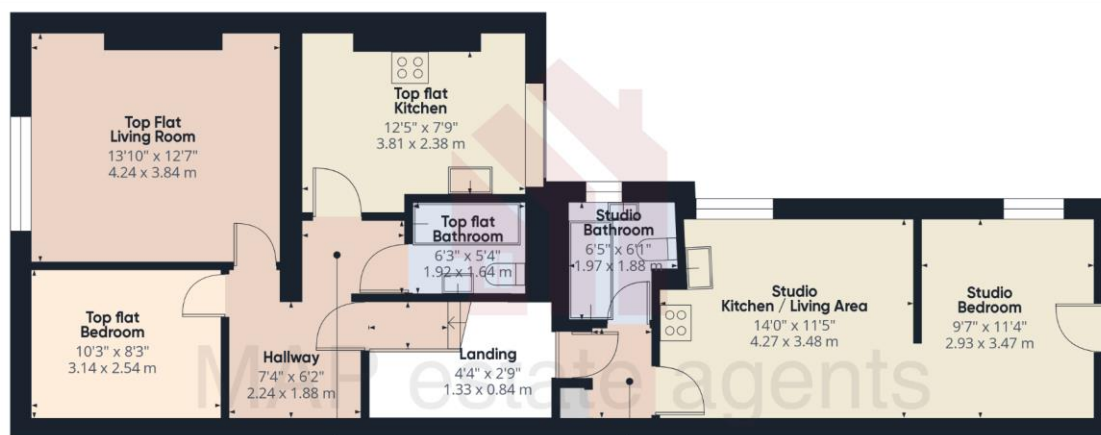
MAP's Top reasons to view this home

- Stunning terraced townhouse with views of Falmouth harbour
- Currently run as successful Airbnb
- Currently arranged as three apartments
- Renovated to a high standard by our vendors
- Two bedroom ground floor apartment with outside space
- One bedroom apartment with lounge, kitchen and bathroom
- Studio apartment with bedroom and bathroom
- High ceilings throughout, ornate cornice and ceiling roses
- Double glazing and gas central heating
- Front terrace and parking for two cars at the rear



Hallway
4'10" x 6'2"
1.49 x 1.90 m

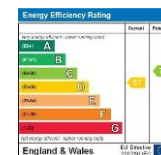
Ground Floor



Hallway
5'10" x 4'0"
1.79 x 1.22 m

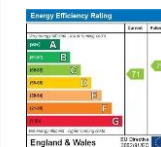
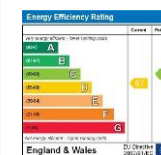
Hallway
3'6" x 4'11"
1.09 x 1.51 m

Floor 1



Approximate total area[†]

1700.81 ft²
158.01 m²



(†) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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01209 243333 (Redruth & Camborne)
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01326 702400 (Helston & Lizard Peninsula)
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01872 672250 (Truro)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

sales@mapestateagents.com
www.mapestateagents.com

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