

FLORENCE PLACE  
FALMOUTH

**JONATHAN**  

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**CUNLIFFE**





### *3 Florence Place, Falmouth TR11 3NJ*

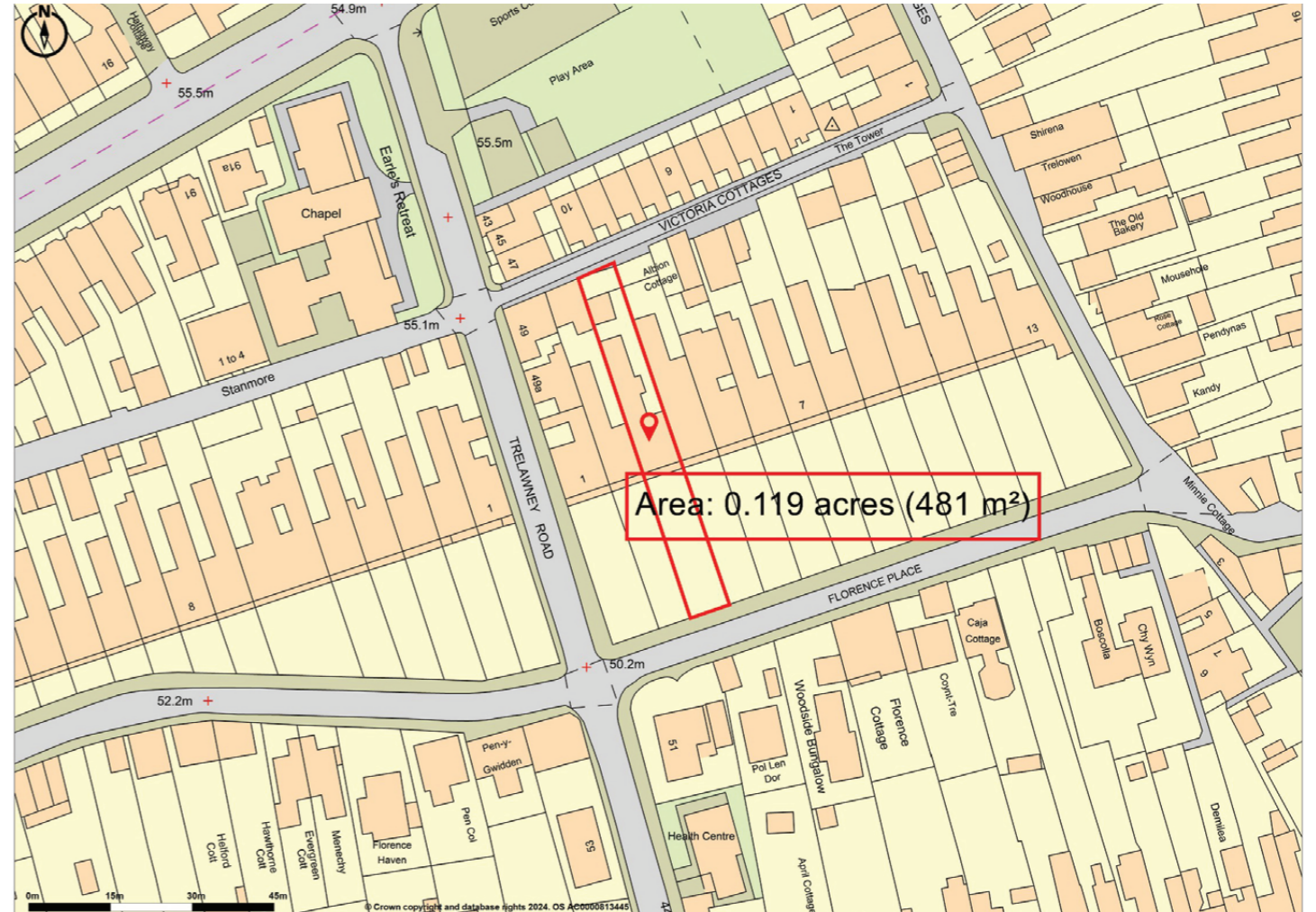
Available for the first time in 28 years, a 5/6 bedroom house plus apartment on one of Falmouth's most elegant terraces, with sea views and within walking distance from beach, harbour, railway station and primary schools.

- 5/6 bedrooms • 2 bath/shower rooms • 2 reception rooms
- Kitchen-breakfast room with AGA • Laundry room • 1 bedroom apartment
- Mature private south-facing gardens • Garage and off-street parking
- Grade II Listed • Tenure Freehold
- EPC E and E , Council Tax Band E • 3203 sqft









## SETTING THE SCENE

What defines Falmouth more than anything else is the water surrounding the town. On one side there is the third largest natural harbour in the world, and on the other side, long sandy beaches with rock pools, all within walking distance of the town itself. There is a huge array of water sports on offer, from weekly yacht racing, to gig rowing, paddle-boarding, diving, fishing, surf-lifesaving to name but a few. There are three yacht marinas, besides a whole harbour full of deep-water moorings too.

For over 150 years, between 1688 and 1850, Falmouth Packet ships filled the harbour as Falmouth became the information hub of the British Empire, second only to London. Now the town even has its own iconic museum right on the water's edge, in the National Maritime Museum Cornwall.

High above the town and facing south towards Falmouth Bay, Florence Place has long been regarded as home to some of the most desirable homes in the town, with an elegant terrace of large houses, built in the mid-1800's and Listed grade II. The houses here are a short walk from the colourful town centre, harbour and beaches, besides of course the wonderful Provedore bar just around the corner.

These days Falmouth is also a busy university town with one of the country's leading media and arts universities. A branch railway line operates from Falmouth to Truro, which is on the main Paddington-Penzance line with overnight 'sleeper' service.

## THE TOUR

From the covered terrace and porch one enters a hall with the two main reception rooms to the right and a staircase rising to the first floor ahead. The sitting room and dining room are linked by large double doors, making a wonderful living area and entertaining space complete with wood floors. The sitting room has a large sash window with shutters and an open fireplace while the dining room has a gas fire in a matching fireplace surround.

Behind the main reception rooms there is a small cloakroom/wc and a cosy kitchen-breakfast room with gas AGA, slate worktop over 'float-shut' drawer cabinets and a built-in Bosch dishwasher and SMEG oven/hob.

On the first floor there are up to 5 bedrooms with a family bathroom and also a spacious laundry room with wc and wash basin. Three of these bedrooms lie in the front section of the house and two in the rear wing. On the top floor of the house - and with terrific views of Falmouth Bay besides Pendennis and St.Mawes Castles, there is a further bedroom and shower room with dressing area.

At the back of the house on the ground floor (behind the kitchen in the main house) and with its own separate access from the rear courtyard is a well-appointed guest apartment, with entrance hall, living room/kitchen with integrated appliances, double bedroom and shower room.

## STEP OUTSIDE

The houses on Florence Place are set back behind long south-facing front gardens and that of No'3 is mature and well established providing much seclusion and privacy. A covered terrace extends across the front of the house to the right of the porch.

Immediately to the rear of the house is a split-level courtyard, with sheltered seating area for two above this. Behind this is the garage, with side gate to the private off-street parking area off the back lane.

## SERVICES

Mains water, electricity, gas and drainage, Gas AGA and central heating and FTTP (Fibre To The Premises) broadband.

## DISTANCES (All distances approximate)

Truro (City Centre) 10 miles,  
Newquay Airport 28 mile

## WHAT3WORDS LOCATION

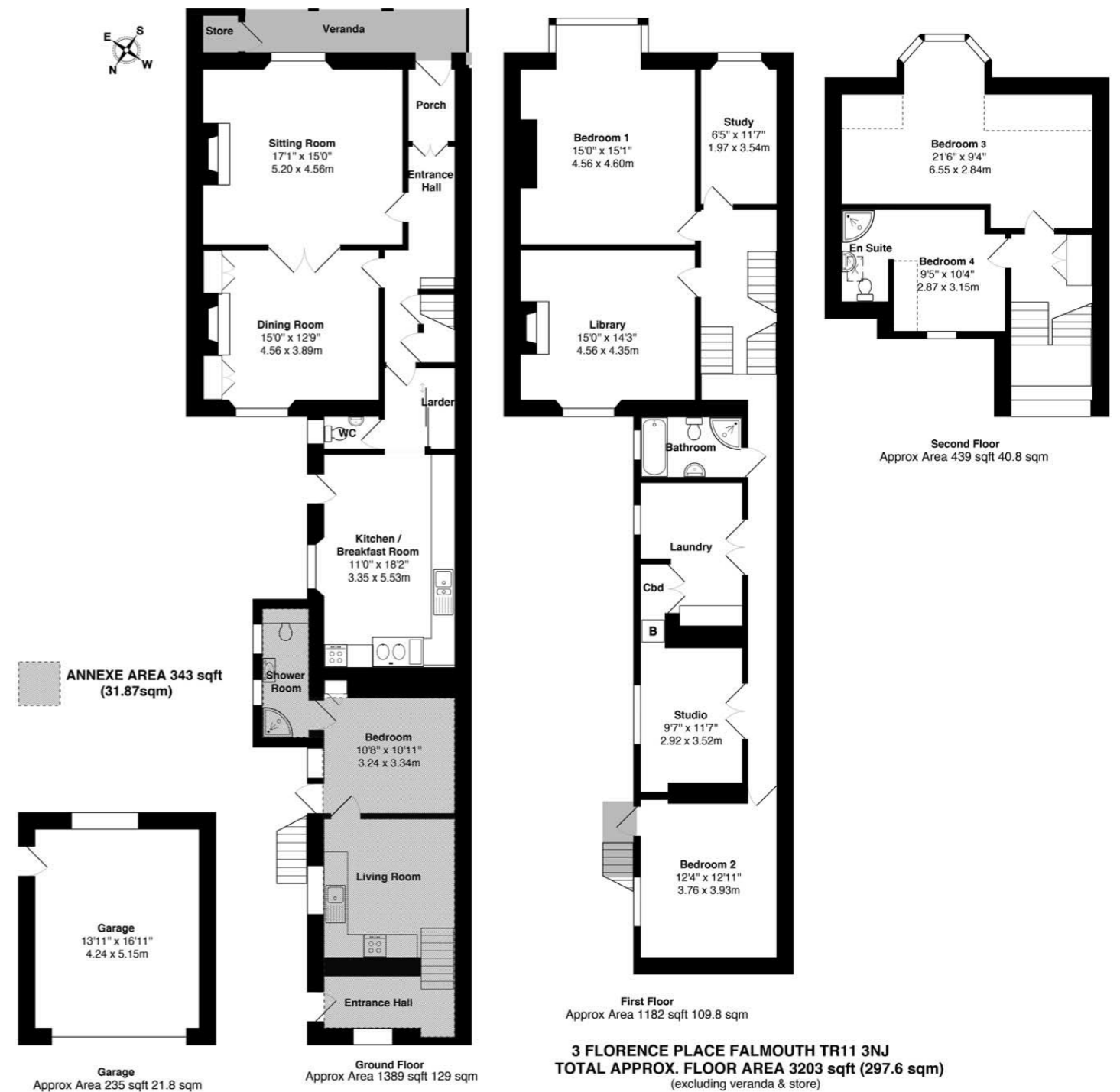
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## COUNCIL TAX BAND

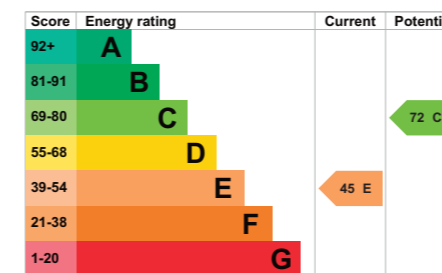
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## TENURE

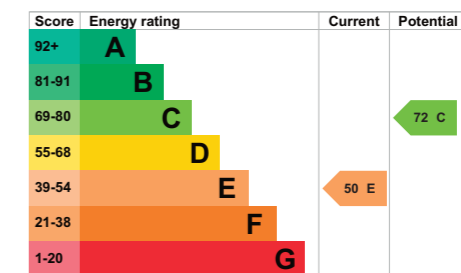
Freehold



All measurements are approximate and for display purposes only



MAIN HOUSE EPC



ANNEXE EPC

## ANTI-MONEY LAUNDERING REGULATIONS

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

## PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

## IMPORTANT NOTICE

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