



13 Bar Terrace

Falmouth

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Falmouth, TR11 4BP

Located along one of Falmouth's most desirable terraces and within a short level walk of the town, this classic and spacious Victorian townhouse includes three reception rooms, three bedrooms, low maintenance gardens, parking and a garage. With Castle Beach just moments away, and with far-reaching views over the town, Bar Terrace is justifiably one of the town's most sought-after addresses.





The property

- Classic Victorian townhouse within an elevated position along one of Falmouth's most sought-after terraces
- Living room with triple aspect bay window, far reaching views and retained period cornice, picture rails and traditional ornate fireplace with slate hearth
- Reception / play room
- Dining room with bi-fold doors to the lower courtyard garden
- Kitchen with vaulted ceiling and external access
- Spacious landing with enough space for a staircase to the attic (if a loft conversion were required, subject to all consents)
- Front bedroom with far-reaching view towards the town
- Master bedroom to the rear with extensive fitted wardrobes
- Single bedroom / study with far-reaching view
- Spacious family bathroom

Gardens and parking

- Deep front garden with lawn, winding path and terrace
- Lower courtyard garden affording great privacy and plenty of summer sun with its southerly aspect
- Steps up to the garden shed
- Level area of lawn
- Garage, store / workshop and parking space with access off Bar Lane, providing the potential for a double garage if required

Distances

Falmouth Town (branchline rail) – 350 yards;
Events Square – 500 yards; Castle Beach – 700 yards;
Tremough (university campus) – 5;
Mylor Yacht Harbour – 5.5; Truro – 11.5;
Cornwall Airport (Newquay) – 30

(All distances are approximate and in miles)

What 3 Words

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The location

Located within a short walk of the town centre, harbourside and seafront (Castle Beach), Bar Terrace is perfectly situated for the very best that this thriving seaside town has to offer. Within a short distance, the beautiful gardens of Fox Rosehill and Kimberley Park, along with Pendennis Castle, Princess Pavillion, the tennis club, churches, doctors' surgery and seafront walk to Gyllyngvase Beach can all be found.

For generations, Falmouth has been considered one of Cornwall's most desirable places in which to live and the town has repeatedly been voted as one of the best coastal towns in the whole of the UK.

Tenure, services and general information

Freehold. Mains electricity, water and drainage. Broadband: Ultrafast Full Fibre is available in the postcode. In our clients' ownership since 2013.

Directions

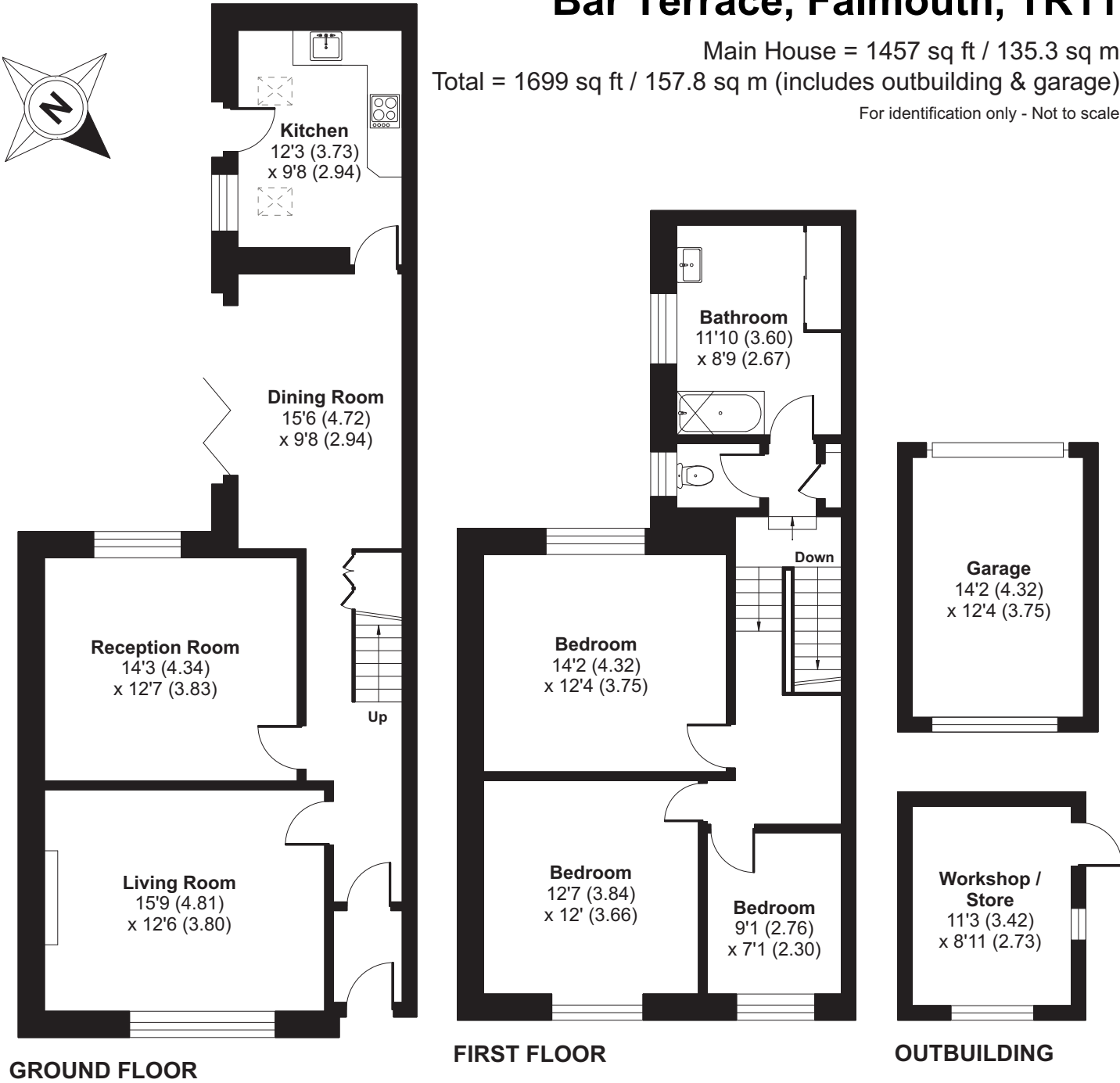
Travelling through Falmouth along Western Terrace and then Melvill Road, continue to the mini roundabout at the end of Melvill Road (Falmouth Hotel) and turn left. Continue along, passing the entrance to Port Pendennis and into Bar Terrace.





Bar Terrace, Falmouth, TR11

Main House = 1457 sq ft / 135.3 sq m
Total = 1699 sq ft / 157.8 sq m (includes outbuilding & garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Shore Partnership Limited. REF: 1133098

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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