



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

**17 Gyllyngvase Terrace**  
Falmouth, TR11 4DL  
**£1,250,000**



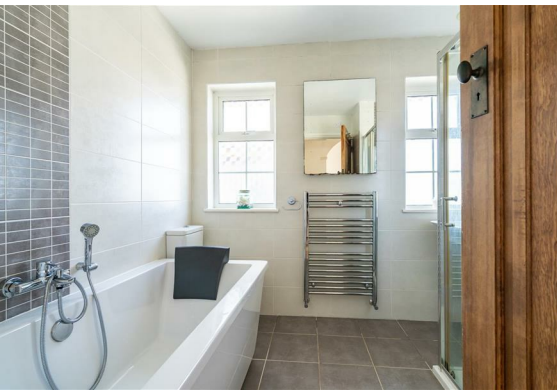
## 17 Gyllyngvase Terrace

Falmouth, TR11 4DL

Detached houses with direct private access to Cliff Road/Falmouth seafront are incredibly rare, and this one is particularly appealing due to both the style and size of the accommodation, as well as its exceptional exterior features. The property boasts spacious bright and airy 5 bedroom accommodation, a generous garden, a large, high-walled driveway, and an attached garage. Combined, these elements make for something exceptionally rare within the Falmouth property market.

- 5 double bedrooms
- Superb principal en-suite bedroom
- 2 large reception rooms
- Spacious entrance hall
- Stunning sea views
- Impressive high-walled driveway parking
- Attached garage
- Level lawned south-facing garden
- Highly rare detached house
- Private pathway and access to Falmouth seafront





Built during the Edwardian period (circa 1919), this charming home boasts many of the classic architectural features of the era, such as an ornate rear balcony and beautifully detailed gable ends beneath a natural slate roof. Spanning an impressive 2,400 sq.ft, the property offers generously proportioned rooms, many of which take full advantage of stunning views over Falmouth Bay. With up to five bedrooms, including a luxurious principal suite with an adjoining dressing room, this home is ideal for families and professionals alike—though the captivating sea views may prove a tempting distraction for those working from home!

Both the kitchen/breakfast room and the living area enjoy views of the sun-drenched gardens to the south. The kitchen/breakfast room benefits from double doors that open directly onto the upper patio, offering a perfect vantage point over the level lawn below.

A highly unique feature of this property is its private ownership of a pathway that links the garden directly to Cliff Road, providing easy access to Falmouth Seafront. This pathway is a distinctive asset not found with any other property on Gyllyngvase Terrace. For reference, the title plan clearly illustrates the location of this pathway, situated between Devington Court and The Membly Hall Hotel.

While the property is entirely livable and well-maintained, some prospective buyers may wish to modernize certain aspects. For example, the uPVC windows are approaching the end of their lifespan and may need replacing in the near future, while other areas could benefit from minor updates based on individual preferences.

#### ADDITIONAL INFORMATION

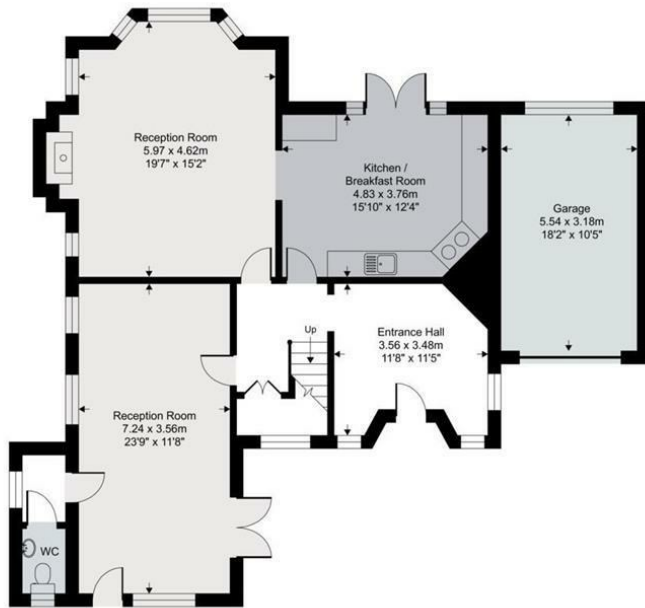
Tenure - Freehold. Possession - Vacant possession to coincide with our client's onward purchase- to be confirmed.. Services - Mains gas, electricity, water and drainage. Gas fired central heating. Council Tax - Band F, EPC rating - 56(D). VIEWING - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.

# Gyllingvase Terrace, Falmouth, TR11 4DL

Approximate Area = 2517 sq ft / 233.8 sq m (includes garage)  
 Limited Use Area(s) = 131 sq ft / 12.2 sq m  
 Total = 2648 sq ft / 246 sq m

For identification only - Not to scale

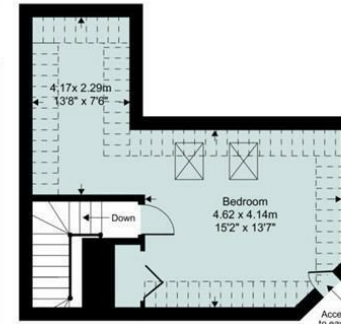
Denotes restricted head height



Ground floor



First floor



Second floor



## Energy Efficiency Graph



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021.

**Viewing** Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	<b>72</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	