



TOM WILLS
PERSONAL PROPERTY AGENTS

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



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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!

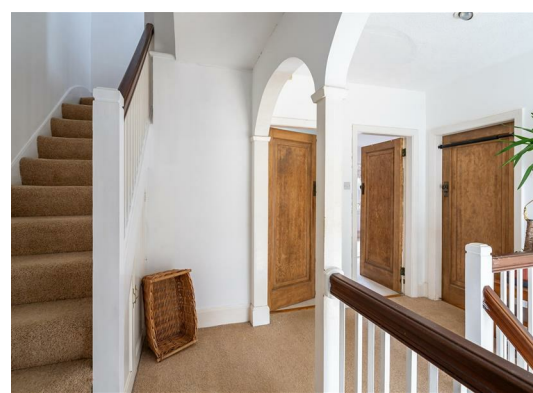


Both the kitchen/breakfast room and the living area enjoy views of the sun-drenched gardens to the south. The kitchen/breakfast room benefits from double doors that open directly onto the upper patio, offering a perfect vantage point over the level lawn below.

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

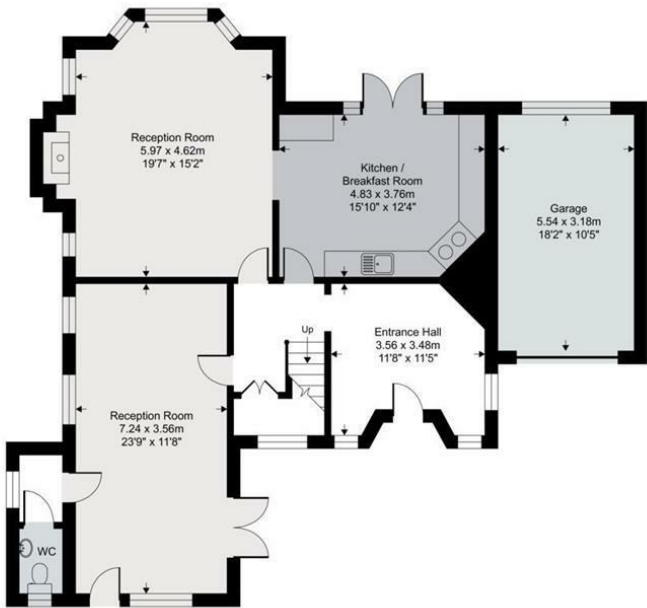
Tenure - Freehold. Possession - Vacant possession to coincide with our client's onward purchase- to be confirmed.. Services - Mains gas, electricity, water and drainage. Gas fired central heating. Council Tax - Band F, EPC rating - 56(D). VIEWING - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.

Gyllyngvase 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

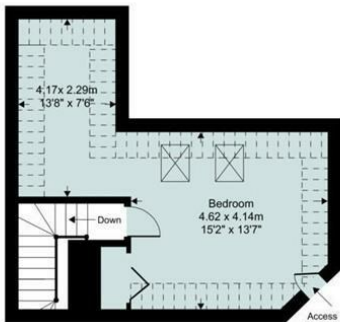
Denotes restricted
head height



Ground floor



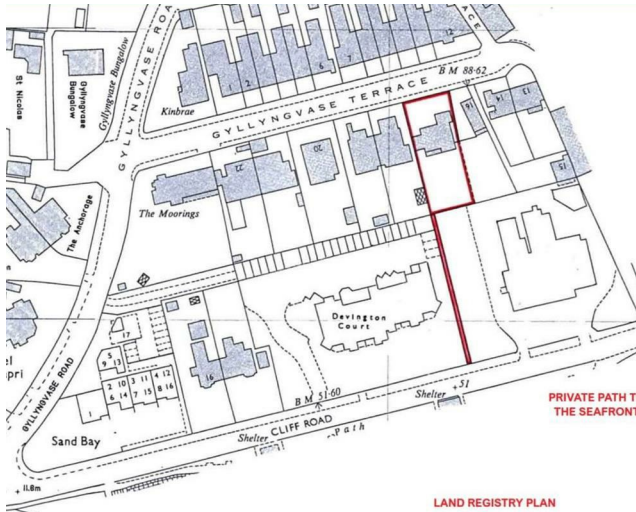
First floor



Second floor



Energy Efficiency Graph



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

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

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