



TOM WILLS
PERSONAL PROPERTY AGENTS

7 Polwhaverall Terrace
Falmouth, TR11 2LR
£525,000



TOM WILLS



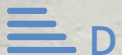
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7 Polwhaverall Terrace

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A Unique and Versatile Townhouse with Garden and Parking – Just a Short Walk from the Town Centre

An exceptional and highly individual end-of-terrace townhouse, significantly extended to the side and rear to create a flexible and spacious home offering four bedrooms and three bath/shower rooms. With the added benefit of a layout that can easily be adapted to include a self-contained annexe, this property presents a rare opportunity for multi-generational living or guest accommodation.

Believed to date back to circa 1900, the property has been extensively enhanced by the current owners since 2014. The standout feature is a two-storey extension, which adds two generous bedrooms, two contemporary shower rooms, and a stunning open-plan kitchen/living area on the first floor—opening directly onto the sunny, south-facing garden.

The garden has been thoughtfully divided into two private areas, with the larger section leading to a broad parking area offering space for two or potentially three vehicles. An additional single parking space is located at the front of the property.

Inside, the original accommodation has been tastefully refurbished, including the restoration of original features such as fireplaces, panelled doors, and period joinery. The living room is centred around a cosy wood-burning stove, while the kitchen benefits from herringbone oak flooring and a bright, airy layout.

Located just a short stroll from the town centre, the property also enjoys beautiful harbour views along the way—further enhancing its appeal.

A rare and remarkable home – early viewing is highly recommended.

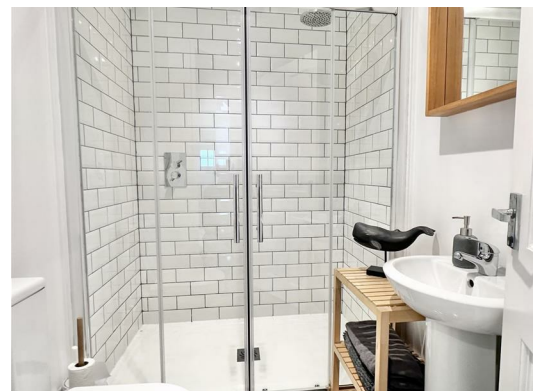




- A real 'one off' townhouse
- Four bedrooms plus three bath/shower rooms
- Three living areas
- Scope to separate into annexe plus main house
- Large garden loosely divided into two areas
- Three parking spaces
- A short walk from the town centre and harbourside
- Many original features remain
- Beautifully upgraded
- Vendor can offer 'no chain' if necessary

THE LOCATION

Polwhaverall Terrace is tucked just a few streets behind the popular 'Greenbank' area, placing it within easy walking distance of Falmouth's historic High Street and vibrant town centre. A short, scenic stroll down to town reveals breathtaking views over Falmouth Harbour, across to Flushing, the Carrick Roads, and the Roseland Peninsula beyond. The walk leads you into the charming, characterful old High Street and then on into the heart of town, where you'll find a variety of excellent restaurants and cafe's as well as everyday amenities including chemists, butchers, a post office, church, bus stops, newsagents, and local stores—all just a few minutes from your doorstep. Prince of Wales Pier is also within a 5 minute walk, where there are connecting passenger ferries to Flushing, St Mawes and seasonal trips to Malpas and Treliassick.



ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion with no onward chain. Services - Mains gas, electricity, water and drainage. Council Tax - Main accommodation - Band B. Annexe - Band A. EPC rating - 61 (D). Gas fired central heating. VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.



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FALMOUTH TR11 2LR

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 Graph

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		

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