



TOM WILLS



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PERSONAL PROPERTY AGENTS

## The Old Bakery, Minnie Place

Falmouth, TR11 3NN

**£675,000**



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Falmouth, TR11 3NN

A unique and beautifully refitted/updated detached residence with breath-taking views over Falmouth Harbour and Bay

Occupying an elevated and highly sought-after position immediately adjacent to Florence Terrace—one of Falmouth's most desirable addresses—The Old Bakery is a substantial and quite remarkable four-bedroom, three bath/shower room detached house, beautifully modernised and improved by our clients over their 11-year ownership.

- Prime elevated position
- Detached and individual
- Four (possibly five) bedrooms
- Versatile layout
- Bespoke interior refit with high quality materials
- Off-road parking for two vehicles
- Large basement store
- Family sized kitchen - 5.7m x 5.4m
- Beautiful elevated harbour and sea views
- A real 'one off'





As its name suggests, The Old Bakery is a former bakery of generous proportions, offering flexible accommodation currently arranged as four (potentially five) bedrooms, with the added benefit of three stylishly appointed bath/shower rooms. Many rooms enjoy far-reaching views over Falmouth Bay, the Carrick Roads, and landmarks including Trefusis Point, St Just in Roseland, St Mawes, Pendennis Castle, and the surrounding coastline.

The first floor layout presents an exciting opportunity to create a self-contained annexe, perfect for guests or multi-generational living. Outside, the property benefits from two off-road parking spaces to the front and a beautifully landscaped, tropical-style garden to the side.

#### Interior Standout Features:

- Bespoke, hand-built kitchen with birch ply cabinetry and slate worktops
- Quality bathroom fittings including cast iron roll-top bath, brass taps, and copper shower head
- Superb ground floor bathroom/wet room
- Pressurised hot water system
- Masses of built-in storage throughout
- Timber floorboards across the majority of rooms, with herringbone pattern in the hallway and ground floor bedrooms
- Shutter blinds
- Internal insulation for improved comfort and efficiency
- Part-vaulted ceilings adding light and character
- Woodburning stove for cosy living
- Quality replacement double glazing to the ground floor
- Fully re-plumbed and re-wired where necessary during the renovation

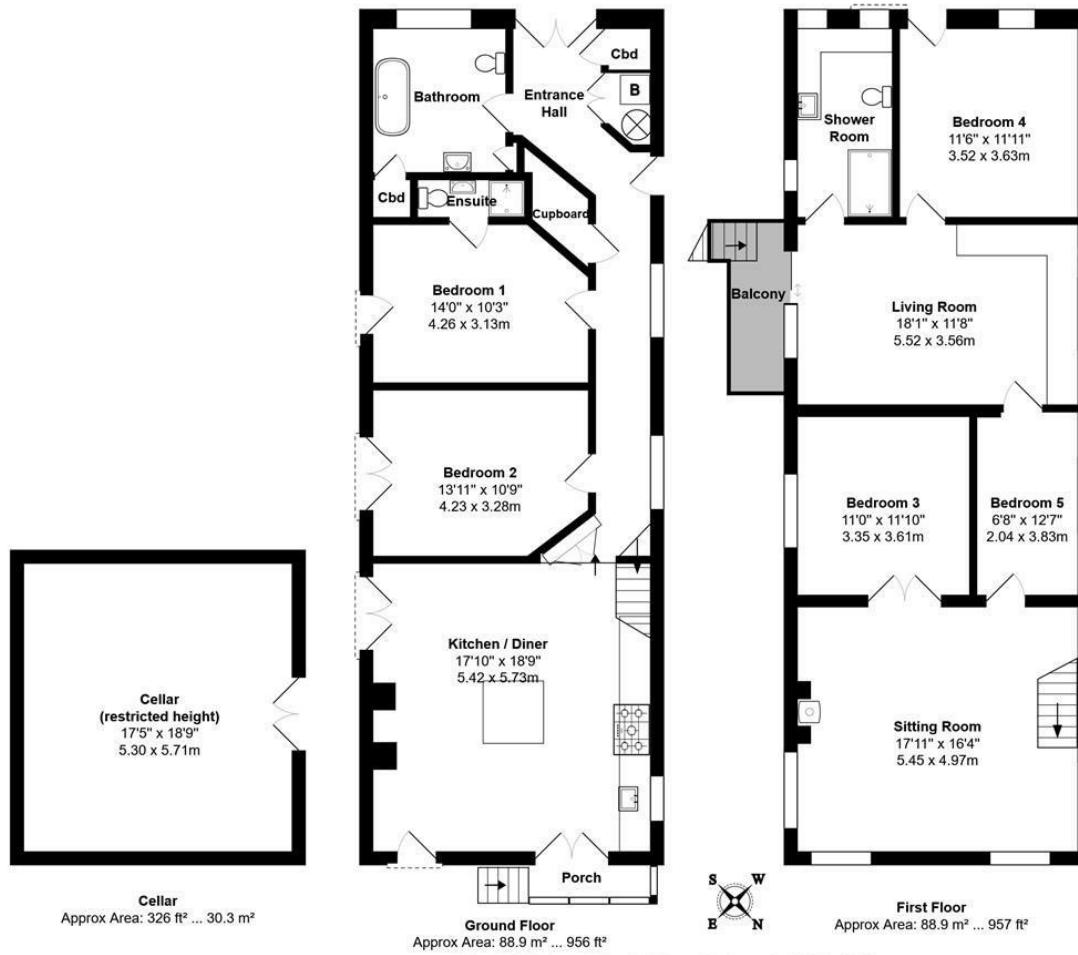
#### Exterior Standout Features:

- Elevated setting with exceptional panoramic views over Falmouth Bay and surrounding coastal landmarks
- Two private off-road parking spaces to the front
- Tropical-style side garden
- Cedar cladding to the front elevation, enhancing kerb appeal

This rare and versatile home offers a wonderful blend of character, craftsmanship, and location—ideal for those seeking a stylish and spacious coastal home in one of Cornwall's most celebrated waterfront towns.

#### ADDITIONAL INFORMATION

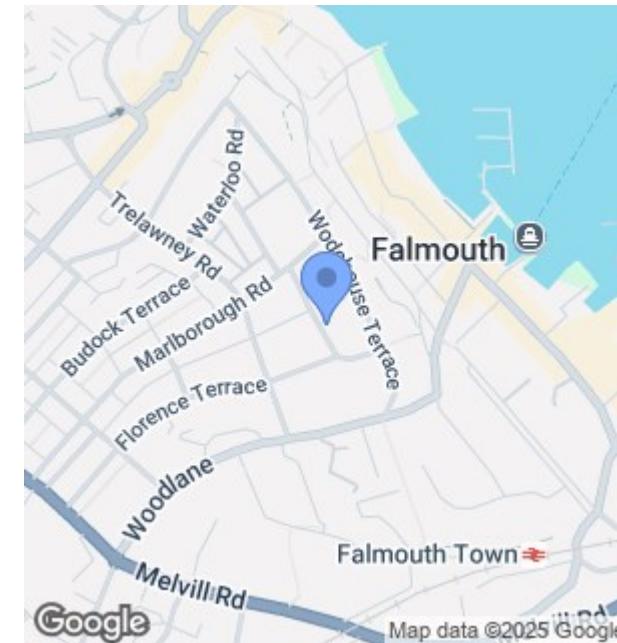
Tenure - Freehold. Possession - Vacant possession upon completion with the benefit of no onward chain. Services - Mains gas, electricity, water and drainage. Council Tax - Band D. EPC rating - 68(D). Gas central heating. **VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.**



**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

