



St Josephs

# St Josephs

5 Bed House & 2 Bed Annexe - Kimberley Place,  
Central Falmouth Truro 11 miles St Mawes 20 minutes by ferry

Tucked away in an enviable central Falmouth location, this impressive and attractive period detached home features a well-appointed interior, a garden, and a detached two-bedroom annexe.

- 5 Bedroom Detached Period Home
- Detached 2 Bedroom Annexe
- No Onward Chain
- Freehold
- Central Location overlooking Falmouth Town with Partial Sea Views
- Full of Character and Charm
- Large Attic Space
- Council Tax Band D & A

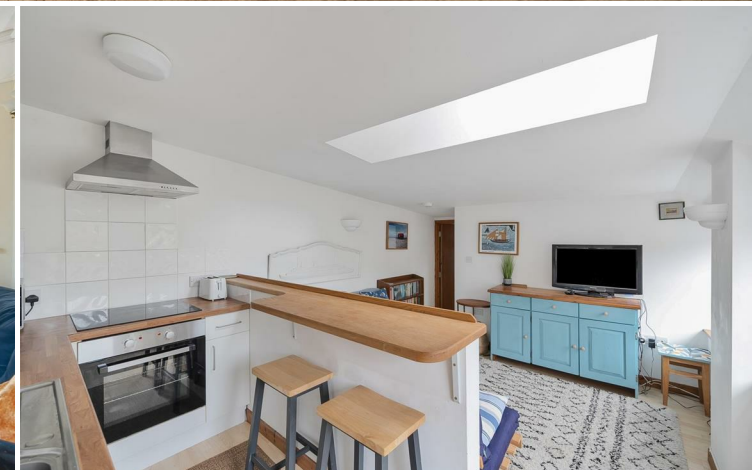
Guide Price £875,000

## SITUATION

The property is situated in the heart of the Falmouth, which sits within a conservation area and literally a short walk from the Price of Wales Pier and the world-famous Falmouth harbour. This location also enjoys easy access to Schools, local beaches and coastal walks towards Gyllyngvase, Maenporth and Swanpool.

Falmouth is a colourful, bustling town, home to one of the world's most beautiful natural harbours, opening onto the fine day sailing waters of the Carrick Roads. The other side of the town fronts onto Gyllyngvase, one of the most popular beaches in Cornwall with the award winning Gylly Cafe and wide arc of sand carrying Blue Flag status. Pendennis Castle stands majestically on the headland between. The town is recognised as one of the most sought after locations on the south coast with a range of shops, restaurants, bars and galleries together with a wide variety of banking, schooling and leisure amenities.

There are golf courses at Falmouth, Budock Vean and Truro. Within approximately 12 miles is the Cathedral City of Truro which now forms the commercial heart of the county. There is a branch line railway station in the town linking with Truro and from here there is a direct service to London Paddington.



## DESCRIPTION

This distinctive five-bedroom detached period residence, St. Joseph's, offers an exceptional living experience. The home boasts a grand entrance, leading to a spacious reception hall decorated with beautiful dark wood banisters, an ornate staircase, and characterful wooden flooring. The sitting room, a charming space with French doors, offers a tranquil view of the garden, while the dining room, rich in period features, is perfect for entertaining. The kitchen/breakfast room is a blend of modern and traditional style, with granite work surfaces and a range-style cooker. The current owners have added a shower room with space for washing machine and tumble dryer adjacent to the entrance hall to really make the most of the space.

Upstairs, five well-proportioned bedrooms provide comfortable accommodation, complemented by a well-appointed family bathroom, offering both shower and bath. St Joseph's benefits from some beautiful views of Falmouth Town and the Carrick Roads waterways.

The Large attic space presents potential for further development, subject to the relevant permissions. The property is steeped in history having been previously used at a school and before that a convent, it even has its own bell tower.

## THE ANNEXE

This two-bedroom self-contained, single-story, detached annexe, offers versatile accommodation options. It can serve as a living space for dependent relatives, independent children, or generate additional income through short-term rentals or holiday lets. The owners have refurbished this space during their time at St Josephs and used local boat builders to create bespoke fittings that gives a subtle coastal feel.

## OUTSIDE

The main garden can be accessed through the house via the sitting room or through the beautifully ornate porch. The garden is largely laid to lawn with a large area of decking at the bottom of the garden which is perfect for barbequing and entertaining. The garden also has some additional areas of gravel and hardstanding for sheds and woodstores.

The annex benefits from a small outdoor space with bench and planters and its own pedestrian entrance onto Kimberley Place.

The rear access is via a long-established right of way from Kimberley Place, passing through three gates and a neighbor's garden before reaching St. Joseph's garden.

## VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

## SERVICES

MAIN HOUSE SERVICES - Mains electricity, water, drainage and gas.

ANNEX SERVICES - Mains electricity, water and drainage. The Annex's services and Council Tax (Band A) are separate from those of the main house.

Broadband speed up to 1000 Mbps, Mobile coverage indoors – O2 & Vodafone likely. Mobile coverage outdoors – O2, EE, Three & Vodafone likely.

## DIRECTIONS

Leave The Moor in Falmouth and head uphill along Killigrew Street. After passing St. Mary's Church on your right, take the second right turn onto Hawkins Way. The property will be on your right after 250 feet.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



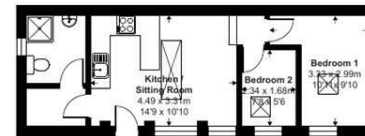
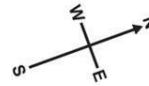
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		53	80
EU Directive 2002/91/EC			

61 Lemon Street, Truro, TR1 2PE

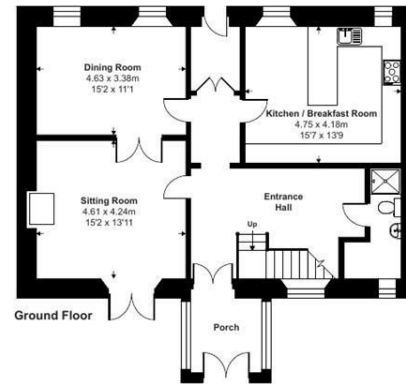
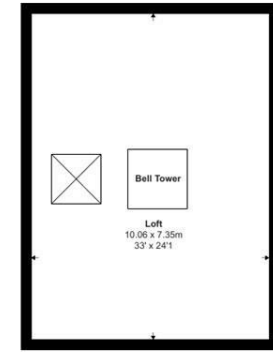
truro@stags.co.uk

01872 264488

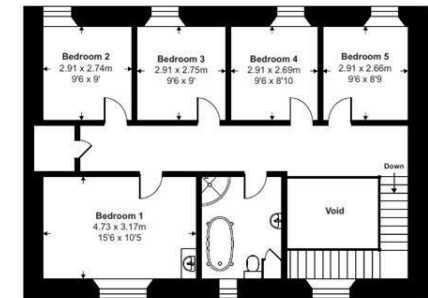
Approximate Area = 1893 sq ft / 175.8 sq m (excludes void)  
 Annexe = 388 sq ft / 36 sq m  
 Loft = 797 sq ft / 74 sq m  
 Total = 3078 sq ft / 285.9 sq m  
 For identification only - Not to scale



Annexe



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1167292



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