



7 Railway Cottages, Falmouth, TR11 4BW

Guide Price £295,000

In the same family's ownership for 3 generations and now to be sold on the open market for the first time in approaching 100 years; a terraced cottage of stone construction, with later c. 1970 rear extension, providing 3 bedroom, 2 reception room accommodation, with walled rear courtyard with workshop and scope for the provision of off-road parking, garaging or an additional extension to the rear, subject to all necessary consents. Most conveniently situated on Bar Road, a level walk from Events Square, the harbourside and town centre, with Pendennis Point, Castle Beach and Falmouth's seafront just 5 minutes walk away. With a convenience store and regular bus and rail services 'on the doorstep', this really is an ideally positioned home in Falmouth.

Key Features

- Well positioned extended cottage
- 2 reception rooms and kitchen extension
- Rear courtyard with workshop
- Easy walking distance of the seafront, harbour and town centre
- For sale for the first time in approaching 100 years
- 3 bedrooms and first floor bathroom
- Scope for further extension or off-road parking (subject to consents)
- EPC rating E



THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

ENTRANCE PORCH

Replacement uPVC leaded and stained glass front entrance door. Internal small pane casement door with glazed fan light opening into the:-

LOBBY

Continuing into the dining area and with a glazed casement door opening into the:-

SITTING ROOM

13'1" x 11'5" (4.00m x 3.48m)

Replacement uPVC double glazed window to the front elevation, fireplace with gas point, timber hearth, shelving and, to either side, display cabinets. Internal sliding door opening into the dining room, creating two separate rooms if preferred.

DINING ROOM

16'5" x 11'0" (5.02m x 3.36m)

Open tread timber staircase rising to the part galleried first floor landing, replacement uPVC double glazed window to the rear elevation overlooking the courtyard, fireplace with electric point and cupboards and display shelving to either side.

KITCHEN

7'3" x 8'4" (2.22m x 2.55m)

A light double aspect room with casement door from the dining room, broad window overlooking the rear courtyard and uPVC double glazed door to the exterior. Comprehensive range of fitted wall and base units with inset stainless steel sink unit and recess with plumbing for automatic washing machine. Cooker recess, extractor canopy, hot water heater, space for tall fridge/freezer.

FIRST FLOOR

LANDING

Access to over-head loft storage area, gas fired wall heater, fitted airing cupboard with copper cylinder, immersion heater and linen shelving.

BEDROOM ONE

9'6" x 11'10" (2.90m x 3.61m)

Replacement uPVC double glazed window to the front elevation enjoying an open outlook over Bar Road.

BEDROOM TWO

7'8" x 10'7" (2.36m x 3.24m)

uPVC double glazed window to the rear elevation.

BEDROOM THREE

6'0" x 9'9" (1.84m x 2.98m)

Double glazed window to the front elevation.

BATHROOMWC

Three-piece suite including a low flush WC, pedestal wash hand basin and panelled bath with Triton instant shower. Part tiled walls, electric convector heater, replacement uPVC double glazed window to the rear elevation.

THE EXTERIOR

REAR COURTYARD-STYLE GARDEN

Pedestrian gate from the rear lane. Slate paving, exterior water tap, steps with handrail to the rear of the accommodation. Raised planters with a variety of mature plants including camellias, roses and ceanothus etc. Useful block-built store with window and part glazed door, ideal as a potting shed, utility room, workshop or similar. This rear courtyard and outbuilding providing space and scope for the construction of off-road parking, a garage or extension to the existing accommodation, if required, subject of course to all necessary consents.

GENERAL INFORMATION

SERVICES

Mains water, electricity and drainage are connected to the property.

COUNCIL TAX

Band B - Cornwall Council.

POSSESSION

Immediate vacant possession with the vendor offering the additional benefit of no onward chain.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

From Falmouth town centre, proceed along Arwenack Street passing Trago Mills, the harbour and Events Square on the left-hand side. At the mini-roundabout, continue straight across onto Bar Road, and continue along this road until reaching the convenience store on the left-hand side. Number 7 will then be found immediately after the convenience store, before the railway bridge and the junction with Melvill Road and Castle Drive.

Floor Plan

