



Marine Cottage, 2 New Street, Falmouth, TR11 3HX

£595,000

Utterly outstanding! A flawless 2/3 bedroom end of terrace, Grade II Listed Georgian town house, masterfully restored from top to bottom and dressed beautifully throughout, showcasing exceptional interiors of superior quality, inspired attention to detail and situated in one of Cornwall's most thriving and popular harbourside towns, with enviable 'doorstep' access to Falmouth's main town thoroughfare, rich in diversity yet renowned for artistic flair. Offering exquisite views over the outer harbour and across the Carrick Roads, 'Marine Cottage' sets a benchmark as one of Falmouth's finest period homes.

Key Features

- 2/3 bedroom period town house
- Exceptional and inspired interiors, beautifully dressed
- Luxuriously appointed
- No onward chain
- Masterfully restored over 2 years
- The ultimate 'pied-a-terre'
- Positioned wonderfully for Falmouth's town centre
- EPC rating D



THE PROPERTY

Arguably one of Falmouth's finest restorations of a Listed Georgian town house, 'Marine Cottage' has been painstakingly restored over a two year period and now presents flawless interior craftsmanship blending 'old and new' features impeccably whilst retaining a sense of authenticity.

Arranged over three levels with the addition of a secure courtyard garden at the rear, the property offers a well proportioned and versatile 'double' living room on the ground floor, semi-open via panelled doors at mid point, allowing for the flexibility of a third bedroom, if required. Distinctive and detailed fireplaces, one open cast iron and another with wood-burning stove, offer charm and character.

To the lower ground floor, stairs descend into an impressive and thoughtfully designed kitchen featuring high quality appliances with notable wine cooler, double fridge and Italian stove. A central island adds preparation space for those keen cooks with a cleverly concealed WC set opposite. A feature cut stone 'fish scale' mosaic tiled floor provides warmth via underfloor heating. An opening to the rear of the kitchen leads to a contemporary, sunken sun room/dining area with glazed ceiling panels and an outlook over the black limestone courtyard with sub-tropical planted borders.

The first floor landing gives access to two sizeable double bedrooms, the principal with an elevated outlook over the water towards Falmouth Harbour, The Carrick Roads and Roseland Peninsula, both complemented by a Carrara marble bathroom, lavishly appointed with large walk-in shower and, once again, underfloor heated.

Approached by a slate flagstone pathway from New Street, 'Marine Cottage' is, without doubt, an exciting prospect to behold, particularly for those purchasers wishing to acquire a property with a proven and established 'short stay' history, moments from the town centre.

THE LOCATION

Neighbouring the highly regarded Parish Church of King Charles The Martyr with convenient pathway leading around the church grounds and into the main street, 'Marine Cottage' is exceptionally well placed to enjoy Falmouth's vibrant and eclectic mix of shops, restaurants, public houses and galleries synonymous throughout the county and country, quite literally from the front doorstep.

Falmouth's all year round appeal and ever-sustained vibrancy has not remained unnoticed; voted recently by the readers of the Sunday Times as one of the best places to live throughout the country, those seeking an opportunity to embrace the town's rich marine history, artistic culture and diverse population will not be disappointed.

Sublime seafront and coastal scenery are within a mile walk of the property where beaches including the popular Gyllyngvase, Castle and Swanpool can be frequented with ease.

Transport links via train are close by with Falmouth Town station set just off Arwenack Street leading to the cathedral city of Truro, the county's main commercial 'hub' with mainline access to central London.

THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

ENTRANCE HALLWAY

RECEPTION ONE/BEDROOM THREE

LIVING ROOM

LOWER GROUND FLOOR

KITCHEN

SEPARATE WC

SUN ROOM/DINING AREA

FIRST FLOOR

LANDING

BEDROOM ONE

BEDROOM TWO

BATH/SHOWER ROOM

THE EXTERIOR

REAR ENCLOSED COURTYARD GARDEN

PARKING

Prospective purchasers should note that although the property is not sold with private allocated parking, permit spaces can be applied for directly in front of the property via Cornwall Council. New Street also provides on-street parking with the council operating 'Well Lane' car park approximately a few hundred yards away.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Underfloor heating to the kitchen and bath/shower room.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

AGENT'S NOTE

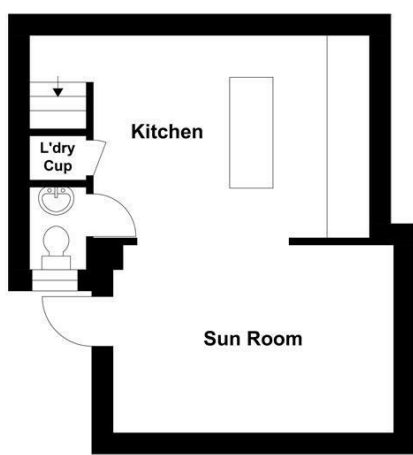
Prospective purchasers should note, contents are available by separate negotiation.

VIEWING

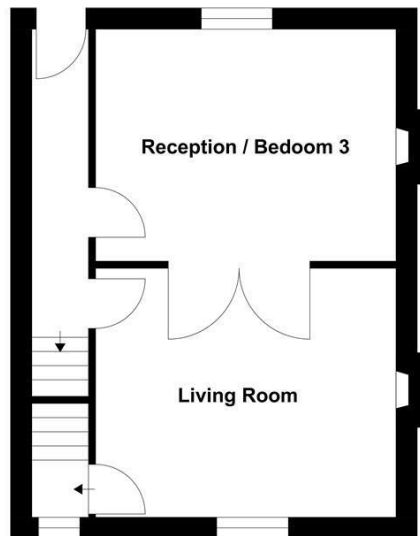
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



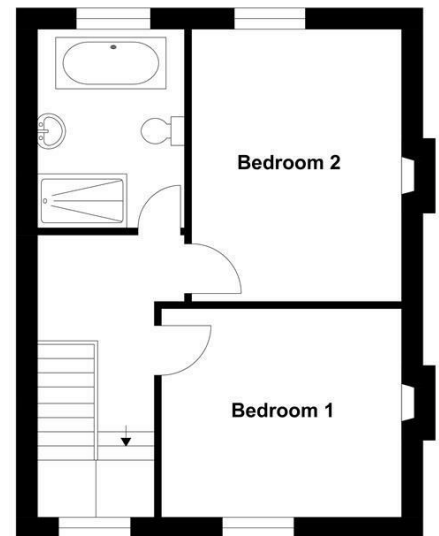
Floor Plan



Lower Ground Floor



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.