



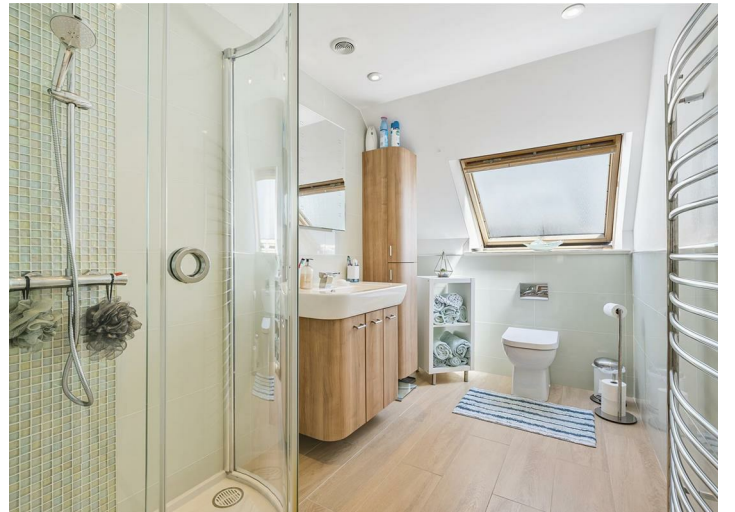
Trelehan, 8 Stracey Road, Falmouth, TR11 4DW

Guide Price £1,150,000

A rare opportunity to acquire a large detached property on one of Falmouth's most sought-after residential roads, moments from the seafront and Gyllyngvase Beach. The property, arranged over 2 storeys, boasts vast accommodation, totalling over 3,500 square foot. Currently, the owners occupy the deceptively spacious top floor, with their own private entrance and access at ground floor level, which comprises 3 double bedrooms, living area, dining room and kitchen, family bathroom, balcony, rear garden and entrance hall with utility room at ground floor level. Our clients have created 2 self-contained holiday let apartments on the ground floor, which are occupied for only part of the year, which have provided excellent income streams over recent years. The property has been meticulously cared for since our clients ownership, with clear evidence of substantial investment. A highly versatile property which could be operated 'as is', or made into a large family home with a self-contained 1 or 2 bedroom annexe, to be used to generate additional income or to be occupied by a dependent relative.

Key Features

- Attractive detached property
- 6 double bedrooms in total
- Currently arranged as 3 self-contained properties
- Front and rear gardens
- Boasting over 3,500 square foot
- Located on one of Falmouth's most sought-after residential roads
- A highly versatile property which could be adapted to suit various preferences
- EPC ratings C



THE LOCATION

The property is located along very desirable Stracey Road, which links Cliff Road and Gyllyngvase Hill, just a couple of minutes' walk from Gyllyngvase Beach and delightful seafront; the town centre is an approximate 10 minute walk away. Although there is parking for several vehicles on the property's driveway, Falmouth Town Station is an approximate 5 minute walk away, providing regular train services to and from Truro (journey time circa 25 minutes). There are direct and regular trains to and from London Paddington via Truro Station (journey time circa 4.5 hours). For those travelling by plane, Newquay Airport is approximately 30 miles away (circa 45 minute car journey). The immediate area surrounding the property is highly desirable indeed, both from a residential and commercial perspective, with St Michaels Hotel and the new Liner building at hand. Properties which become available within this location witness huge demand.

Falmouth is undoubtedly one of Britain's most thriving and lively towns, offering a unique lifestyle with a bustling town centre and beautiful beaches. Recently voted as the best place to live in the UK by readers of The Sunday Times, the town offers many attractions such as Pendennis Castle, the National Maritime Museum, excellent sailing waters and a plethora of shops, bars, pubs and restaurants which buzz throughout the year. The combination of maritime heritage and modern creativity makes the town hugely popular; it is a constant carnival during the summer months, yet still energetic in the winter, offering great food festivals and sea shanties to keep all entertained. Many beautiful areas surround Falmouth, including Flushing, Mylor and the Helford River.

THE ACCOMMODATION COMPRISES

Tiled conservatory-style entrance with double glazed wooden doors and windows spanning the entire length of the entrance area, which provides huge natural light given its south-facing aspect. Access to both ground floor self contained apartments and to the main residence on the top floor – all with their own front doors. Engineered oak door to:-

CASTLE APARTMENT

ENTRANCE HALL

Laminate wood-effect flooring, radiator, hardwood double glazed panelled windows to front elevation. Access to shower room, bedroom and living room/kitchen. Worcester thermostat.

SHOWER ROOM

Vinyl flooring, heated towel rail. Walk-in shower unit with glazed screen and integrated shower, low level WC with button flush, freestanding wash basin with chrome mixer tap. Wall mounted electric mirror, wall mounted cupboard, wooden double glazed panelled windows to front elevation with bespoke blinds.

BEDROOM

A double bedroom with carpet flooring, built-in engineered oak wardrobes, radiator, wooden double windows to side elevation with bespoke blinds.

LIVING AREA

Continuation of laminate flooring. Built-in cupboards with engineered oak doors, double aspect area with wall mounted pull-down bed frames and mattresses. Radiator. Wooden double glazed windows to rear and side elevations. Space for living and dining room furniture.

KITCHEN AREA

Tiled splashbacks, integrated Beko oven, Bosch 4-ring hob, integrated extractor hood over. Stainless steel sink with drainer, cupboard housing Worcester combination boiler.

GYLLY APARTMENT

Engineered oak door into:-

ENTRANCE HALL

Laminate wood-effect flooring, storage cupboard, radiator. Access to bathroom, bedrooms, kitchen and living/dining. Worcester thermostat.

LIVING/DINING ROOM

Continuation of laminate flooring, radiator, space for living room furniture etc. Wooden windows to front elevation overlooking the garden.

BEDROOM ONE

A double bedroom with carpeted flooring, built-in wardrobes, radiator, wooden windows to side elevation.

BEDROOM TWO

Another double bedroom with carpeted flooring, built-in wardrobes, radiator, wooden windows to side elevation.

BATHROOM

Laminate wood-effect flooring. Low level flush WC, freestanding wash basin with chrome mixer tap, shower with screen and integrated overhead shower. Wall mounted electric mirror, heated towel rail.

KITCHEN

Vinyl flooring. Modern eye and low level units with roll-top worksurfaces, Beko oven with 4-ring induction hob, stainless steel extractor hood over. Space for fridge/freezer and washing machine. Tiled splashbacks. Worcester combination boiler. Wooden windows to rear elevation. Door leading into owner's utility area.

MAIN RESIDENCE

GROUND FLOOR

Laminate wood-effect flooring, large integral cupboard and under-stair storage. Radiator. Door leading to rear utility.

REAR UTILITY

Wooden double glazed windows, roof and door leading to rear garden. Vinyl tile-effect flooring, utility units, space for washing machine and tumble dryer etc. Stainless steel sink with mixer tap, Worcester combination gas boiler. Door leading to Gylly Apartment and to main residence entrance hall.

Carpeted stairs rise to:-

FIRST FLOOR



LIVING AREA

A vast, light and airy room with hardwood flooring, uPVC double glazed Velux windows to rear elevation, wooden double glazed balcony doors leading to front balcony which enjoys elevated views over the garden and boasts a sunny southerly aspect. Doors to kitchen/diner, shower room and 2 of the 3 bedrooms (the third bedroom is accessed off the kitchen).

PRINCIPAL BEDROOM

A large double bedroom with carpeted flooring, large built-in wardrobes, radiator, wooden double glazed panelled windows to front elevation.

BEDROOM TWO

Another large double aspect bedroom with carpeted flooring, two radiators, two Velux windows. Sink with mixer tap and vanity unit. Loft hatch.

SHOWER ROOM

Wood-effect flooring, part tiled walls, heated towel rail. Shower unit with glazed surround and large overhead shower, ceramic wash basin with vanity unit and wall mounted cupboard, wall mounted electric mirror. Double glazed Velux window to side elevation.

KITCHEN/DINER

Dark low maintenance wood-effect flooring. Two Velux windows to side elevation, panelled double glazed wooden windows to front. Modern base and eye level units with roll-top worksurface, stainless steel sink and drainer with chrome mixer tap (hot water provided by mini hot water tank in bedroom to reduce costs). Integrated appliances include fridge/freezer, AEG double oven, AEG 4-ring induction hob on the island, stainless steel extractor hood over, space for dishwasher. Space for dining room furniture, two radiators.

BEDROOM THREE

A further double bedroom with carpeted flooring, double aspect, two Velux windows. Two radiators. Sink with mixer tap.

FAMILY BATHROOM

Wood-effect flooring. Ceramic wash basin with chrome mixer tap, low level button flush WC, ceramic bath with overhead integrated shower unit and glazed screen, heated towel rail, storage shelving, wall mounted electric mirror.

THE EXTERIOR

FRONT

Driveway from Stracey Road. Ample off-road parking for approximately 4/5 cars, including a pebbled bay parking area. The front of the property comprises most of the outdoor space, is part paved, part lawned and mainly level, bordered by mature shrubs, trees and flower beds. Paved area for outdoor dining. Large wooden garden shed. Rear access from both side elevations.

REAR

Garden is predominately lawned, private and benefits from a converted historic bomb shelter which could be utilised for many purposes.

GENERAL INFORMATION

SERVICES

Mains gas, electric, water and drainage are connected to the property. There are individual gas combination boilers for each apartment.

COUNCIL TAX

Band D - Cornwall Council.

AGENT'S NOTE

The property may be sold with the benefit of the fixtures and fittings.

TENURE

Freehold.

VIEWING

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

DIRECTIONAL NOTE

Upon entering Falmouth via the A39, take the second exit at the Ponsharden Roundabout and then take the second exit at the following roundabout, passing McDonald's on the left-hand side. Continue along Dracaena Avenue, passing Majestic Wine on the left-hand side and past the traffic lights. After passing Falmouth Rugby Club on the right, take the second exit at the next roundabout onto Western Terrace. Continue along this road until you pass Merchants Manor Hotel on the right, then take the second exit at the immediate roundabout and continue along Melvill Road, taking the third turning to the right onto Gyllyngvase Hill. Take the next right onto Stracey Road. 'Trelahan' is found approximately 100 yards along on the right-hand side.



Stracey Road, Falmouth, TR11

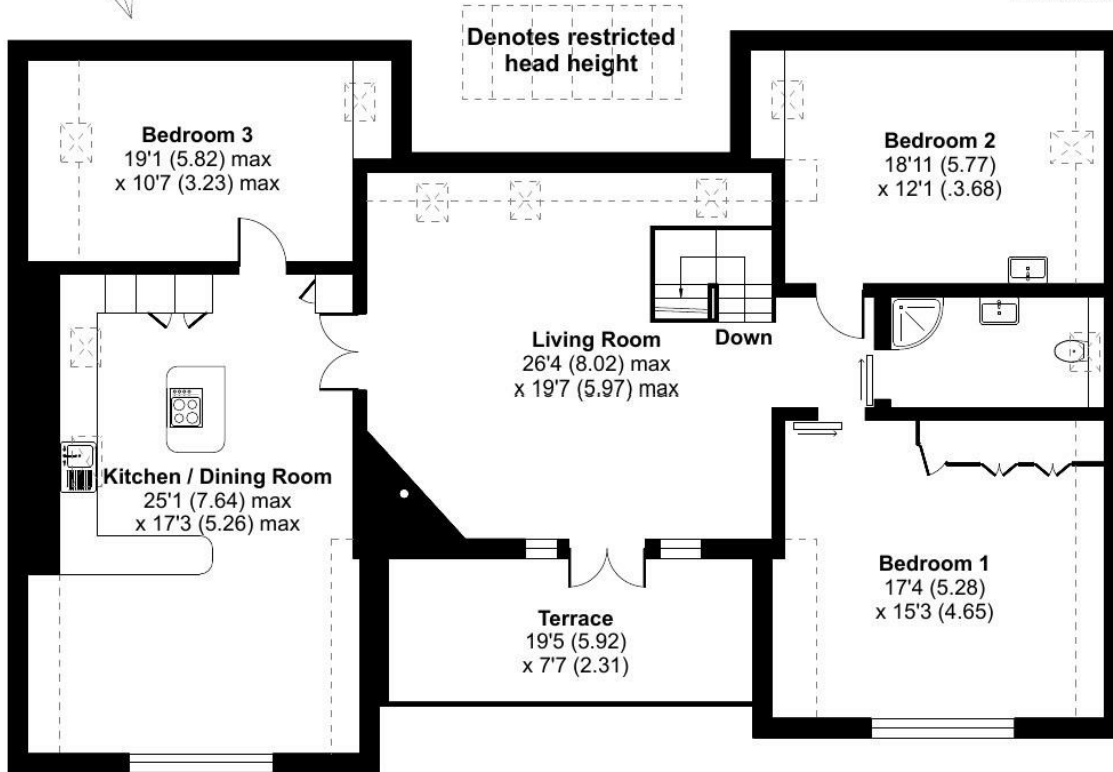
Approximate Area = 2038 sq ft / 189.3 sq m

Limited Use Area(s) = 189 sq ft / 17.5 sq m

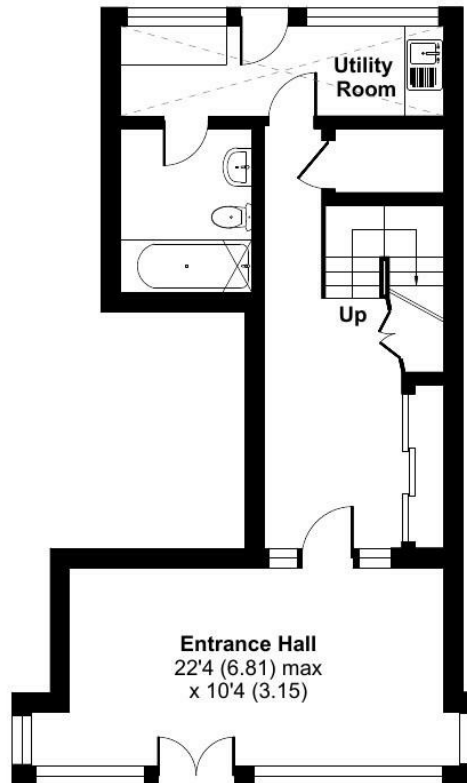
Annexe = 582 sq ft / 54 sq m

Total = 2809 sq ft / 260.8 sq m

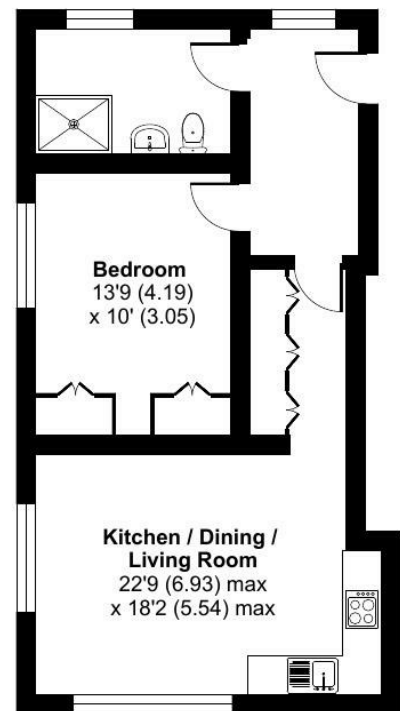
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MAIN RESIDENCE



GROUND FLOOR

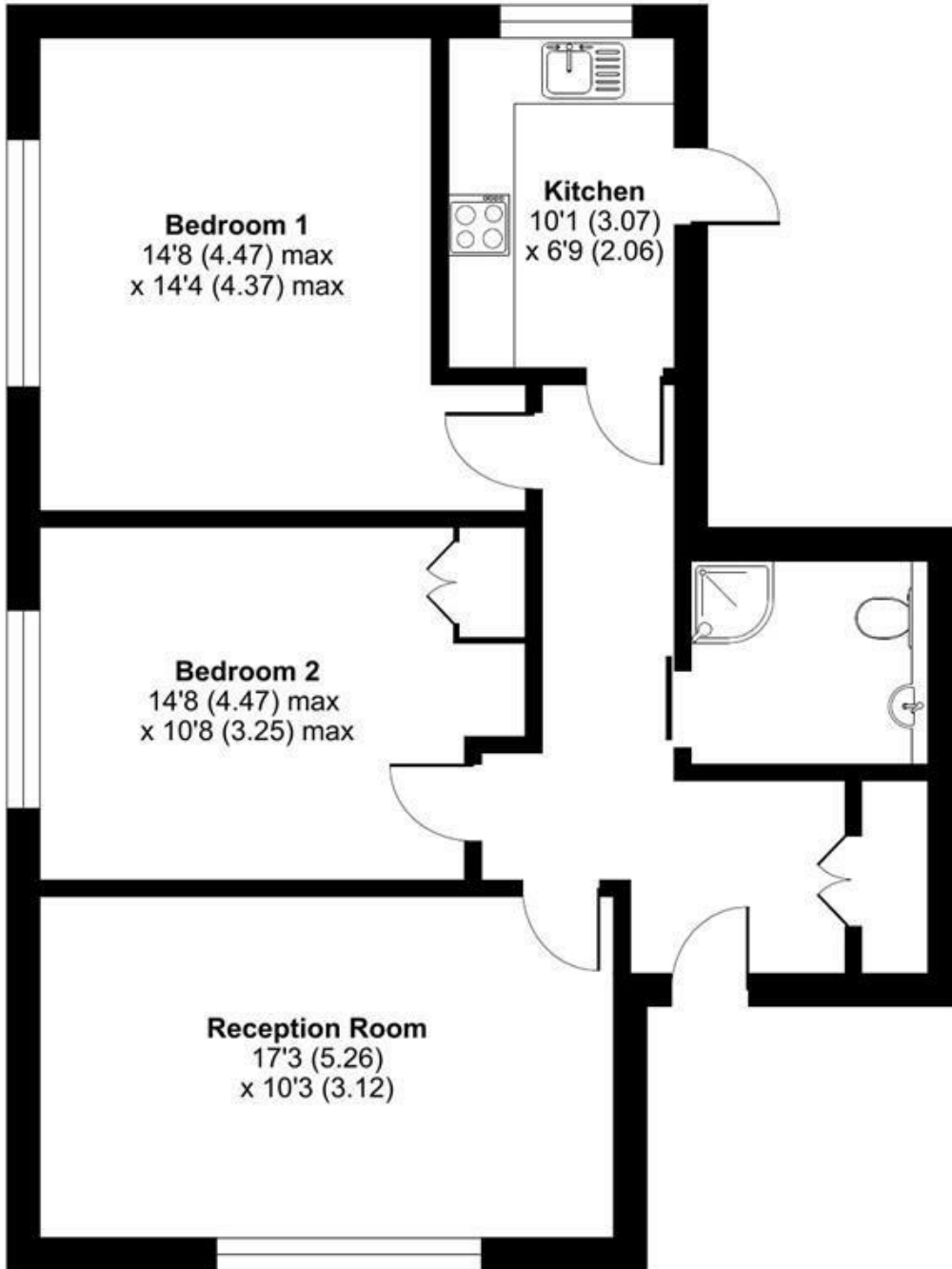


CASTLE APARTMENT

Stracey Road, Falmouth, TR11

Approximate Area = 777 sq ft / 72.1 sq m

For identification only - Not to scale



GYLLY APARTMENT



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Laskowski & Company. REF: 1117354