



2 Claremont Terrace, Falmouth, TR11 2AJ

Guide Price £675,000

On this popular terrace of houses dating, we imagine, from the turn of the last Century, a charming 3 storey house, currently arranged to provide 2/3 bedroom accommodation to the first and second floors, together with self-contained 2 bedroom accommodation on the ground floor, therefore providing an ideal opportunity for those seeking to accommodate a dependent relative, home with income, or conversion back to a large family home. Just yards from the top of Falmouth's High Street and Greenbank, beautiful views are enjoyed over the town, harbour and Fal Estuary to Flushing and the shoreline of The Roseland peninsula. Attractively landscaped, terraced and sunny rear gardens ascend to a private parking area for 2 vehicles, on which a garage has previously existed.

Key Features

- Charming and highly adaptable 3 storey house
- Ground floor 2 bedroom flat
- Ideal 2-family home or home with income
- Beautiful town, harbour and estuary views
- Comprising 2 self-contained dwellings
- First and second floor 3 bedroom maisonette
- Sunny gardens and private off-road parking
- EPC ratings D



THE PROPERTY

The property currently provides two self-contained, independently rated and separately serviced dwellings, including a two bedroom ground floor flat, accessed from the front elevation, and a superb two storey maisonette on the first and second floors, which can be accessed by both the front entrance door, as well as independently from the rear.

The ground floor currently utilises the courtyard as its own outside space, with upstairs enjoying the deep, well stocked and attractively landscaped gardens, which enjoy a sunny south westerly aspect, and at the foot of which there is private off-road parking for two vehicles. We understand there was a garage previously and some prospective purchasers may wish to note other properties in the area have obtained consent for the construction of substantial garages, frequently with studio areas etc (subject to all necessary consents).

THE LOCATION

Claremont Terrace is situated in an elevated position 'above' Greenbank with Dunstanville Terrace, the Royal Cornwall Yacht Club and Greenbank Hotel just a few minutes walk away. Similarly, Falmouth's Old High Street leads into the town centre, meaning all of Falmouth's excellent shopping, commercial and leisure amenities are within close proximity. An ideal location therefore for those seeking stylish town house living, but with the advantages of sunny gardens and off-road parking. Viewing unhesitatingly recommended.

THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

ENTRANCE PORCH

Panelled entrance door with glazed fan light leading from the front gardens. Dado rail, part glazed and stained internal door with matching fan light to the:-

INNER LOBBY

Dado rail, radiator, matching part glazed doors leading to the ground floor and first floor apartments.

GROUND FLOOR APARTMENT

INNER HALL

Access to under-stair storage cupboards.

BEDROOM ONE/FORMER LOUNGE

Sealed unit sash-style double glazed window to the front elevation with working shutters, enjoying a lovely, elevated view to Flushing, the constant marine activity within Falmouth's inner harbour, and across the Carrick Roads to the shoreline of The Roseland peninsula. Dado and picture rails, two arched display recesses.

BEDROOM TWO/FORMER DINING ROOM

Sash window to the rear courtyard with panelled reveals and working shutters. Tall storage cupboard with hanging rail and shelving. Picture and dado rails, radiator.

BATHROOM/WC

White three-piece suite comprising a pedestal wash hand basin, low flush WC and panelled bath with mixer tap, handgrips and Mira instant shower. Part tiled walls, obscure casement windows to the courtyard, picture rail, convector heater, tall towel rail/radiator.

KITCHEN

Range of fitted units with round-edged worksurfaces between with complimentary tiled splashbacks. Recess for cooker with cooker panel point, stainless steel sink unit with mixer tap, recess with plumbing for washing machine, space for tall fridge/freezer, radiator, sash window to the courtyard, high level cupboard housing electrical trip switches and meter.

REAR LOBBY

Door to the courtyard and further door to the:-

STUDY/THIRD BEDROOM

Sash window to the courtyard, radiator, cupboard housing independent gas fired boiler providing domestic hot water and central heating.

THE EXTERIOR

REAR COURTYARD

Slate flag flooring, raised brick plinth with slate shelf ideal for a barbecue etc. Exterior courtesy light and cold water tap, former granite steps and timber steps rising to the upper garden area.

FIRST AND SECOND FLOOR MAISONETTE

From the ground floor, there is internal access via the shared front entrance porch and lobby, but independent access through the rear garden can be used if preferred.

SPLIT LEVEL LANDING

Painted throughout in white, including to the floorboarding and staircase. Radiator, under-stair storage cupboards, shelved storage cupboard to the rear landing area.

LOUNGE

Replacement sash-style sealed unit double glazed window to the front elevation with working shutters, enjoying a superb, elevated view over the town and Greenbank area to Flushing, Trefusis Point and across the inner harbour to the port area, deep sailing waters of the Carrick Roads, shoreline of The Roseland peninsula, St Mawes Castle and mouth of the Percuil River. Real flame gas fire with slate hearth and display alcoves to either side, one with fitted cupboards. Picture rail, radiator.

BEDROOM ONE

Sash window to the rear elevation overlooking the courtyard and garden beyond. Picture rail, radiator, two built-in full height cupboards providing hanging and shelving space.

BEDROOM THREE/STUDY

Sealed unit double glazed sash-style window to the front elevation, again enjoying fabulous views. Picture rail, radiator, telephone and broadband master sockets.

BATHROOM/WC

Attractively appointed with a three-piece white suite comprising a low flush WC with concealed cistern, wash hand basin and panelled bath with handgrips and mains-powered shower over. Inset downlighters, access to overhead loft storage area, part tiled and timber panelled walls, tall towel rail/radiator, convector heater, obscure casement window to the side elevation.

KITCHEN/DINING ROOM

A superb, light, double aspect room with two sash windows, both in exposed pitch pine, to the side elevation, and double casement doors opening onto and overlooking the sunny and attractively landscaped rear gardens. Exposed flooring, high level cupboard housing electrical trip switching and meters, cupboard housing Worcester gas fired boiler. Fitted U-shape work surface with inset ceramic butler-style sink with mixer tap forming a peninsula unit. Recess with plumbing for washing machine, built-in four-ring gas hob with Hygena oven/grill below. Tray recess, space for fridge.

SECOND FLOOR - BEDROOM TWO

Twin Velux windows to the front elevation enjoying panoramic, elevated and ever-changing views over the town from the Greenbank Hotel to Flushing, surrounding countryside, Trefusis Point, the inner harbour, port area, deep sailing waters of the Fal Estuary, shoreline of The Roseland peninsula, St Mawes Castle and mouth of the Percuil River. Further Velux to the rear elevation providing yet more light, exposed roof trusses and timber panelling with inset downlighters. Access to extensive eaves storage areas, balustrading from the stairwell, all painted brilliant white - ideal as a bedroom, studio or home office etc.

THE EXTERIOR

GARDENS

The upstairs benefits from direct access onto a deep, terraced, attractively landscaped, well stocked and extremely sunny rear garden with doors opening directly from the kitchen/diner. There is a gravelled dining terrace, apple tree and rockery-edged pathway which leads to an upper gravelled terrace with timber garden store and further, sheltered, sunny, sitting and dining area. The gardens are well enclosed throughout by stone walling and timber fencing.

REAR PARKING AREA

Steps lead from the upper terrace where there is timber fencing and a pedestrian gate opening onto a concrete hardstanding, sufficient in width and depth for two vehicles and, if required, for the reconstruction of a garage/studio/workshop, subject to all necessary consents.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone point (subject to supplier's regulations). Independent gas fired central heating to each apartment. We understand separate supplies are provided for the two apartments.

COUNCIL TAX

Both apartments are Band A - Cornwall Council.

TENURE

Freehold.

POSSESSION

Vacant possession upon completion is available from the beginning of September 2024.

VIEWING

By telephone appointment with the vendor's Sole Agent -

Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

Walk up Falmouth's Old High Street, passing our office on the right-hand side. On the brow of the hill, turn left onto Beacon Street. Turn left immediately after The Boathouse onto Trevethan Hill and, at the top of the rise, turn right onto Claremont Terrace. Number 2 will then be found after a short distance on the left-hand side on the raised pavement.



Claremont Terrace, Falmouth, TR11

Approximate Area = 1694 sq ft / 157.3 sq m

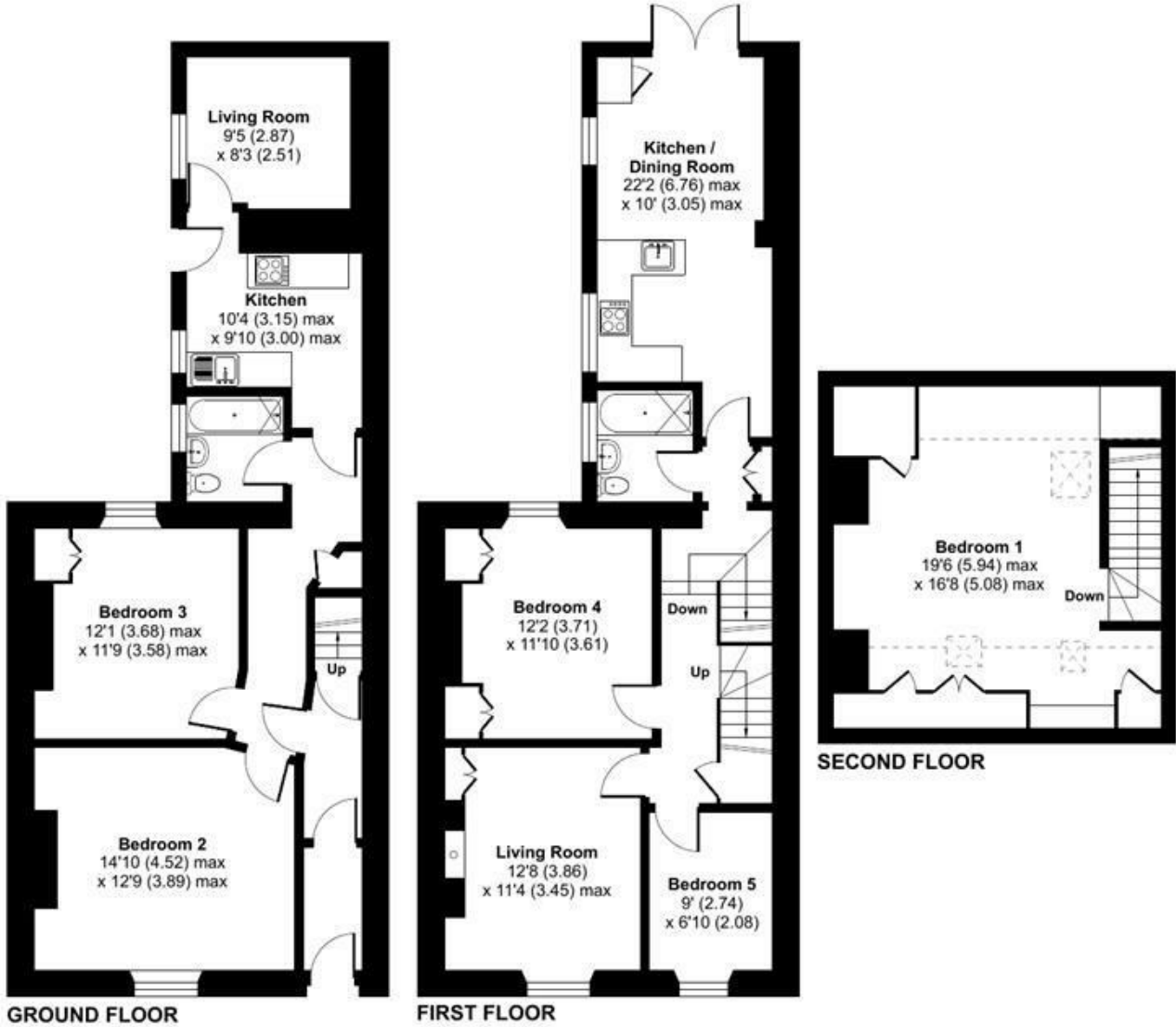
Limited Use Area(s) = 166 sq ft / 15.4 sq m

Total = 1860 sq ft / 172.7 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Laskowski & Company. REF: 1129512