



## 23 Florence Terrace, Falmouth, TR11 3RS

Guide Price £850,000

On this extremely elegant terrace of tall, late Victorian, stucco-fronted houses, more akin to SW6 than TR11, an exceptional 3 storey period home, perfectly situated for the seafront, beaches, town centre and harbourside, all of which are within just a few minutes walk away, with all front-facing rooms, particularly on the first and second floor, enjoying panoramic views over the town to Falmouth Bay. Tastefully updated yet retaining a wealth of original authentic features to well proportioned 5 bedroom, 2 bath/shower room accommodation with elegant living areas. Pretty front garden, well enclosed, sunny and secure rear garden, with potential for off-road parking if required, subject to consents.

### Key Features

- Exceptional late Victorian town house
- Retaining many original period features
- 5 bedrooms and 2 bath/shower rooms
- Front and rear gardens
- Panoramic town and sea views
- Elegant living accommodation with, effectively, 2 kitchens
- Including stunning top floor bedroom
- EPC rating E





## THE PROPERTY

Dating, we understand, from the late 19th Century, the property is one of those houses which, somehow, successfully combines modern yet sympathetic amenities, with many original features including tall ceilings, bay windows, numerous fireplaces, tall skirtings, exposed mellow pine flooring, panelled doors and moulded ceiling cornices.

Steps lead up from the front garden to a sheltered entrance, porch with tessellated tiled flooring and part glazed casement door into a deep hallway with elegantly rising staircase. Two reception rooms, both with high ceilings, have been combined to make one large living area, with bay window to the south east-facing front elevation and casement doors open onto the rear courtyard. The kitchen is attractively fitted, features a gas fired Esse in a tiled recess, further doors onto the courtyard, and opening into a large utility room, as good as a second kitchen.

Upstairs, a split level landing leads to a double bedroom and tastefully reappointed bathroom and separate shower room to the rear, with a front landing leading to two further double bedrooms and an adaptable single bedroom or study which, like the main bedroom on this floor, enjoys the lovely far-reaching views. An original attic room can be used as either a master bedroom or, as previously, as a further sitting room or studio, with vaulted ceiling, log-burner and, to the front, a deep, walk-in dormer window where the stunning elevated views extend across the town to the Carrick Roads and shoreline of The Roseland peninsula in one direction, and out to sea and across the breadth of Falmouth Bay to The Lizard peninsula, in the other.

A pretty front garden provides a sunny sitting-out terrace with dracaena palm and, to the rear, the courtyard leads onto a well enclosed garden which enjoys the later day sun and, subject to consents, could be adapted to provide off-road parking as others have done along the terrace.

A beautiful family home, ideal for those seeking a period town house with Falmouth's excellent amenities and attractions such as Falmouth Sailing Week, and Oyster and Sea Shanty festivals, 'on the doorstep'.

## THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

### ENTRANCE PORCH

Tessellated tiled flooring, wall tiling to dado height, pitch pine door to the reception hall with side screens and fan light.

### RECEPTION HALL

An attractive, deep, welcoming reception area with tall ceilings as featured throughout much of the ground floor. Mellow pine flooring, cupboard with electric consumer unit, archway at midpoint, tall skirtings, dado rail and panelled door with moulded architraves. Radiator, large under-stair storage/cloaks cupboard, deep shelved pantry cupboard. Inset downlighting with dimmer switching.

### THE LIVING ROOM

35'0" max x 13'6" (10.67m max x 4.14m)  
Second measurement narrows to 12'2" (3.71m) in the dining area. A beautifully proportioned, light, double aspect room, formerly two rooms, now combined to provide a superb

lounge, dining, living and entertaining room with beautiful mellow pine flooring throughout, as well as traditional features including tall skirting boards, ceiling roses and a deep moulded cornice.

### LOUNGE AREA

A deep three bay window, facing south easterly, providing immense natural light as well as a lovely built-in window seat with attractive outlook over the gardens. Fireplace with granite hearth and glass-fronted log-burner, telephone point, radiator, dimmer switching.

### DINING AREA

Cast iron fireplace (not functioning), double sealed unit casement doors overlooking and opening onto the rear courtyard.

### KITCHEN/BREAKFAST ROOM

12'10" x 9'5" (3.91m x 2.87m)

Mellow pine flooring continuing from the reception hall, gas fired Esse in tiled recess. Broad hardwood worksurface with inset double bowl ceramic butler-style sink with mixer tap. Recess with plumbing for washing machine. Wall/plate shelving, inset downlighters, double casement doors with sealed unit double glazing, opening onto the courtyard. Part timber panelled walls. Doorway opening into the:-

### UTILITY ROOM

10'11" x 9'4" (3.35m x 2.87m)

To all intents and purposes, a second kitchen, with stainless steel sink unit with mixer tap and plumbing below for washing machine and tumble dryer etc. Wall mounted Worcester gas fired boiler providing domestic hot water and central heating. Windows to the side and rear elevations, all with tiled sills. Double glazed door onto the rear courtyard and gardens. Wall/plate shelving, broad timber worksurface, radiator, ceramic tiled flooring.

### FIRST FLOOR

A broad easy rising staircase with turned balustrade and exposed timber handrail leads to the split level first floor landing which is part galleried with high level glazed screen over providing natural light.

### REAR LANDING

Radiator, inset downlighters.

### SHOWER ROOM/WC

Attractively reappointed with a Burlington three-piece suite comprising a low flush WC, wall mounted wash hand basin with tiled splashback and fully tiled shower cubicle with mains-powered shower and folding glazed screen. Obscure double glazed window to the side elevation, tall towel rail/radiator, inset downlighters, extractor fan, two timber panelled walls.

### FAMILY BATHROOM/WC

Walls panelled to dado height, Burlington three-piece suite comprising a pedestal wash hand basin, low flush WC and roll-top bath with mixer tap and shower attachment. Tall towel rail/radiator, window to the side elevation, inset downlighters, extractor fan, access to over-head loft storage area.







## BEDROOM FIVE

11'5" x 9'6" (3.48m x 2.92m)

Double glazed window to the rear elevation, radiator, traditional bedroom fireplace.

## FRONT LANDING

Large walk-in airing cupboard with window to the side elevation, radiator, large under-stair storage cupboard.

## BEDROOM TWO

18'0" x 11'3" (5.49m x 3.45m)

Magnificent walk-in triple bay window to the front, south east facing elevation, enjoying the lovely views over Florence Terrace to Falmouth Bay. Traditional bedroom fireplace with tiled slips, double radiator, picture rail.

## BEDROOM THREE

11'5" x 11'8" (3.48m x 3.56m)

Window to the rear elevation, picture rail, traditional bedroom fireplace, telephone point, double radiator.

## BEDROOM FOUR

8'9" x 7'1" (2.69m x 2.16m)

A single bedroom with window to the front elevation enjoying views over Florence Terrace to the sea. Radiator.

## SECOND FLOOR

### BEDROOM ONE

18'6" x 13'1" (5.64m x 4.01m)

A quite exceptional room, highly adaptable, with Velux roof light to the rear elevation and deep, walk-in dormer window to the front from where outstanding panoramic views are enjoyed over the town to the Carrick Roads, mouth of the Percuil River, St Mawes Castle, Pendennis Castle, and across the breadth of Falmouth Bay to the shoreline of The Lizard peninsula and The Manacles. Beautiful mellow pine flooring throughout, glass-fronted log-burner in brick reveal with slate hearth, telephone point, balustrading with enclosed staircase rising from the first floor landing. A lovely room, previously used as a studio/home office.

## THE EXTERIOR

### FRONT GARDEN

Traditional fired brick pathway leading to the sheltered entrance, front door and porch. Granite front retaining wall, attractively stocked borders, lawned area with dracaena palm, granite steps rising to the entrance.

### REAR COURTYARD

Twin double casement doors opening from the living room and kitchen/breakfast room, exterior water tap, courtesy lighting, external power points, door from the utility room.

### GARDENER'S OUTSIDE WC

With white low flush WC.

### REAR GARDEN

Walled to three sides, providing a high degree of shelter and security. Pedestrian gate onto the rear lane, level lawned area, flower/shrub borders with rosemary and other herbs etc. Apple tree, climbing rose. Decked terrace with canopy for sheltered log/bike storage etc.

## GENERAL INFORMATION

## SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

## COUNCIL TAX

Band E - Cornwall Council.

## TENURE

Freehold.

## POSSESSION

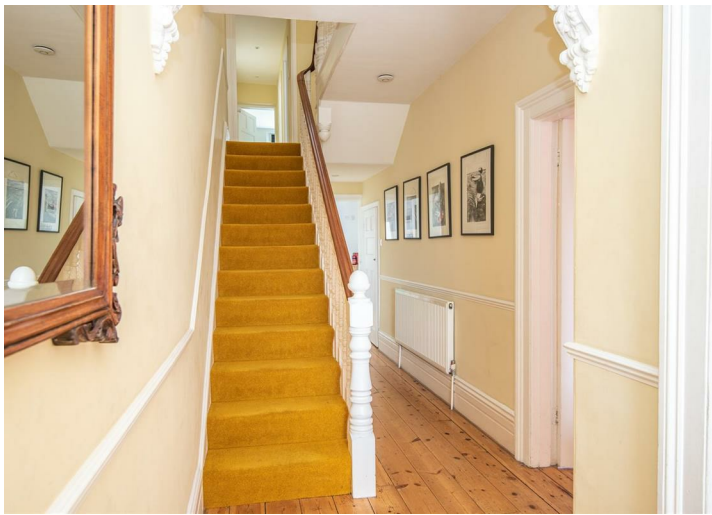
Vacant possession upon completion of the purchase - the vendor is able to offer completion from September 2024.

## VIEWING

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

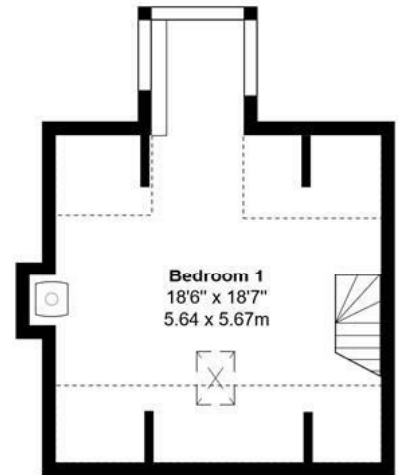
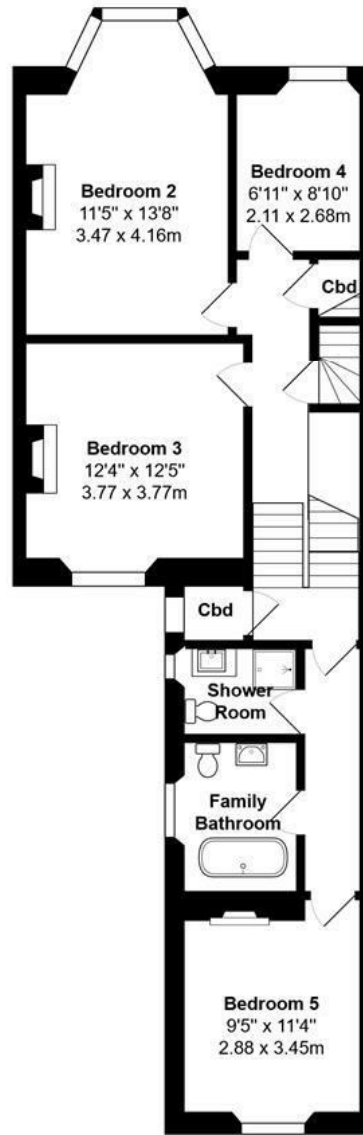
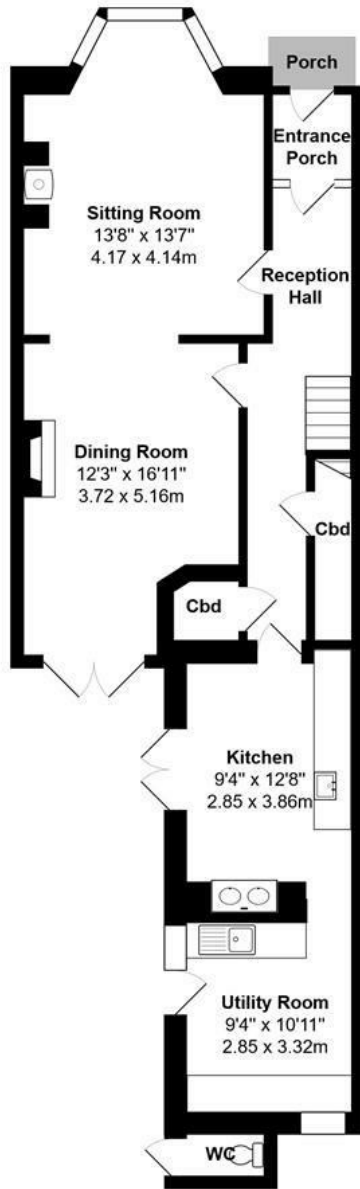
## DIRECTIONAL NOTE

From The Moor and Falmouth town centre proceed up Killigrew Street and immediately after the chemist, just before All Saints Church, turn left into Albany Road. Proceed over the brow of the hill, passing the convenience store on the right, in the direction of Woodlane. Immediately opposite the exit from Cambridge Place, turn left into Florence Terrace and Number 23 will be found after a short distance on the left-hand side.





# Floor Plan



Florence Terrace, Falmouth, TR11 3RS

Total Approx Area: 188.9 m<sup>2</sup> ... 2033 ft<sup>2</sup>

All measurements are approximate and for display purposes only

