



22 Trevethan Road, Falmouth, TR11 2AS

Guide Price £850,000

An extremely extensive 4-storey house, to be sold for the first time in the open market for over 30 years, providing substantially extended and extremely versatile 5 bedroom main accommodation, together with immense lower ground floor areas, including a 2 bedroom 'garden flat', ideal for a dependent relative or source of letting income etc. Outstanding views are enjoyed from all main rear-facing rooms - amongst the best in Falmouth due to the property's elevation and panoramic outlook over the harbour, estuary and coastline. Rear gardens, garage and ample private off-road parking.

Key Features

- Immense 4-storey house - 3,371 ft sq
- 5 bedroom, 2 bathroom main accommodation
- Roof terrace, balconies and well enclosed rear garden
- Some building works requiring completion
- Exceptional town, harbour, estuary and coastline views
- 2 bedroom 'garden flat' with independent access
- Detached garage and ample additional private off-road parking
- EPC rating D



THE PROPERTY

Since our clients purchased the property from their relatives in 2007, 22 Trevethan Road has been the subject of extensive extension and remodelling works as outlined in the Planning Permission granted 15 February 2008, application reference: PA02/2131/07/R. Prospective purchasers should, however, note from the outset that certain aspects of this work are incomplete, meaning the necessary Building Regulations documentation is absent, which will be covered by the provision of an Indemnity Insurance, which is increasingly commonplace in these situations.

The house benefits from full gas fired central heating and is an eclectic mix of style to provide a home of immense intrigue, character and versatility. On the ground floor, there is a formal lounge, central kitchen, and enormous family room with sitting and dining areas, bar and doors onto a broad rear balcony with hot tub and beautiful views. The first floor provides four bedrooms, together with a family bathroom and, on the top floor, there is a quite surreal master bedroom suite with private bathroom, door to a roof terrace and views which extend of the town to Greenbank, Flushing, Trefusis Point, the working port area, Pendennis Castle, deep waters of the Carrick Roads, shoreline of The Roseland peninsula, and out to sea. One of Falmouth's finest views.

On the lower ground floor, a 'garden flat' provides two bedroom accommodation, ideal for a dependent relative or as a source of letting income etc, and further basement rooms have been part converted to, currently, provide spacious dry storage etc. A gravelled forecourt requires permission of a drop-kerb for parking although, to the rear, Number 22 has a large private parking area sufficient for three/four vehicles, ideal for those with a boat or caravan etc, in addition to which there is also a block-built garage. Steps lead from this parking area through well enclosed rear gardens to the accommodation, with a side pathway easily re-opened to provide access to the front of the house if required.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

Tessellated tiled flooring and part tiled walls, panelled front entrance door and striped pine internal door with matching glazed side screens and fan light, opening into the:-

HALLWAY

Inset downlighters, broad staircase rising to the part galleried landing.

LOUNGE

12'0" x 15'7" (3.68m x 4.75m)

Broad bow window to the front elevation with leaded and stained fanlights. Marble fireplace with inset glass-fronted log-burner. Moulded ceiling cornice, plate rack, dado railing, Creda slimline heater.

KITCHEN

11'11" x 20'1" (3.64m x 6.14m)

Comprehensively appointed with a full range of wall and base units with timber worksurfaces between. Broad range cooker recess with Smeg stainless steel splashback and illuminated extractor canopy over. Inset downlighters, sink

unit with mixer tap and cutlery drainer, peninsula unit with recesses and plumbing for washing machine and tumble dryer. Removable partition to the family room. Under-stair cupboard with light and electrical trip switching.

FAMILY ROOM

28'9" x 18'4" (8.78m x 5.59m)

An extremely well proportioned and highly versatile reception room with part glazed roofing, raised sitting area, bar, brick fireplace with inset glass-fronted log-burner, space for internal staircase to the lower ground floor if required.

CLOAKROOM/WC

Fully ceramic tiled walls and flooring. Low flush WC, pedestal wash hand basin with mixer tap. Double glazed window to the side elevation. Sliding double glazed patio doors opening onto the:-

REAR BALCONY

Glazed balustrading, enjoying a stunning, panoramic and ever-changing view over the town from All Saints Church to The Observatory, Falmouth Hotel, bay, active inner harbour, port area, deep sailing waters of the Carrick Roads, shoreline of The Roseland peninsula, mouth of the Percuil River and St Anthonys Headland. Six-person Balboa jacuzzi. Light, power and exterior water tap.

FIRST FLOOR

LANDING

Light tunnel providing much natural light, part galleried, inset downlighters, radiator, staircase continuing to the second floor. The rooms from the back to the front of the house:-

BEDROOM ONE

12'7" x 12'7" (3.86m x 3.85m)

Double glazed tilt-and-turn casement door with matching side screens to either side opening onto an (incomplete) decked balcony - over which stunning town, harbour and estuary views are enjoyed). Inset downlighters, radiator.

FAMILY BATHROOM/WC

White three-piece suite comprising a pedestal wash hand basin with mixer tap, low flush WC and bath with Mira instant shower. Inset downlighters, extractor canopy, panelled walls.

BEDROOM TWO

12'0" x 13'8" (3.66m x 4.18m)

Replacement uPVC double glazed tilt-and-turn window to the rear with further views of the harbour, town, bay and estuary. Inset downlighters, radiator.

BEDROOM THREE

12'0" x 10'3" (3.68m x 3.13m)

Double glazed window to the front elevation, radiator, inset downlighters.

BEDROOM FOUR

8'6" x 9'6" (2.60m x 2.91m)

Window to the front elevation, inset downlighters, under-stair storage cupboard.

SECOND FLOOR

LANDING

Eaves storage cupboards, broad Velux roof light, part galleried, inset downlighters, panelled door to the:-

BEDROOM (FIVE)

21'9" x 14'2" (6.63m x 4.32m)

A stunning triple aspect room with uPVC double glazed dormer window to the front elevation, enjoying an outlook down Trevethan Road to the harbour, Greenbank Pier, Flushing and surrounding countryside. Radiator, . Double bed plinth constructed to provide what is undoubtedly one of the finest outlooks from any property anywhere in Falmouth from the rear and side elevations, over the town, into the harbour and port area, as well as to Falmouth Bay, Pendennis Castle, the port area, Flushing, Trefusis Headland, the deep sailing waters of the Carrick Roads and shoreline of The Roseland peninsula. Built-in storage alcoves and cupboards.

EN-SUITE BATH/SHOWER ROOM

White four-piece suite comprising a jacuzzi bath, low flush WC, pedestal wash hand basin and broad walk-in mains-powered shower cubicle. Glazed roof light and further window to the side elevation, again enjoying lovely harbour, Flushing and countryside views. Towel rail/radiator, tiled flooring, inset downlighters, extractor fan, panelled walls.

ROOF TERRACE

Timber decking, exterior lighting, double glazed casement doors from the bedroom suite, access to further storage area.

LOWER GROUND FLOOR

BASEMENT STORAGE ONE

28'7" x 13'3" (8.72m x 4.06m)

Lobby, bathroom with pedestal wash hand basin, low flush WC and panelled bath. Storage cupboard, former staircase rising into the family room, storage area one (currently fitted out as a kitchen and living area with obscure double glazed window to the front elevation and deep silled window to the side).

STORAGE ROOM TWO

10'0" x 10'7" (3.07m x 3.25m)

Providing much internal storage space.

The storage rooms, accessed from the gravelled front parking area with granite steps and pathway leading to 'independent' external access.

GARDEN FLAT

Previously occupied by relatives of the owners.

OPEN-PLAN KITCHEN AND LIVING ROOM

14'1" x 19'6" (4.31m x 5.95m)

Broad sliding double glazed patio doors with matching side screens overlooking and opening onto the rear gardens with views beyond to the Carrick Roads and Roseland peninsula. Range of fitted kitchen units, cooker recess, stainless steel sink unit with mixer tap and cutlery drainer, plumbing for washing machine and tumble dryer, space for tall fridge/freezer. Breakfast bar/peninsula unit, inset downlighters, radiator. Archway to:-

INNER HALL

Radiator, storage cupboard, internal access to the rear lobby of the lower ground floor basement stores.

BATHROOM/WC

Containing a white three-piece suite with low flush WC, pedestal wash hand basin with mixer tap and moulded bath with mixer tap and mains-powered shower. Ceramic tiled walls, inset downlighters, extractor fan.

BEDROOM TWO

5'8" x 13'3" (1.75m x 4.06m)

Double glazed window to the side elevation, inset downlighters.

BEDROOM ONE

6'9" x 13'3" (2.07m x 4.06m)

Window to the side elevation.

THE EXTERIOR

FRONT

Pathway leading to the sheltered front entrance door, storage bunkers, parking area for two vehicles.

GARAGE AND EXTENSIVE PARKING AREA

Accessed from the rear lane between Trevethan Road and Erisey Terrace, enclosed to all sides by stone walling and high timber gates. Garage with metal up-and-over door and window to the rear elevation. Parking area sufficient for three/four vehicles - ideal for those with a caravan, boats and additional vehicles etc. Heavy timber gate leading to the:-

REAR GARDEN

Bordered to both sides by stone walling, comprising a mainly level lawned area with bed containing an olive tree and various palms etc. Pathway leading to the side of the house where there are external water taps and a lean-to store which, if removed, provides access to the front of the house if preferred.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Gas fired central heating. The boiler located in the garden flat, providing hot water and central heating throughout the building.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

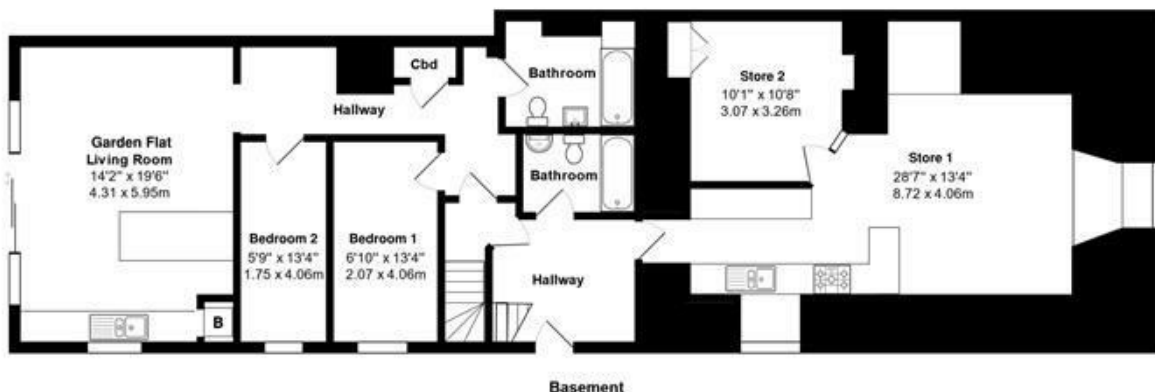
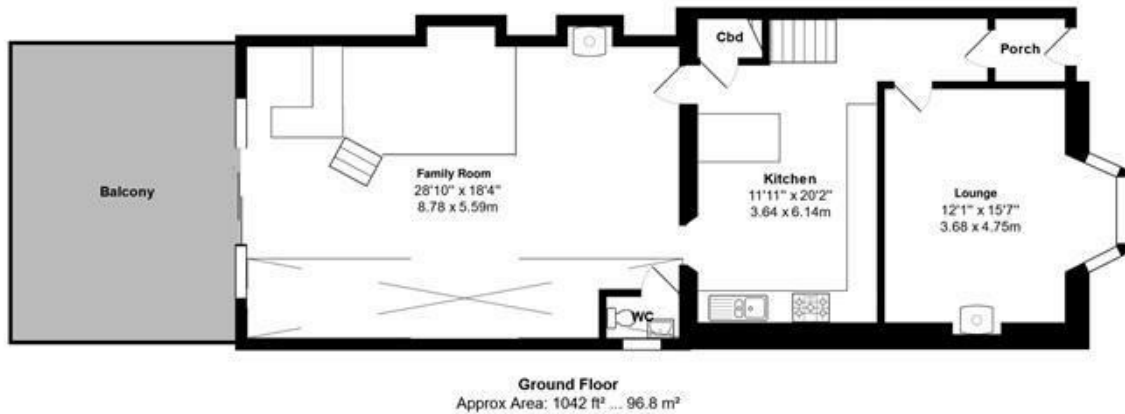
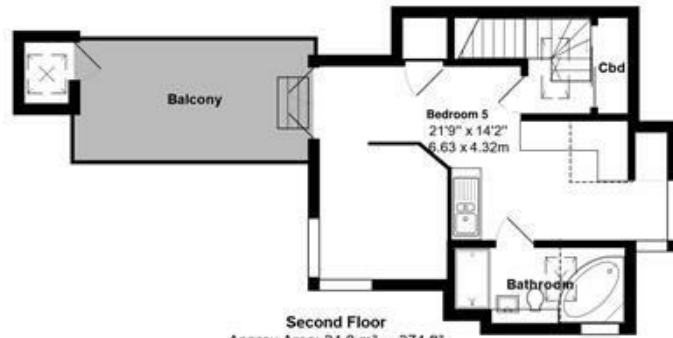
Freehold.

VIEWING

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



Floor Plan



Trevethan Road, Falmouth, TR11 2AS
Total Approx Area: 3371 ft² ... 313.2 m² (excluding balcony)
All measurements are approximate and for display purposes only