



Laskowski
&Co



Atlas House, 4 Dunstanville Terrace, Falmouth, TR11 2SW

£775,000

An imposing coastal town house, arranged over 3 levels with outstanding harbour and river views, perfectly situated for Falmouth's wide ranging amenities. Tastefully appointed throughout, offering refined 3 double bedroom, 2 bath/shower room accommodation 'Atlas House', sympathetically blends the charm of a historic period home with modern touches including the notable open-plan kitchen/family room to the ground floor. A sunny terraced garden to the rear allows for warmth and sunshine with a favourable southerly aspect. Positioned along one of the town's finest water-fronting roads, it is without hesitation Laskowski & Company, as the Sole Agent, recommends a viewing at the earliest opportunity.

Key Features

- Outstanding period town house
- Stylishly appointed accommodation
- Commanding position, moments from the town
- Sunny south-facing terrace
- 3 double bedrooms, 2 bath/shower rooms
- Exceptional water, river, estuary and harbour views
- Arranged over 3 levels
- EPC rating D



THE ACCOMMODATION COMPRISES

CANOPIED ENTRANCE PORCH

Pathway with pedestrian gate from Dunstanville Terrace, exterior courtesy light, part glazed panelled door opening into the:-

ENTRANCE VESTIBULE

Wall light, stripped pine part glazed door to the:-

ENTRANCE HALL

Staircase rising to the part galleried first floor landing, radiator, high level cupboard housing electrical meters and trip switching, stripped pine panelled door to the:-

OPEN-PLAN KITCHEN, DINING AND LIVING ROOM

A superbly proportioned double aspect room, the depth of the house, with walk-in bay with sash windows to the front elevation enjoying a superb outlook over Falmouth Harbour to Flushing, Trefusis Point, the deep sailing waters of the Carrick Roads, outskirts of St Mawes and shoreline of The Roseland peninsula. Underfloor heating.

LIVING AREA

Exposed stone fireplace with brick lintel and Chesney's glass-fronted log burner on slate hearth. Display shelving, broad archway to the:-

KITCHEN AREA

Most attractively appointed with a comprehensive range of cream painted Shaker-style units with Corian worksurfaces over. Inset double bowl ceramic sink with mixer tap, deep silled casement window to the rear elevation, downlighters with dimmer switching, former fireplace with oak lintel, exposed stone walling and recessed shelving. Space for broad range cooker, corner carousel units, central island unit with further cupboards and breakfast bar under. Underfloor heating. Archway leading through to the:-

UTILITY ROOM

Again, well appointed with a comprehensive range of fitted units with hardwood worksurfaces, upstands and inset ceramic sink with mixer tap. Recesses with plumbing for washing machine and dishwasher, wall shelving, Broad window and stable-type door to the exterior, tall broom store.

FIRST FLOOR

LANDING

Part galleried with staircase continuing to rise to the second floor. Wall light points.

SHOWER ROOM/WC

Fitted with a white suite comprising a low flush WC, fully tiled shower cubicle with twin head shower, metro tiling and sliding curved glazed screen. Wash hand basin set in hardwood vanity unit with mixer tap, cupboards under and wall mirror/light over. Replacement uPVC double glazed window to the rear, extractor fan, towel rail/radiator, painted and part carpeted timber flooring.

BEDROOM THREE

An adaptable room with part glazed stable-type door opening onto the rear terrace with steps to the courtyard and rear

garden. Part timber panelled wall, exposed timber flooring, fitted full height storage cupboard, TV/display shelving with further storage under. Towel rail/radiator.

LOUNGE/DRAWING ROOM

A beautiful room, positioned on the first floor to provide stunning, elevated and unobstructed view over Falmouth Harbour from the Greenbank Hotel, Royal Cornwall Yacht Club, village of Flushing and Trefusis Point to the Carrick Roads, mouth of the Percuil River and shoreline of The Roseland peninsula from the walk-in triple bay window. Traditional fireplace with cast iron surround and raised slate hearth. Picture rail, second window to the front elevation with fitted window seat. Radiator.

SECOND FLOOR

LANDING

Casement window to the rear elevation, painted timber flooring, access to overhead loft storage area.

BEDROOM ONE

Again, enjoying magnificent, elevated views over the ever-changing and constant sailing and boating activity within Falmouth Harbour. Exposed timber flooring, traditional bedroom fireplace with slate hearth, fitted wardrobe and storage cupboards to either side. Radiator, wall light point.

BEDROOM TWO

Sash window to the rear elevation enjoying the outlook over the gardens. Painted timber flooring, radiator, wall light point, built-in storage cupboard with stripped pine doors.

BATHROOM/WC

Another attractively appointed bathroom, again featuring metro wall tiling and white sanitary ware with a low flush WC, circular wash hand basin with mixer tap set on a vanity unit with marble top and cupboard under. Wall light/mirror. Three quarter length bath with mains-powered shower. Inset downlighters, towel rail/radiator, painted timber flooring, sash window to the front elevation again enjoying stunning harbour views.

THE EXTERIOR

FRONT GARDEN

Level terrace, gravelled for ease of maintenance, with raised granite wall, balustrading and pedestrian gate leading to the sheltered entrance.

REAR COURTYARD

Stable door from the utility room, bin and recycling storage area, half glazed door to the:-

OUTSIDE LAUNDRY/BOILER ROOM

Wall mounted Glow-worm gas fired boiler providing domestic hot water and central heating. Space for tall fridge/freezer and tumble dryer etc. Cold water tap, door to:-

GARDENER'S CLOAKROOM/WC

White suite with low flush WC and wall mounted wash hand basin with tiled splashback.

REAR TERRACE

Half glazed stable door from the first floor accommodation, timber balustrading, steps rising to the:-

REAR GARDENS

Attractively landscaped, comprising a paved terrace ideal for outside dining etc. Timber fencing and walling to either side providing a high degree of shelter, bay tree, raised beds, paved steps leading to a second 'upper' paved terrace, with apple tree, garden store, timber fencing continuing to both side boundaries and stone walling to the rear.

GENERAL INFORMATION

SERVICES

Mains electricity, water, gas and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Freehold.

VIEWING

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

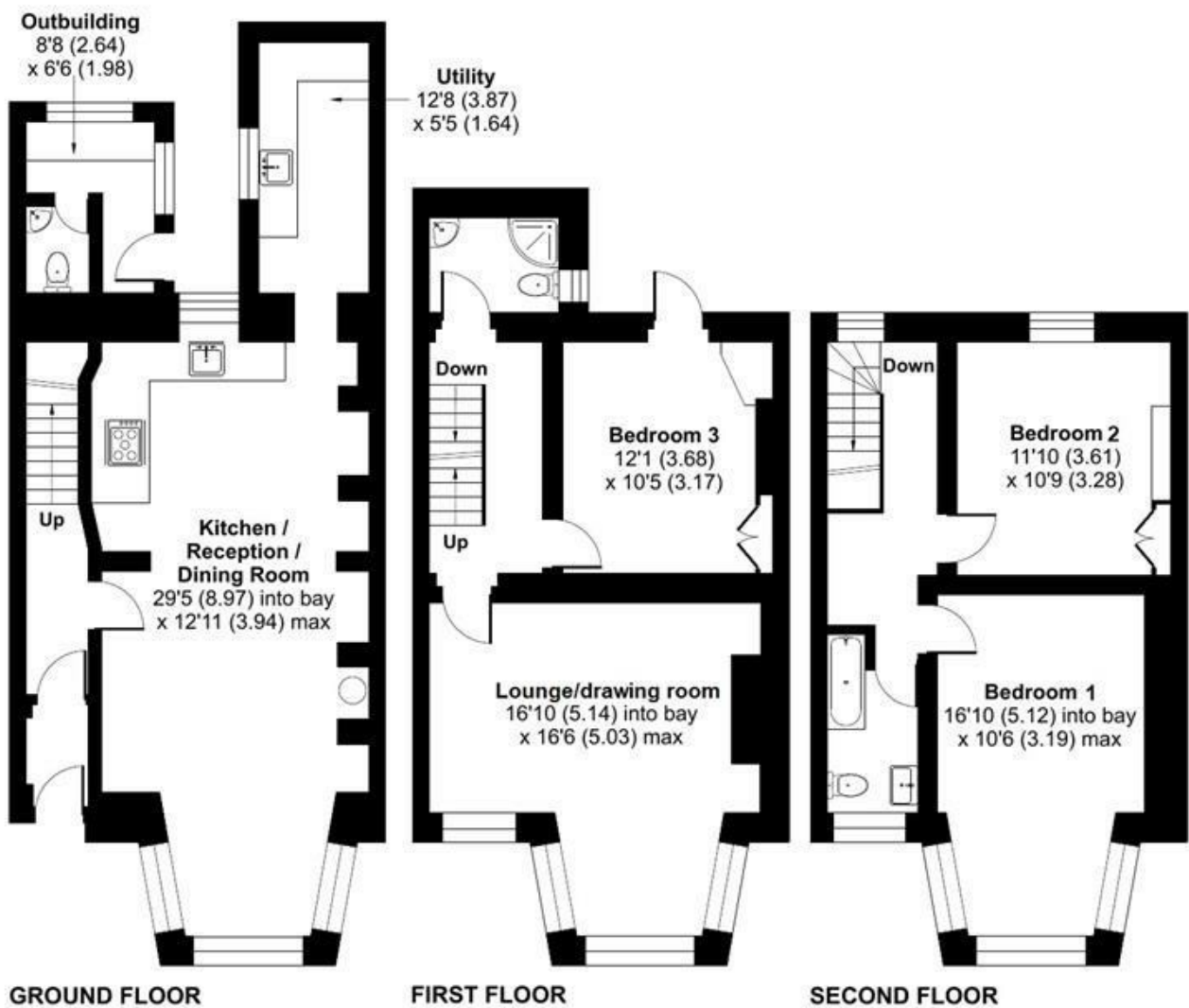




Floor Plan

Dunstanville Terrace, Falmouth, TR11

Approximate Area = 1506 sq ft / 139.9 sq m
Outbuilding = 56 sq ft / 5.2 sq m
Total = 1562 sq ft / 145.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Laskowski & Company. REF: 1176860