



## The Cockleshell, 1 Trevethan Hill, Falmouth, TR11 2AG

Guide Price £335,000

Nestled in an elevated position at the foot of Trevethan Hill, above 'Greenbank' and enjoying views over the constant boating activity within Falmouth's outer harbour, to the village of Flushing and countryside beyond, a charming terraced cottage, thoughtfully and sympathetically extended and updated, providing well proportioned 2 bedroom accommodation with a well enclosed courtyard garden - an ideal home or investment/'lock-up-and-leave'. Falmouth's vibrant town centre is just a short stroll down 'The Old High Street', where the Prince of Wales Pier offers foot ferries to both Flushing and St Mawes. The town offers a fantastic number of independent shops, coffee shops and restaurants and is regularly voted within the top 10 places to live in the UK.

### Key Features

- Charming 2 double bedroom property
- Delightful water views across to Flushing
- Close to the town centre
- No onward chain
- Very well presented throughout
- Ideal main home or letting investment
- Enclosed rear courtyard
- EPC rating E





## THE ACCOMMODATION COMPRISES

### LIVING ROOM

Approached via the entrance porch with solid timber inner entrance door opening into the living room. Solid oak flooring, timber built staircase rising to first floor, electric wall-mounted heater, cupboard housing fuse box. Double glazed window to the front elevation, benefiting from superb water views over Falmouth's outer harbour, across to Flushing, and the rural countryside beyond. Slate step leading to the:-

### KITCHEN

An irregular shaped and comprehensively fitted kitchen with a range of solid timber work surfaces with tiled splashback, cupboards both above and below for additional storage, and under unit lighting. Space for washing machine, space for undercounter fridge, integrated Neff oven with four ring ceramic hob and extractor fan. One and a half bowl ceramic sink with mixer tap, double glazed window to the rear elevation, double glazed entrance door with steps leading up to the garden area. Slate tiled flooring,

### FIRST FLOOR

#### LANDING

Painted timber boarded flooring. Vaulted ceiling with exposed beams. Airing cupboard housing unvented hot water cylinder.

#### BEDROOM ONE

Timber white washed boarded flooring, telephone socket and television point. Dimplex wall-mounted electric radiator, over-stair storage cupboard and integrated double wardrobe with shelving and hanging space. Double glazed window to the front elevation, once again, benefiting from superb river views across to the village of Flushing and the countryside beyond.

#### BEDROOM TWO

Vaulted ceiling with exposed beams, Velux roof light, solid oak flooring with double glazed window to the rear elevation. Sliding double glazed rear entrance door opening onto the courtyard garden.

#### BATHROOM

White washed timber boarded flooring, vaulted ceiling with exposed beams and Velux roof light. Low flush WC, pedestal wash hand basin, tiled splashback, panelled bath with rain shower, additional mixer tap, tiled surround and glass screen. Electric heated towel rail.

## THE EXTERIOR

### REAR GARDEN

Accessed via the double glazed door in bedroom two. A well enclosed rear garden area that benefits from the afternoon and evening sun in particular, laid with stone chippings, enclosed with a well stocked raised boarder and timber fencing. Granite steps lead to the rear of the kitchen.

## GENERAL INFORMATION

### SERVICES

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

### COUNCIL TAX

Band A - 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.





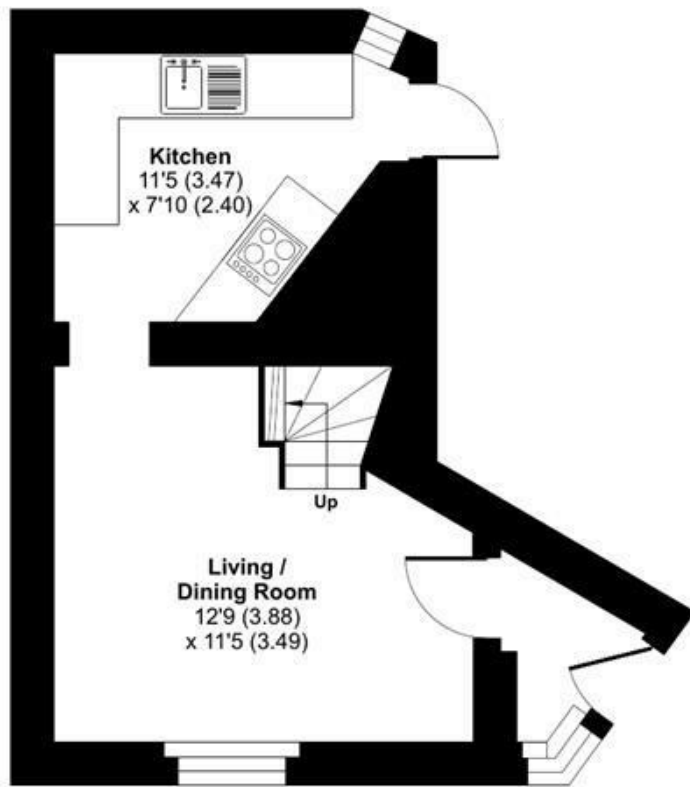


# Floor Plan

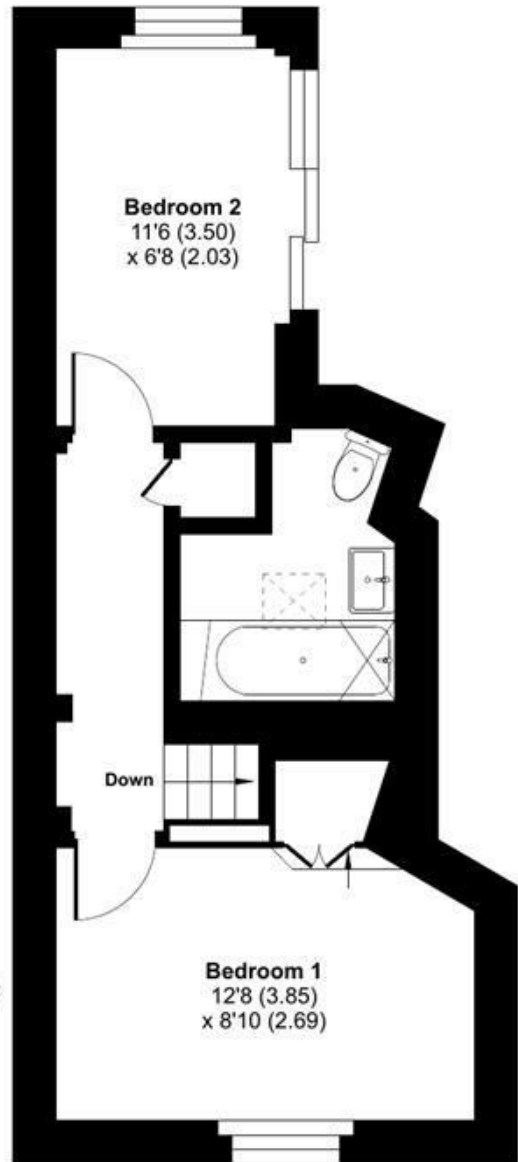
## Trevethan Hill, Falmouth, TR11

Approximate Area = 561 sq ft / 52.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Laskowski & Company. REF: 1177993