



The Peak, Erisey Terrace, Falmouth, TR11 2AP

Guide Price £795,000

To be sold for the first time in 24 years, a 'one of a kind' detached bungalow with extremely large harbour-facing garden, occupying a truly fabulous and substantial area, 'perched' above Falmouth's bustling town centre and boasting exceptional, panoramic, far-reaching and ever-changing views over Falmouth's inner and outer harbour, to Flushing, the Carrick Roads and The Roseland peninsula, yet so close to the town and its many amenities. Arranged over ground floor level and a deceptively large lower ground floor, the property comprises 3 double bedrooms and offers tasteful, characterful accommodation, with many original 1930's features retained and nurtured. Over recent years the property has been subject of notable investment, to include full rewiring, replumbing, complete replacement of all sanitary ware, radiators and double glazed windows. A truly rare opportunity to acquire one of the largest and most prominent garden areas along one of Falmouth's prime harbour-facing terraces, a rarity in such a location so close to the town centre. A viewing is unhesitatingly recommended to fully appreciate this idyllic property, which sits elegantly and discreetly over this thriving town centre.

Key Features

- 3 bedroom detached property
- Panoramic views over Falmouth Harbour, to Flushing, the Carrick Roads and The Roseland peninsula
- Has been subject of notable investment
- One of Falmouth town's finest positions
- Occupying a rare large garden area
- 'Perched' above the town, yet within short walking distance of the centre
- Scope to convert the basement
- EPC rating D



THE LOCATION

Erisey Terrace is one of Falmouth's most highly sought after harbour-facing terraces, by virtue of its stunning views, together with the convenience of town centre amenities which are quite literally 'on the doorstep'. Shops, offices, banks, pubs and restaurants are all within a short walking distance, together with leisure amenities including the Royal Cornwall Yacht Club, multi-screen cinema and Prince of Wales Pier with regular passenger ferry services to Flushing and St Mawes.

Other notable attractions within this thriving town include the National Maritime Museum, beautiful headland walk around Pendennis Point, sub-tropical gardens and sandy beaches, with regular bus and rail services providing direct and easy access to the cathedral city of Truro, just twelve miles distant.

THE PROPERTY

In its elevated position 'perched' above the town, 'The Peak' is perfectly located to enjoy the stunning and ever-changing outlook across the inner harbour to the port area, Trefusis Headland, deep waters of the Fal Estuary and shoreline of The Roseland peninsula beyond. Most deceptive from the roadside, the property's accommodation is both well proportioned and versatile with the rooms comprising in brief: ground floor entrance vestibule, entrance hall, cloakroom, three double bedrooms (one en-suite), double aspect living room, family bathroom, large triple aspect kitchen and separate utility room. The deceptively large lower ground floor benefits from heating and comprises two basement rooms. Throughout, the property boasts airy and light accommodation, high ceilings, and is filled with much charm and character.

Externally, the property offers the rarity of a 'one of a kind' garden, in our opinion, due to its size and vantage point, taking in a panorama of Falmouth's ever changing marine activity.

THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

ENTRANCE VESTIBULE

3'1" x 3'7" (0.95m x 1.1m)

Accessed from the front door. Stripped wooden flooring, leading to the:-

ENTRANCE HALL

6'9" x 15'0" (2.07m x 4.59m)

A large entrance hall, light and airy with continuation of stripped wooden flooring, high ceiling, column radiator. PIV ventilation system, Original multi-pane door providing access to the living room, three bedrooms, cloakroom, family bathroom (with separate WC) and kitchen.

CLOAKROOM

A useful storage room with coat hooks. Continuation of stripped wooden flooring. Ceiling light.

LIVING ROOM

17'5" x 12'4" (5.31m x 3.76m)

Maximum measurement taken into bay window. A superb living room with continuation of stripped wooden flooring. Door to garden, uPVC double glazed window to the rear

elevation enjoying the magnificent views through the bay window over Falmouth Harbour and beyond. Column radiator.

FAMILY BATHROOM

Tiled flooring, low flush WC, frosted uPVC double glazed window to the front elevation, radiator and extractor unit. Archway to bathroom area comprising feature roll top bath with claw feet, connected shower head, ceramic wash hand basin. Stripped wooden flooring, frosted uPVC double glazed window to the front elevation. Feature radiator with heated towel rail. Extractor unit. Cupboard housing Worcester gas fired boiler with useful storage

PRINCIPAL BEDROOM

13'1" x 12'4" (4.01m x 3.78m)

Maximum measurement taken into bay window. A fantastic, light and airy double bedroom, with stripped wooden flooring and uPVC double glazed bay window to the rear elevation, enjoying the magnificent views through the bay window over Falmouth Harbour and beyond, alike to the living room. Ceramic wash hand basin with vanity unit and wall mounted backlit mirror. Column radiator.

BEDROOM TWO

12'0" x 10'11" (3.66m x 3.33m)

Another double bedroom with continuation of stripped wooden flooring. Large uPVC double glazed window to the rear elevation, boasting magnificent harbour views. Column radiator.

EN-SUITE

Continuation of stripped wooden flooring. Low flush WC, walk-in shower with glazed door and integrated electric shower. Ceramic wash hand basin and vanity unit. Dual fuel heated towel rail. Wall-mounted backlit mirror. Extractor unit.

BEDROOM THREE/STUDY

10'0" x 9'6" (3.07m x 2.90m)

A double bedroom with continuation of stripped wooden flooring. uPVC double glazed window to the side elevation. Column radiator.

KITCHEN

15'5" x 11'10" (4.72m x 3.61m)

Now requiring total refurbishment. uPVC double glazed windows to three sides and door leading outside. Power and water supply. Column radiator.

UTILITY ROOM

An enclosed area with power and water supply, space and plumbing for washing machine and dryer.

LOWER GROUND FLOOR

Accessed from the rear elevation, a self-contained level comprising two rooms, boasting deceptively high ceilings. Providing scope to become ancillary accommodation for a dependent relative or as an additional income producing asset (subject to consents).

BASEMENT ROOM ONE

11'10" x 10'11" (3.61m x 3.33m)

Comprising a large ceramic wash hand basin and radiator. Ceiling light.

BASEMENT ROOM TWO

11'8" x 10'11" (3.56m x 3.33m)

Window to the rear elevation. Radiator. Ceiling light.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

RESTRICTIVE COVENANT

There are restrictive covenants which might impact further development of the site. We strongly suggest interested parties seek legal advice. Further details are available upon request from Laskowski & Company.

VIEWING

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

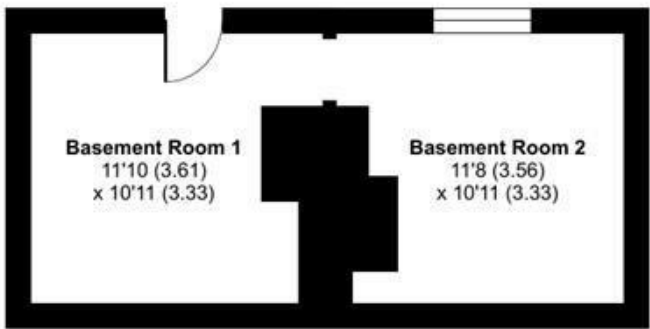


Floor Plan

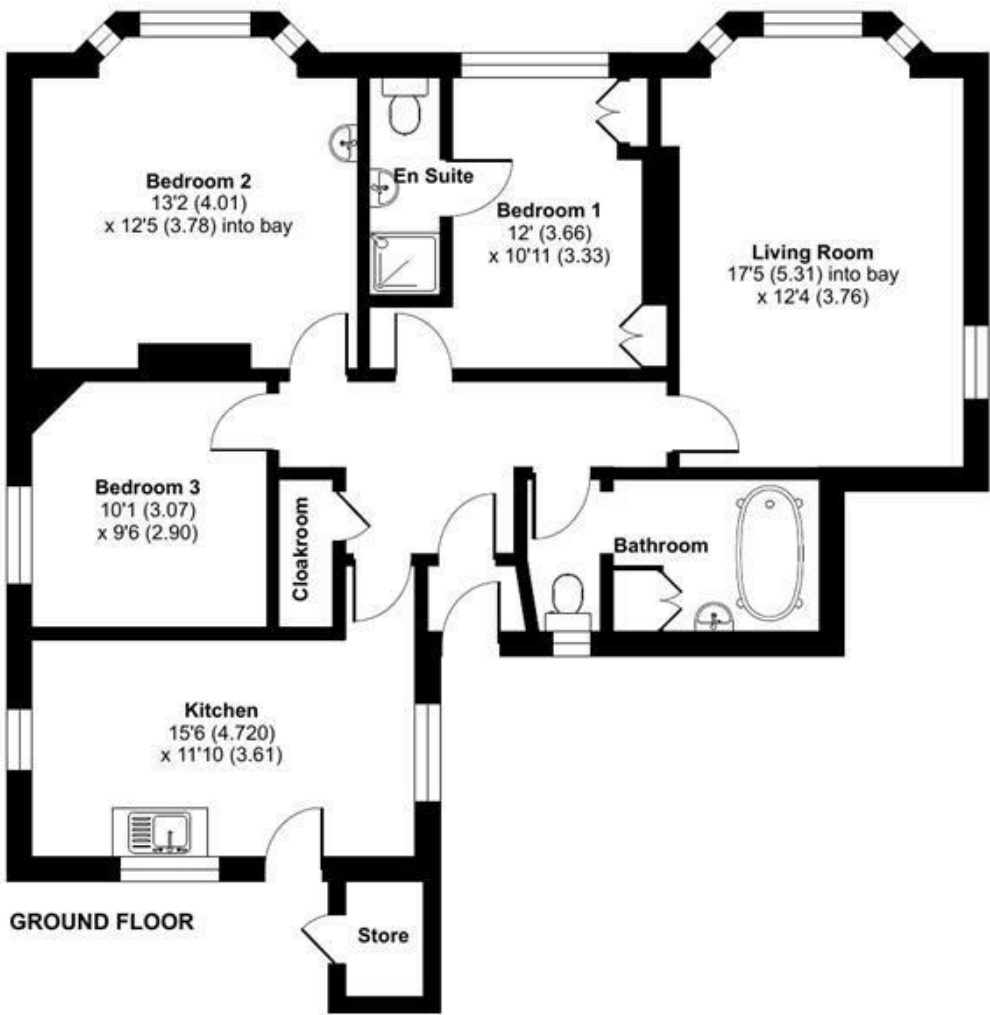
Erisey Terrace, Falmouth, TR11

Approximate Area = 1220 sq ft / 113.3 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Laskowski & Company. REF: 1079808