



Laskowski
&Co



4 Arwenack House, Grove Place, Falmouth, TR11 4AU

O.I.R.O £255,000

On the instructions of the executors: an extremely rare opportunity to acquire a small 'bijou' wing of this historic former manor house, occupying an incredibly convenient, yet surprisingly well hidden location, a 'stones throw' from Events Square and the harbourside, with Falmouth's excellent range of amenities all within easy walking distance. The 2 storey accommodation would benefit from some updating but has much charm and character and already benefits from gas central heating, a private terrace, use of the beautifully stocked and sunny grounds, as well as allocated parking in addition to open-fronted garaging. Being offered for sale with immediate vacant possession and no onward chain - an early viewing is unhesitatingly recommended.

Key Features

- The north eastern 'wing' of this historic former manor
- Reverse level accommodation with ground floor double bedroom and shower room
- Beautifully stocked and landscaped surrounding grounds
- Private parking space, open fronted garage plus visitors parking
- Known to date from the 1300's, superbly restored in 1978
- Independent external access
- Moments from the harbour, town and beaches
- EPC rating E



HISTORICAL NOTE

"Arwenack is the oldest example of domestic architecture in Falmouth. Originally owned by a family of the same name, it came to the Killigrews by marriage about 1385. Fragments of the 14th Century house remain, but the form of Arwenack as we see it today appears to have been established in the mid-16th Century by John Killigrew, the first Governor of Pendennis Castle.

Successive Killigrews enlarge and modified the house until it was overtaken by disaster during the Civil War. How much of Arwenack was actually destroyed is still open to question, but it seems that little or no new building took place on the site until the late 18th Century. At this date, wings flanking the courtyard were doubled and the house assumed more or less its present day appearance.

By 1978, Arwenack was in poor structural condition, and but for the intervention of the Redruth builders, Percy Williams & Sons Ltd, might have been lost to Falmouth. It has now been extensively repaired and converted into several dwellings".

Taken from a historical sign at the front of the building opening onto Grove Place.

THE PROPERTY

Number 4 Arwenack House benefits from its own independent external access to both ground and first floor levels. Turning granite steps ascend to a terrace where there is space for a small table and chairs adjacent to the entrance door and porch. These lead into an open-plan, double aspect living room with fitted kitchen area and living space all enjoying an elevated outlook over Arwenack House's private gardens to Grove Place and Events Square beyond. A spiral staircase within a stone semi-circular stone rotunda leads to the ground floor, where there is a good size double bedroom, shower room with utility cupboard, and secondary access to the exterior.

The communal grounds of Arwenack House are beautifully stocked and landscaped and maintained within the monthly management charge. An allocated parking space for Number 4 is situated immediately adjacent to the entrance gate, which provides easy access to Number 4. Furthermore, there is allocated visitors parking at the head of the driveway, where there is also an open-fronted garage, with Number 4 owning the second bay from the right, together with a useful external storage locker. An additional outside store is located under the terrace; there are numerous sitting-out areas within the grounds which are surprisingly private and sheltered and which, to the rear, have an extremely sunny, southerly aspect.

THE LOCATION

Simply, it is impossible to find a more convenient and lovely position for any Grade II Listed property in Falmouth. Immediately opposite, and just a level walk away, is Events Square, Tesco Express, a regular bus service, access onto the harbour and numerous restaurants etc. A level walk then leads along Arwenack Street into the town which provides an exceptional range of shopping, leisure and commercial facilities. Falmouth town railway halt is 'around the corner' off Avenue Road which leads to Gyllyngvase Beach, the seafront and safe bathing waters of Falmouth Bay. As

mentioned, Number 4 benefits from excellent parking facilities but, in reality, these are rarely needed!

THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

TERRACE

Substantial, wide, turning granite steps with balustrading lead from the attractively stocked and well maintained grounds to a raised, south and west facing terrace, ideal for a small table and chairs, with storage cupboard and small pane entrance door with matching side screen and external courtesy light to the:-

ENTRANCE PORCH

Built-in cupboard housing Worcester gas fired boiler providing domestic hot water and central heating. Fitted shelving and storage space, further storage locker over. Access to loft area, door to:-

OPEN-PLAN FIRST FLOOR LIVING ROOM

20'6" x 13'3" (6.26 x 4.04)

A charming, light, double aspect room with one small pane sash window to the rear elevation and two small pane sash windows to the front, enjoying the active and ever-changing outlook over Grove Place to Events Square, dinghy park, harbour and Flushing beyond.

KITCHEN AREA

Range of fitted wall and base units with round-edge worksurfaces between with complementary small tile splashback. Inset stainless steel circular sink unit, four-ring ceramic hob with Bush oven/grill below. Recess with plumbing for dishwasher, peninsula unit with further space under for small fridge/freezer.

LOUNGE AND DINING AREA

Traditional fireplace with oak surround. Two radiators, central heating thermostat, feature semi-circular stairwell with substantial turning hardwood staircase with mast-type newel post and, also at first floor level, a granite mullioned window with slate sill, again enjoying views over the grounds to Grove Place and the Maritime Museum etc.

GROUND FLOOR

At the foot of the turning staircase, there are further glazed screens to the grounds, as well as an original internal window to the neighbouring property (now sealed).

BEDROOM

11'7" x 12'0" (3.54 x 3.67)

An attractive and well proportioned room with range of fitted, almost full height, wardrobes and matching over-head lockers. Radiator, two deep silled windows, one with window seat, overlooking the attractively stocked and landscaped grounds.

INNER LOBBY

Part glazed door providing alternative access to the side of the property, central heating thermostat, door to:-

SHOWER ROOM/WC

Wall mounted wash hand basin with mixer tap, broad shower cubicle with twin head shower, low flush WC with concealed cistern. Extractor fan, towel rail/radiator, electric convector

heater, strip light/shaver socket, 'airing cupboard' with linen shelving and space with plumbing for washing machine.

THE EXTERIOR

COMMUNAL GROUNDS

Arwenack House sits within its mainly walled gardens which provide the residents with lovely, sheltered, sunny sitting-out areas, amidst well tended lawns with shrub borders which contain a superb array of specimen trees and plants including bamboo, dracaena palms, hydrangeas, fuchsias, rhododendrons, holly trees, camellias and azaleas etc.

VISITORS PARKING

A long tarmacadam driveway leads on the western edge of the grounds to a visitors parking space, beyond which there is:-

COVERED OPEN GARAGING

7'1" x 18'10" (2.18 x 5.75)

Number 4 benefiting from the second bay in from the right-hand side, ideal for not only a car but also additional storage, with a secure locker also provided in the middle of the right-hand row. Security lighting as well as power is connected to this building.

ADDITIONAL ALLOCATED SPACE

Number 4 also has a numbered space just inside the entrance gate on the right-hand side, providing almost immediate access to the accommodation.

ADDITIONAL EXTERNAL STORAGE

Just inside the entrance to Arwenack House is a bunker within which the residents place refuse. Number 4 also benefiting from its own secure store,. underneath its terrace, which contains the gas and electricity meters for Number 4, as well as storage for garden equipment etc.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band C - Cornwall Council.

TENURE

999 year lease, commencing c. 1984. We understand the freehold is currently being purchased by the residents which, subsequently, will be vested in the management company, made up of the residents. Short term holiday letting is not allowed within the terms of the lease. We understand pets are permitted.

MANAGEMENT CHARGE

The current owners pay c. £220 per month which covers block buildings insurance, maintenance of the communal gardens, and light and power etc to the open-fronted garaging.

VIEWING

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



Floor Plan

