



Laskowski  
&Co



## 2 Langton Terrace, Falmouth, TR11 2NA

Guide Price £495,000

An extended 4 bedroom 3-storey town house, situated in an elevated position close to the centre of Falmouth, with outstanding panoramic harbour views. This beautifully proportioned period home retains many original features, including stripped wood floors, deep skirting boards and a panelled wood bay window. The accommodation comprises on the ground floor: entrance porch, hallway, living room with wood burning stove, dining room, fitted kitchen with breakfast room giving access to the garden. On the first floor are 3 bedrooms, (the 2 front rooms enjoy far-reaching water views), a family bathroom and separate WC. A timber staircase with exposed stone wall rises to the second floor principal bedroom - a stunning room with full length dormer window providing uninterrupted panoramic water views over the Penryn River, across to Flushing, Falmouth Harbour and The Roseland Peninsula. To the rear of the property is an enclosed south-west facing walled courtyard-style garden, planted with an abundance of shrubs, herbs and vegetables. To the rear of the garden is a studio/former garage, hardstanding and vehicular access from Polwhaverall Terrace. 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, bars and restaurants.

### Key Features

- Extended 3-storey 4 bedroom townhouse
- Stunning second floor principal bedroom with uninterrupted harbour & sea views
- Generous reception space with wood burning stove
- No onward chain
- Water views from all 3 floors
- Number of original features
- Courtyard-style garden with studio and vehicular hardstanding
- EPC rating D







## THE ACCOMMODATION COMPRISES

Steps rise to the obscure glazed front door, with glazed window above opening into the:-

### ENTRANCE PORCH

Wall-mounted consumer unit, coat rail, dado rail, obscure timber glazed door with obscure glazing above, opening into the:-

### HALLWAY

Stripped wood floorboards, deep timber skirting boards, timber doors to both living room and kitchen. Internal glazed panel borrowing natural light from the dining room. Stripped wood staircase with tiled risers and under-stair storage cupboard below.

### LIVING ROOM

A beautifully light and bright reception room open to the dining room and boasting a large floor-to-ceiling timber hardwood double glazed bay window with ornate wood panelling, enjoying an outlook between rooftops across the river to Flushing. Original stripped wood floor, deep timber skirting boards. Fireplace with freestanding wood burning stove on a slate hearth with wood mantel surround and built-in shelving to either side of the chimney breast. Radiator.

### DINING ROOM

Open from the living room with an archway. Stripped wood original floor boards. Fireplace (currently boarded) with shelving to one side. Deep timber skirting boards. Glazed panel with shelving, borrowing natural light from the hallway. Radiator, hardwood double glazed French doors opening onto the rear courtyard.

### KITCHEN

Range of eye and waist level units both above and below a roll top work surface with one and a half bowl stainless steel sink/drainage unit with swan neck mixer tap. Built-in four ring gas hob with extractor fan. Built-in electric double oven. Space for under counter freezer. Part-tiled walls. Recessed ceiling lights. Two hardwood double glazed windows, one sash-style, overlooking the walled rear courtyard. Open to the:-

### BREAKFAST ROOM

A sunny dual aspect breakfast room with hardwood double glazed door to rear courtyard and hardwood double glazed window to rear aspect, overlooking the main garden. Space for fridge/freezer, radiator, ceiling light.

### FIRST FLOOR

#### HALF-LANDING

Stripped wood flooring, timber doors to the family bathroom and separate WC. Steps rise to the landing.

#### FAMILY BATHROOM

Panelled bath with Mira electric shower and tiled surround. Inset wooden shelving unit, pedestal wash hand basin. Further tiling to walls. Double glazed hardwood window to side aspect. Utility cupboard providing space and plumbing for washing machine and housing Baxi combination boiler servicing domestic heating and hot water. Radiator. Loft hatch.

## SEPARATE WC

Low flush WC, wood and stone vanity unit with carved stone sink and bronzed mixer tap. Half-tiled walls, hardwood double glazed window to side aspect. Storage cupboard.

## LANDING

Timber doors to three bedrooms, solid pine staircase rising to the second floor, with bespoke panelling and custom made storage below. Attractive exposed stone wall, radiator, recessed ceiling lights, painted wooden flooring.

## BEDROOM TWO

A spacious double bedroom with hardwood bay double glazed window enjoying a wonderful outlook over the Penryn River, across to Flushing and out towards Falmouth Bay, with St Mawes Castle in the distance. Original stripped wood flooring, radiator, original deep wood skirting boards. Full length triple wardrobe with hanging space and shelving.

## BEDROOM THREE

Another good sized double bedroom with south-west facing hardwood double glazed sash-style window overlooking the rear garden. Original stripped wood floor, radiator, original deep wood skirting boards.

## BEDROOM FOUR

A single bedroom with painted wooden flooring, deep original wood skirting boards, hardwood double glazed window to front aspect affording the same water views over the Penryn River, across to Flushing and out towards The Roseland Peninsular. Telephone point.

## SECOND FLOOR

### LANDING

Two large Velux windows providing plenty of natural light to the first and second floor landing. Door to:-

## BEDROOM ONE

A stunning principal bedroom occupying the whole of the top floor. Beautifully designed and executed with a wonderful dormer window stretching the full length of the room and providing breath-taking panoramic water views over the Penryn River, across to Flushing, out over Falmouth Bay, with St Mawes Castle and St Anthony's Lighthouse in the distance. The views extend as far round as Pendennis Castle and the Falmouth Hotel. The room is flooded with natural light, not only from the broad dormer window, but also the large south-west facing Velux window to the rear. Wooden floor, exposed timber beams, recessed ceiling lights. Cleverly designed and subtly screened dual flush WC with timber and stone vanity unit housing a circular copper wash hand basin with matching copper mixer tap. Further Velux window and built-in timber shelving.

## THE EXTERIOR

### FRONT GARDEN

A small front garden planted with a number of shrubs and two raised vegetable/herb beds. Steps leading up to the front door.

### REAR GARDEN

A good sized courtyard-style garden accessed via the kitchen and French doors from the dining room. This sunny

south-west facing terraced garden has been designed with a large number of raised vegetable, herb and flower beds, containing many different plants including wisteria, fig and honeysuckle. The garden provides several seating areas, a small nature pond, block-built potting shed and greenhouse. To the rear of the garden is a:-

### **STUDIO/FORMER GARAGE**

Prefabricated garage, most recently been used as a studio space with power, light, water, and glazed French doors. The garage offers potential to develop into annexe accommodation, subject to any planning/building consents.

### **HARD STANDING/PARKING AREA**

Vehicular and pedestrian access from the road behind, leading to a hard standing/parking area and access to the studio/former prefabricated garage.

### **GENERAL INFORMATION**

#### **SERVICES**

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

#### **COUNCIL TAX**

Band C - 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

Langton Terrace, Falmouth, TR11

Approximate Area = 1541 sq ft / 143.1 sq m

Limited Use Area(s) = 43 sq ft / 3.9 sq m

Garage = 219 sq ft / 20.3 sq m

Total = 1803 sq ft / 167.3 sq m

For identification only - Not to scale

