



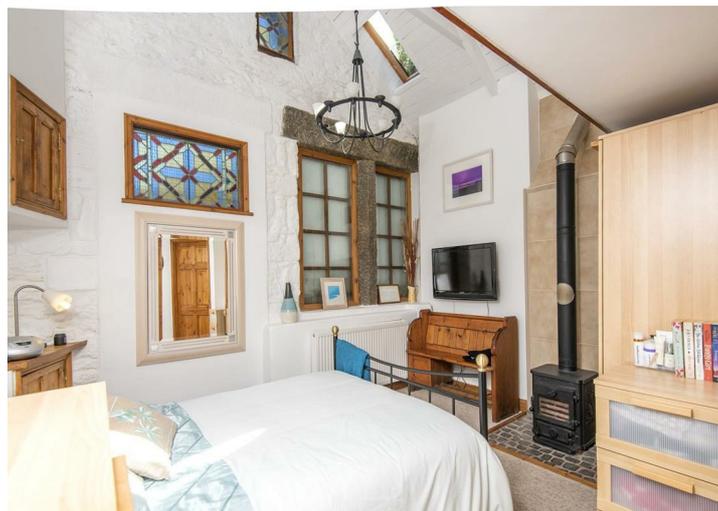
## The Old Mortuary Studio, 13 Gyllyng Street, Falmouth, TR11 3EL

Guide Price £350,000

An unusual opportunity to purchase this 1 bedroom detached period property, located just moments from Falmouth town centre, with a wonderful outlook over the harbour. 'The Old Mortuary Studio' is believed to date back to 1885, formerly connected with the 16th century Parish church. This fascinating historical building was converted to a studio in the 1980s with further renovation works carried out approximately 20 years ago, now offering a unique home, full of character and charm. Set over 3 floors, with a large en-suite double bedroom on the ground floor; and on the first floor, a sociable dining hall, modern shower room and contemporary kitchen. The triple aspect living room occupies the top floor, with its vaulted beamed ceiling and French doors that lead out to the generous balcony, making the most of the water views across to Trefusis Point. If you are looking for an unusual and quirky main home, holiday bolt-hole or letting investment, 'The Old Mortuary Studio' could be the one.

### Key Features

- Detached 1 double bedroom 19th century home
- Reverse-level accommodation set over 3 floors
- Central location just moments from the town centre
- En-suite bathroom and separate shower room
- Delightful harbour views
- Converted approximately 20 years ago
- Triple aspect living room with balcony
- EPC rating D



## THE LOCATION

Gyllyng Street runs parallel with Arwenack Street, the main thoroughfare through the town, meaning the towns excellent range of shops, services and leisure amenities are literally 'on the doorstep'. Custom House Quay, the harbour side, Event Square and National Maritime Museum are also just a few minutes walk away, thus making this an ideal location for investment, permanent, and second home purchasers alike. Keen sailors will relish the proximity of the waterside; the towns railway station is nearby at The Dell with regular services to the nearby cathedral city of Truro, and the seafront with its safe and sandy beaches and beautiful cliff top walks are only a ten/fifteen minute walk away.

## THE ACCOMMODATION COMPRISES

Hardwood double glazed double doors with glazed windows to both sides, opening into the:-

### DINING HALL

Open to the kitchen with stairs rising to the second floor and Staircase descending to the ground floor. Door to the shower room. Wood floor, chimney breast with cast iron feature fireplace (not currently in operation). Space for a table and chairs. Recessed ceiling lights, radiator.

### KITCHEN

Open to the dining hall. Hardwood double glazed window to front aspect, enjoying far-reaching views over the harbour and across to Trefusis Point. Fitted with a range of modern waist-level units with wood-effect work surface and tiled surround. Four ring gas hob with electric oven, inset composite one and a half bowl sink/drain unit, space for fridge/freezer. Recessed ceiling lights.

### SHOWER ROOM

Walk-in fully tiled double shower cubicle with Mira Sport electric shower and glass sliding doors, floating wash hand basin with tiled surround and dual flush WC. Fully tiled walls and floor, obscure double glazed window to rear aspect. Extractor fan, recessed ceiling lights. Recess with space and plumbing for washing machine, cupboard housing condenser tumble dryer and gas boiler servicing domestic heating and hot water.

## GROUND FLOOR

### BEDROOM

A spacious double bedroom with high vaulted beamed ceiling and two Velux windows, flooding the room with natural light. White washed exposed stone wall with two stained glass windows, two further windows with exterior shutters and exposed granite lintel. Freestanding cast iron stove set on a slate hearth with tiled surround (not currently in use). Radiator, ceiling light. Door to the:-

### EN-SUITE BATHROOM

Panelled bath with tiled surround. Floating wash hand basin, dual flush WC. Slate flooring, further tiling to walls. Recessed ceiling lights, radiator, extractor fan.

## SECOND FLOOR

### LIVING ROOM

A wonderfully light and bright reception room with windows to

three aspects and glazed French doors leading out onto the balcony, making the most of the far-reaching views over Falmouth harbour, to Trefusis Point. The vaulted beamed ceiling and light from the Velux window add to the feeling of space, an attractive maple wood floor has been re repurposed from a former dance floor. Radiator, pendant ceiling light.

## THE EXTERIOR

### BALCONY

Enclosed with railings, and providing plenty of space for a good sized table and chairs. North-Easterly facing, with an open outlook over the Parish church and out across Falmouth Harbour, with the Roseland Peninsula in the distance.

### TERRACE

Gated steps lead up to both side of the property. The right hand side steps give access to the first floor front door, with a small raised terrace that extends to the rear and left hand side of the property.

## GENERAL INFORMATION

### SERVICES

Mains gas, electricity, drainage and water are connected to the property.

### COUNCIL TAX

Band B - 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.



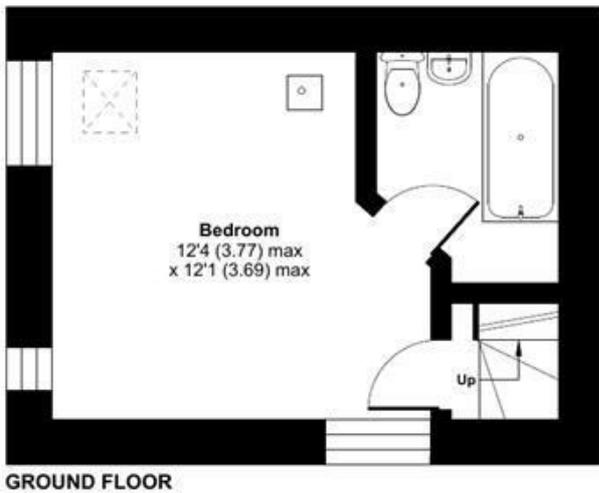
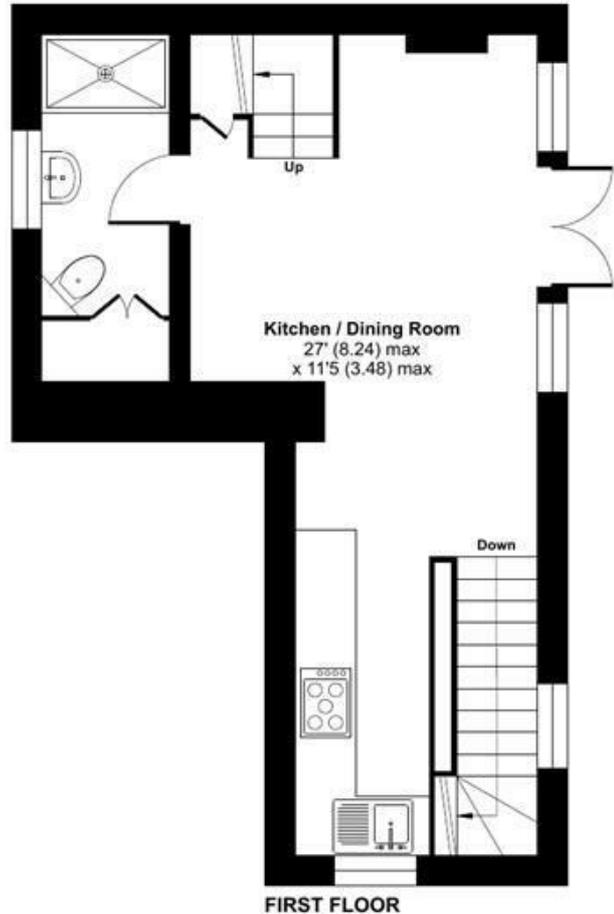
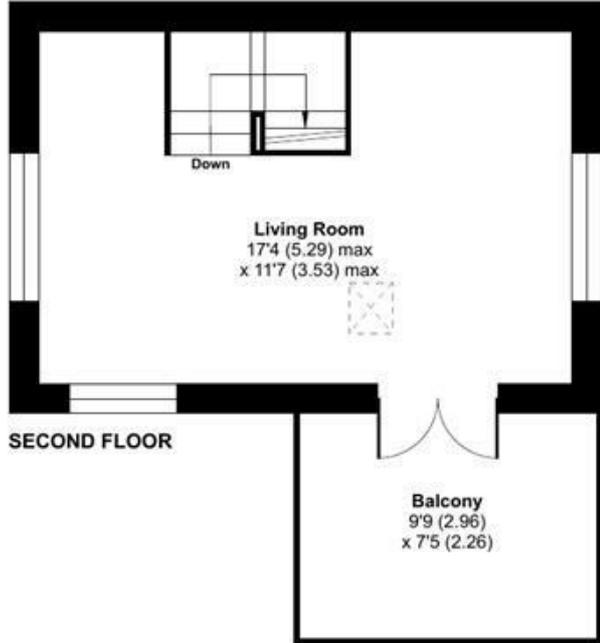


# Floor Plan

## Gyllyng Street, Falmouth, TR11

Approximate Area = 712 sq ft / 66.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Laskowski & Company. REF: 1282079