



## Coynt Tre, Florence Place, Falmouth, TR11 3NJ

Guide Price £650,000

Discreetly positioned within one of Falmouth's most desirable roads and offering the opportunity to remodel, renovate and enhance to the requirements of a prospective purchasers needs; a link detached 3 bedroom reverse-level home, benefiting from driveway parking, integral garage with internal store to the rear and, most notably, far-reaching panoramic views capturing Pendennis Headland and Castle, a wide stretch of the open bay, the tree-lined canopy of Woodlane, and fields of Swanpool beyond. Viewing highly recommended!

### Key Features

- Link detached reverse-level home
- 3 double bedrooms
- Renovation opportunity with great potential to improve
- Established, secure and sunny rear garden
- Discreetly positioned, close to town centre
- Panoramic views from first floor
- Driveway parking and integral garage
- EPC rating D







## THE ACCOMMODATION COMPRISES

From the broad driveway, a recessed front entranceway, with paved threshold and uPVC part glazed entrance door, opens into the:-

### HALLWAY

Panelled doors to bedrooms one, two, WC, and utility. Obscure glazed crittall door to integral garage. Brick pillar at mid-point. Turning staircase rising to first floor level, providing useful under-stair storage with light. Radiator, ceiling light, telephone point. Wall-mounted electrical consumer unit with trip switching.

### CLOAKROOM/WC

Space saving door, low flush WC, ceiling light, cloak area with wall-mounted hooks. Obscure glazed light borrowing window to integral garage.

### BEDROOM THREE

A deep room with uPVC glazed window providing an elevated outlook over the well stocked rear garden. Radiator, wall-mounted shelving, ceiling light.

### BEDROOM TWO

A nicely proportioned double bedroom with an array of built-in wardrobes, drawers and overhead cupboards. Once again, with uPVC double glazed window offering an elevated outlook over the garden and, notably, an oblique glimpse of the open bay in the distance. Radiator, ceiling light.

### UTILITY

A working room providing space for white goods including washing machine and/or dryer. Pedestal sink with separate taps and tiled splashback. Obscure glazed window. Worcester wall-mounted combi boiler providing domestic hot water and heating. Tile-effect flooring, radiator, ceiling light. Tall corner cupboard with slatted shelving.

### INTEGRAL GARAGE

Two steps down from the entrance hallway, featuring exposed concrete floor, up-and-over door and light, together with water tap. Currently half-size in length and adapted to the former owners needs, creating, to the rear, a separate store room which is accessed via a panelled door. Shelving to rear wall. Panelled door leading into the:-

### GARDEN ROOM

Formerly the rear of the garage and now used as a garden room/store, featuring wall-mounted shelving, power and two hanging lights. To the rear, a broad uPVC double glazed window provides plentiful light and an outlook over the rear garden, together with full glazed uPVC door giving access to the rear sun terrace and garden beyond.

### FIRST FLOOR

Turning staircase with exposed brick elevations and feature tall window at mid-point leads to the first floor landing.

### LANDING

Part-galleried to the stairwell below, offering plentiful light and panelled doors to the kitchen/diner, living room, bedroom one and bathroom. Panelled ceiling with inset downlights. Telephone point.

## BATHROOM

A three piece suite comprising low flush WC, panel bath with side grips, mixer tap and shower attachment, together with vanity unit with cupboard space under and inset sink with separate hot/cold taps. Tiling to all walls. Radiator, two towel rails, ceiling light, mirror-fronted medicine cabinet. uPVC obscure glazed window to front elevation.

## BEDROOM ONE

A deep double bedroom with uPVC window providing an exceptional far-reaching view across the rooftops of Cliff Road and Gyllyngvase area, encompassing Pendennis Castle and Headland to one side, a vast stretch of the open bay, and a snapshot of the fields of Swanpool. Extensive built-in mirror-fronted wardrobes, radiator, ceiling light.

## KITCHEN/DINER

A light, bright and sizeable room with kitchen set to the far side, set in a U-shape with an extensive number of units, and two uPVC double glazed windows to the front elevation. Loft hatch, radiator, BT Openreach telephone hub. A fitted kitchen features an array of wooden panel units including cupboards and drawers both above and below a countertop. Tiled splashback at mid-point, inset stainless steel sink/drainage, together with appliances including five ring gas hob, super flow extractor, Hotpoint electric oven and grill combination, along with space for undercounter fridge/freezer. Inset downlights, hanging light. Carpeted flooring.

## LIVING ROOM

Undoubtable a highlight of the property, with a broad and glazed fixed window flanked by casement windows, making the most of an exceptional wide ranging and elevated view, encompassing Pendennis Castle to one side, the headland, the open bay, rooftops of the properties of Melvill Road and Cliff Road, and further across, the fields of Swanpool. A particularly light and bright room with central fireplace featuring gas ignition fire with stone hearth and surround, together with hardwood mantel. Recess set either side, with built-in shelving. TV aerial point, ceiling light, radiator.

## THE EXTERIOR

### REAR GARDEN

Two steps with handrail descend to a broad and raised terrace, elevated above the garden with low stone walling providing a level and south-facing sunny sitting out space. Access continues via three further steps, with handrail, to a small paved area including garden shed and leading onto a gentle descending and quite tranquil lawned garden filled with an incredible array of established specimen sub-tropical plants including palms, eucalyptus and tree fern. Broader than what first meets the eye and requiring a degree of maintenance, which will undoubtedly increase the appeal and nature of this simply wonderful green oasis, almost entirely secluded and sheltered with a superb, sunny and southerly aspect.

### DRIVEWAY

From Florence Place, driveway parking exists enough for two vehicles in parallel.

## GENERAL INFORMATION

## SERVICES

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

## COUNCIL TAX

Band E - Cornwall Council.

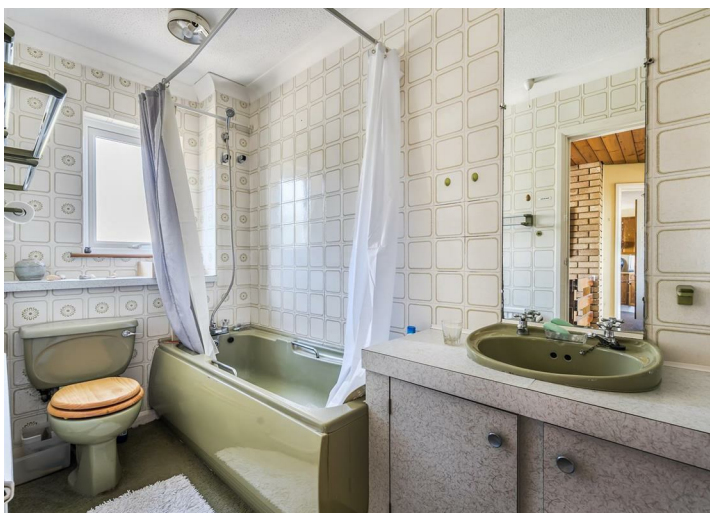
## TENURE

Freehold.

## VIEWING

Strictly by appointment only with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.







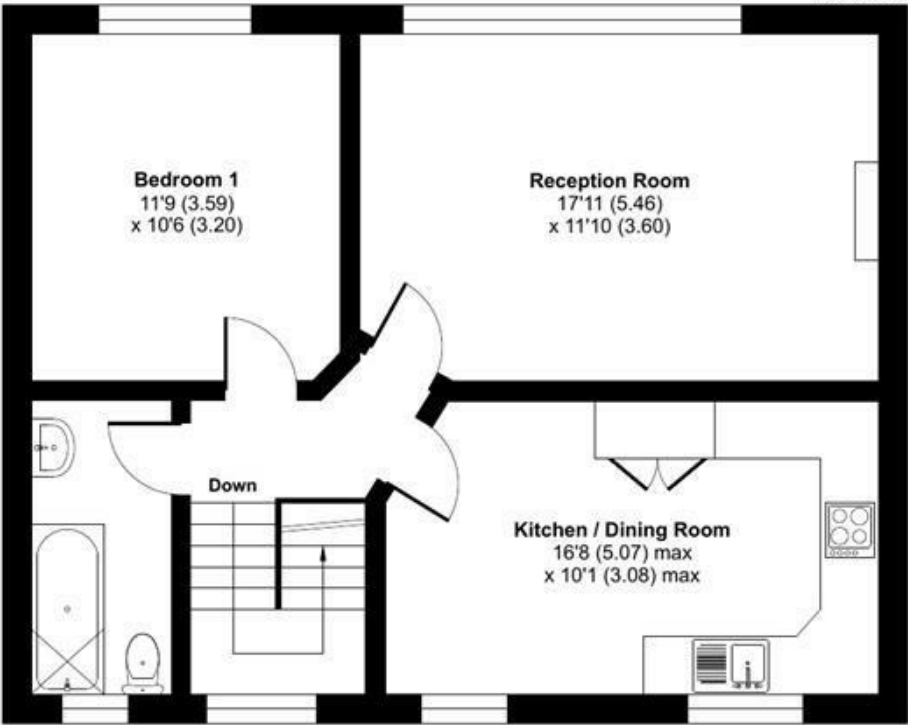
Florence Place, Falmouth, TR11

Approximate Area = 1185 sq ft / 110 sq m

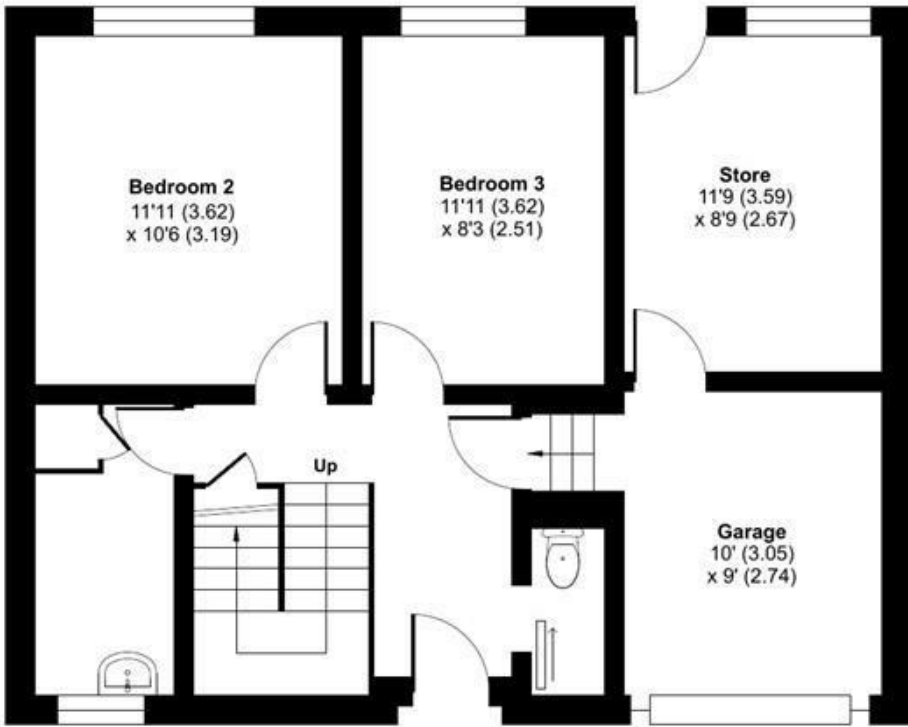
Garage = 91 sq ft / 8.4 sq m

Total = 1276 sq ft / 118.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2025. Produced for Laskowski & Company. REF: 1294299