



Laskowski
&Co



Flat 3, Gyllyng Hall, Gyllyng Street, Falmouth, TR11 3EL

Guide Price £350,000

A beautifully presented and spacious 2 double bedroom ground floor apartment, situated within 'Gyllyng Hall', a former Quaker meeting house, built in 1873 and converted into just 8 flats in the late 1990s. Enjoying private access off the north-western elevation of the building and located right in the heart of Falmouth, just 'a stones throw' from the vibrant town centre and harbourside. Extending to over 1,100 sq ft and having been updated and improved by the current owner, the accommodation comprises: a wonderful 21' reception room with 3 large windows and a glimpse of the inner harbour, a large sociable kitchen/diner, 2 generous double bedrooms, and a modern family bathroom.

Key Features

- Beautifully presented 2 double bedroom ground floor apartment
- Large kitchen/diner
- Moments from the town and harbourside
- Raised patio seating area
- Stunning 21' reception room
- Ideal permanent home or investment
- Gas central heating and double glazing
- EPC Rating D



THE LOCATION

Gyllyng Street runs parallel with Arwenack Street, the main thoroughfare through the town, meaning the town's excellent range of shops, services and leisure amenities are literally 'on the doorstep'. Custom House Quay, the harbourside, 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 town's 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

Timber double glazed door to the:-

KITCHEN/DINING AREA

A spacious kitchen/dining room with modern white high gloss waist level units, including a high level cupboard housing the gas combination boiler. White roll top work surface incorporating inset one and a half bowl stainless steel sink/drainage unit with chrome swan neck mixer tap. Built-in Bosch four ring induction hob with fan assisted electric oven and extractor. Recessed ceiling spotlights, wood laminate flooring, space and plumbing for washing machine and dishwasher.

DINING AREA

Quality bespoke floor-to-ceiling units have recently been incorporated in the dining area, providing a great deal of extra kitchen storage, bookshelves and larder cupboard. The unit also incorporates a built-in fridge and freezer. Pendant ceiling light, wood laminate flooring. Period-style radiator, space for family dining table. Open to living/dining room and:-

INNER HALLWAY

Solid wood doors to bedrooms and family bathroom. Ceiling light. Continuation of wood laminate flooring.

LIVING/DINING ROOM

An impressive reception room, ideal for entertaining. Three double glazed windows with deep sill to front aspect, overlooking Swanpool Street with a glimpse of the river and across to The Roseland Peninsula between the neighbouring rooftops. This generous room offers plenty of space for comfortable seating, as well as being able to accommodate a large dining table and chairs. Light wood-effect laminate flooring, wall and pendant lighting, two period-style radiators.

BEDROOM ONE

A generous principal bedroom with two double glazed windows to side aspect, bespoke floor-to-ceiling built-in wardrobes providing a great deal of storage space with a combination of hanging space and shelving. Period-style radiator, pendant light.

BEDROOM TWO

A good sized second double bedroom with double glazed window, period-style radiator, and pendant light.

BATHROOM

Contemporary-style bathroom with white suite comprising panel bath with boiler-fed twin head shower, mixer tap,

glazed shower screen and tiled surround, hidden cistern dual flush WC, floating wash hand basin with mixer tap and tiled surround. Shelving unit with large mirror. Period-style radiator, recessed ceiling spotlights, extractor fan.

THE EXTERIOR

Two pedestrian cast iron gates give access to a private area of paved courtyard garden, offering raised planted borders - the ideal spot to enjoy a coffee with a glimpse of the river and countryside beyond.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Leasehold. 999 year lease commencing 1995, with a share of the freehold (divided between the eight apartments). The freehold is owned by Gyllyng Hall Management Company, with Flat 3 owning an 1/8 share of the company. Maintenance charges approximately £1,500 per annum. We understand short and long term lets are permitted.

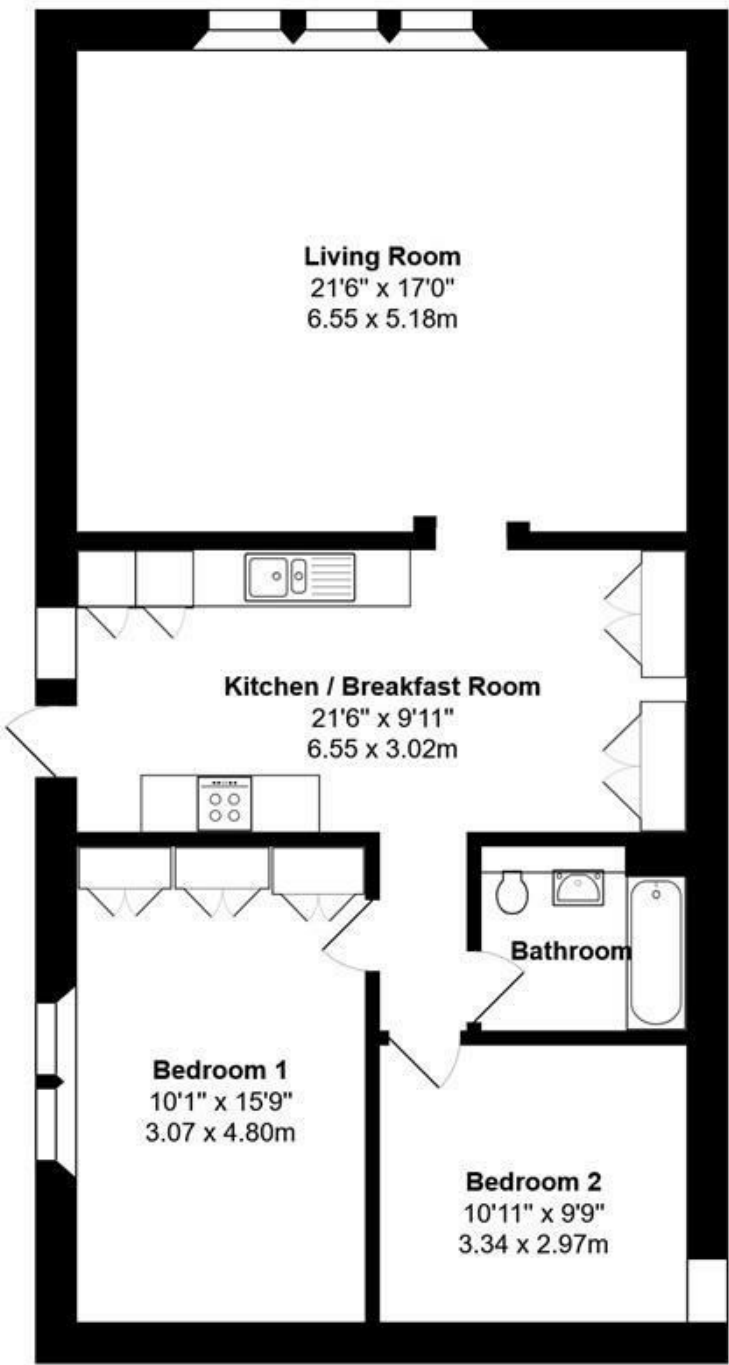
VIEWING

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





Floor Plan



Gyllyng Hall, Gyllyng Street, Falmouth, TR11 3EL



Total Approx Area: 86.3 m² ... 929 ft²

All measurements are approximate and for display purposes only