



LASKOWSKI & Co
ESTATE AGENTS

3 Stratton Place, Falmouth, TR11 2ST

Offers In Excess Of £665,000



One of Falmouth's most interesting and atmospheric period homes, constructed c. 1830 in the Regency style, in the sought-after Greenbank area of Falmouth, a 'stones throw' from the harbour and Royal Cornwall Yacht Club, with all front-facing rooms enjoying views through and over the property's own picturesque gardens, to the constant marine activity within the harbour, Flushing, Carrick Roads and Roseland peninsula beyond. Exuding charm and character throughout, the highly versatile accommodation includes 3/4 bedrooms to the main house, together with a 2-bedroomed cottage to the rear and 1-bedroomed basement flat.

- Elegant period home
- Charm and character throughout
- 2-bedroomed 'Garden Cottage'
- Delightful gardens to both front and rear
- Picturesque garden and harbour views
- 3/4 bedrooms
- 1-bedroomed basement flat
- Vacant possession with no onward chain

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THE PROPERTY

Constructed, we understand, circa 1830, 3 Stratton Place is a fine and extremely elegant Grade II Listed house, occupying a prominent, yet surprisingly 'hidden' position, close to the landmark Greenbank Hotel, with all front-facing rooms enjoying a picturesque outlook over the delightful, extremely well stocked and highly private front gardens, to Falmouth Harbour and Flushing, Trefusis Point, the port area, Carrick Roads and Roseland peninsula beyond.



Providing much charm and character, having retained many authentic quality features, including sash windows, 10' high ceilings, moulded cornices, tall skirting boards and marble fireplaces, the property offers immense flexibility with both the two-bedroomed 'Garden Cottage' to the rear and one-bedroomed basement flat being, either, 'self-contained' from the main house, and therefore ideal for dependent relatives or as a source of letting income etc, or, for reintegration with the main accommodation through existing doorways and staircases.

From the front gardens, a glazed entrance porch opens into a 27' reception hall with elegant turning staircase ascending to the upper floors. A magnificent sitting room has interconnecting double doors to the original dining room, now used as an occasion ground floor bedroom, with, to the first floor, another fine, full breadth reception room, with doorway to the kitchen/breakfast room. At first mid landing level, there is access to a family bath/shower room, with cast iron roll-top bath, with a second bathroom, with separate WC, located to the top floor, together with three double bedrooms, two of which enjoy particularly fine elevated views over the gardens and harbour.

Independently accessed from the front gardens, the basement flat comprises an entrance lobby, bathroom, kitchen/diner and bed/sitting room; 'Garden Cottage' can be accessed through the rear gardens, and provides its own entrance hall, shower room, open-plan living room with kitchen and, to the first floor, two bedrooms and landing which interconnects with the main accommodation.

In addition to the front gardens, which feature a mass of mature specimen trees and shrubs, and which provide a lovely, sheltered sitting-out area from which to enjoy the views to the harbour, there is a good sized rear garden, which enjoys a particularly sunny aspect, is enclosed by slate capped stone walling to all sides, and features sitting-out terraces, a kitchen garden area, mature fruit trees, timber store and gateway providing pedestrian access from Harriet Place to the rear.

THE LOCATION

Stratton Place occupies an excellent position at the 'foot' of Dunstanville Terrace, opposite The Greenbank Hotel, and just yards from the entrance to the Royal Cornwall Yacht Club. The picturesque harbourside walk along Dunstanville Terrace leads to the top of the High Street and beyond, to the town centre, where there is an excellent range of bars, restaurants, shops and commercial facilities. Falmouth Marina on North Parade is an approximate ten minute walk away, where there are excellent pontoon, laying-up and repair facilities, with deeper water moorings available in the harbour on application from The Harbour Master.



The town, recently voted by the readers of The Sunday Times, as 'Britain's Best Place to Live' has, for many years, been recognised as 'the gem of the Cornish riviera', with its sub-tropical gardens, sandy beaches and picturesque coastline walks. The university at Tremough continues to grow and, as always, the town's proximity to the cathedral city of Truro, twelve miles distant, means many peoples preference is to live in the vibrancy of Falmouth, with Truro's health, education, administrative, retailing and commercial amenities just a short drive, bus ride or train journey away. Consequently, we, the vendor's Sole Agents, cannot think of anywhere nicer to live!

THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

ENTRANCE PORCH

Glazed double casement doors with matching side screens opening from and overlooking the beautifully stocked and surprisingly private front gardens, to the harbour beyond. Panelled reveals, broad door with glazed panels opening into the:-

RECEPTION HALL

27'7" in length (8.42m in length)

A superb, elegant reception area with oak flooring, dado rails and superb easy-rising staircase with hardwood handrail rising to the mid and upper landings. Telephone point, panelled doors with moulded architraves to the downstairs reception rooms.



SITTING ROOM

17'9" x 15'1" (5.42m x 4.60m)

A magnificent room with 3.15m(10'4") high ceiling with superb moulded cornice. Picture rail, tall skirtings, radiator, tall sash window, secondary double glazed, with working shutters, enjoying a lovely outlook over the gardens. Polished marble fireplace, tall archway with double panelled doors opening into the:-



DINING ROOM

16'2" x 13'0" (4.95m x 3.97m)

An adaptable room, currently used as a spare bedroom(four), again featuring a 3.15m(10'4") high ceiling with moulded cornice. Picture rail, tall skirtings, double casement doors, with working shutters, overlooking and opening onto the rear courtyard. Two radiators, wash hand basin, built-in cupboards, polished marble fireplace. Built-in cupboard housing gas fired Worcester boiler providing domestic hot water and central heating.



MID LANDING

Glazed small paned screen to the rear elevation, elegant staircase continuing to the upper landings, panelled door to the:-

BATH/SHOWER ROOM

Cast iron roll-top bath, separate shower cubicle with instant shower, low flush WC, bidet, wash hand basin set in vanity unit. Built-in airing cupboard with copper cylinder with immersion heater. Part tiled walls, extensive range of linen cupboards with louvre doors. Interconnecting (if required) door to the first floor of 'Garden Cottage'.



FIRST FLOOR

LANDING

Panelled doors with moulded architraves. Staircase continuing to the second floor landing with, at second mid landing level, a tall small pane sash window to the rear elevation.

DRAWING ROOM

23'7" x 15'2" (7.19m x 4.64m)

An extremely gracious and well proportioned room with 3.05m(10'0") high ceiling and two sash windows, both with secondary double glazing, to the front elevation enjoying a picturesque outlook over the beautifully stocked gardens to The Greenbank and harbour beyond. Moulded ceiling cornice, two radiators, TV aerial socket, white marble fireplace with gas point and real-flame fire. Interconnecting doorway to the:-



KITCHEN/BREAKFAST ROOM

16'3" x 13'4" (4.96m x 4.07m)

Exposed timber flooring, 3.05m(10'0") high ceiling. Small pane sash window to the rear elevation, picture rail. Radiator, extensive range of custom-built kitchen units with book, crockery and plate shelving, corner cupboards, tall pantry cupboard and glass-fronted display cabinet. Recess for tall fridge/freezer, Hotpoint oven/grill, split level four-ring gas hob with illuminated extractor canopy over, double bowl sink unit with drainer, mixer tap and soap dispenser. Recess with plumbing for automatic dishwasher. Honeywell central heating and hot water control switching.



SECOND FLOOR

LANDING

Tall window at mid landing level providing a lovely outlook over the walled rear gardens to Harriet Place. Part galleried, with access to loft storage area with retractable aluminium ladder and lighting. Panelled doors with moulded architraves.

3 Stratton Place, Falmouth, TR11 2ST (continued)

BEDROOM ONE

12'0" x 15'4" (3.68m x 4.68m)

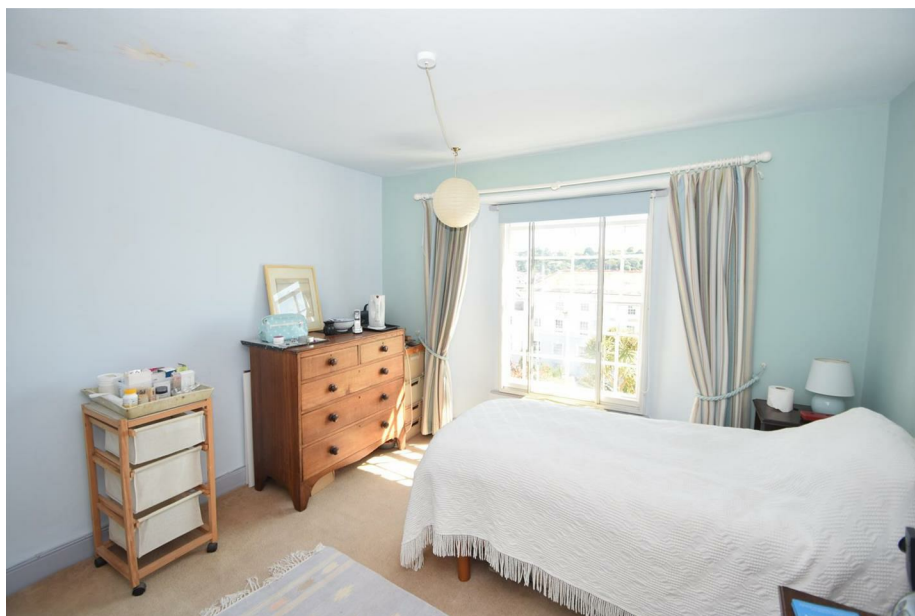
Sash window with secondary double glazing enjoying stunning views over the harbour to Flushing, Trefusis Point, the port area, deep waters of the Carrick Roads, and shoreline of The Roseland peninsula. Radiator.



BEDROOM TWO

11'5" x 11'6" (3.48m x 3.52m)

Again, enjoying stunning harbour, estuary and coastline views. Radiator, wash hand basin.



BEDROOM THREE

13'5" x 13'5" (4.09m x 4.10m)

Sash window to the rear elevation, radiator.

BATHROOM

Panelled bath with over-head Mira shower, part tiled walls, wash hand basin set in vanity unit.

SEPARATE WC

Low flush WC, casement window to the rear elevation and small paned glazed screen to the stairwell.

'GARDEN COTTAGE'

Benefiting from its own independent access through the rear gardens, but readily incorporated into the main accommodation if required.

3 Stratton Place, Falmouth, TR11 2ST (continued)

ENTRANCE HALL

Part glazed door from the rear courtyard, exposed timber flooring, open-tread staircase leading to the first floor landing.

SHOWER/WET ROOM

Ceramic tiled walls, white three-piece suite comprising a low flush WC, pedestal wash hand basin with mixer tap and walk-in shower cubicle. Extractor fan, casement window to the courtyard, heated towel rail.

LIVING ROOM

18'10" x 11'8" (5.75m x 3.57m)

Doorway from the entrance hall, sash window to the courtyard, former fireplace recess, radiator, range of built-in drawers and shelves. Door to the:-



UTILITY ROOM

Light, power and plumbing for automatic washing machine, etc.

KITCHEN AREA

11'4" x 6'7" (3.46m x 2.01m)

Part open to the living room, featuring a tall vaulted ceiling with Velux roof lights to the rear elevation. Casement window to the side elevation, range of fitted cupboards and shelves. Recess with cooker panel point, double bowl stainless steel sink unit with mixer tap.

FIRST FLOOR

LANDING

Interconnecting doorway to the family bathroom to the main house.

3 Stratton Place, Falmouth, TR11 2ST (continued)

BEDROOM ONE

10'0" x 13'0" (3.07m x 3.98m)

Timber panelled walls and ceiling, sealed unit double glazed windows to the rear elevation, exposed timber flooring, range of glass-fronted drawers and shelving.



BEDROOM TWO

11'1" x 11'9" (3.40m x 3.59m)

Casement window to the side elevation, radiator, storage recesses, built-in desk and shelving.



THE BASEMENT FLAT

Benefiting from its own independent access from the front gardens, granite steps and a cobbled pathway lead to a sheltered entrance with courtesy lighting and exterior water tap.

ENTRANCE LOBBY

Part glazed entrance door.

BATHROOM/WC

White three-piece suite comprising a pedestal wash hand basin, low flush WC and panelled bath with mixer tap with shower attachment. Part tiled walls, doorway to an internal staircase leading to a lobby area between the reception hall of the main house and entrance hall for 'Garden Cottage'

KITCHEN/DINER

13'9" x 6'9" (4.20m x 2.07m)

Deep silled window to the front elevation, range of fitted kitchen units including stainless steel sink with mixer tap. Cooker recess with panel point, opening to the:-

3 Stratton Place, Falmouth, TR11 2ST (continued)

BED/SITTING ROOM

10'5" x 13'11" (3.19m x 4.25m)

Broad window to the front elevation, night storage heater, range of fitted wardrobes and storage cupboards.

1.83m(6'0") ceiling height throughout.



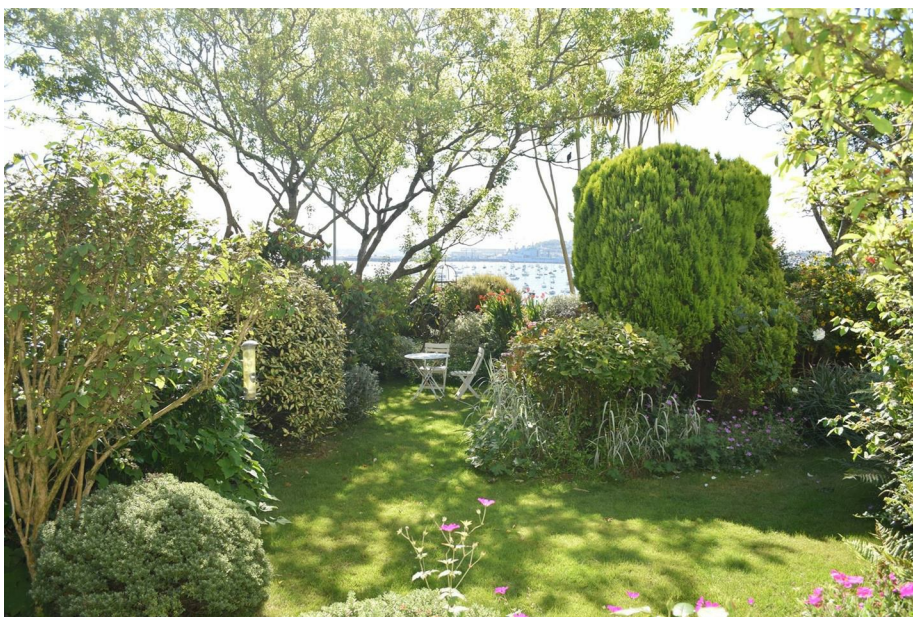
THE EXTERIOR



3 Stratton Place, Falmouth, TR11 2ST (continued)

FRONT GARDENS

Providing a high degree of privacy and a lovely, sheltered and extremely sunny sitting-out area with views beyond to the town, harbour, Pendennis Castle and Roseland peninsula. From the raised pavement, stone walling with railings provide an attractive and intriguing entrance, through double wrought iron gates, after which granite steps lead onto a paved and cobbled pathway leading to the glazed entrance porch. The front gardens are beautifully stocked with a mass of colourful specimen trees and plants including hydrangeas, fuchsias, variegated holly, copper beech, roses, ferns, lilies, magnolia, camellias, dracaena palms and rhododendrons, etc. A level shaped lawn is part shaded by an over-hanging tree and, to the side of the house, there is an arched doorway to a workshop with meters, trip switching and light.



REAR COURTYARD

Slate paved and cobbled, with double casement doors from the dining room, timber trellising with wisteria, magnificent climbing clematis, and raised rockery bed with fuchsias and ferns. Exterior water tap, independent access to 'The Garden Cottage', granite steps and cobbled pathway with courtesy lighting leading to the:-

REAR GARDEN AREA

Fully enclosed by slate capped stone walling, providing a high degree of security and shelter. Comprising a paved terrace, lavender and rose borders and over-hanging apple and pear trees. Pathways continue to a kitchen garden area with raised planters and fruit bushes in variety. Upper terrace with further apple tree, pedestrian gate to Harriet Place to the rear over which, we understand, pedestrian access is enjoyed to Symons Hill. Timber garden store.



GENERAL INFORMATION

SERVICES

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

3 Stratton Place, Falmouth, TR11 2ST (continued)

COUNCIL TAX

Main house : Band E

'Garden Cottage ': Band B

TENURE

Freehold.

POSSESSION

Immediate vacant possession upon completion of the purchase - the vendor offering the additional benefit of no onward chain.

VIEWING

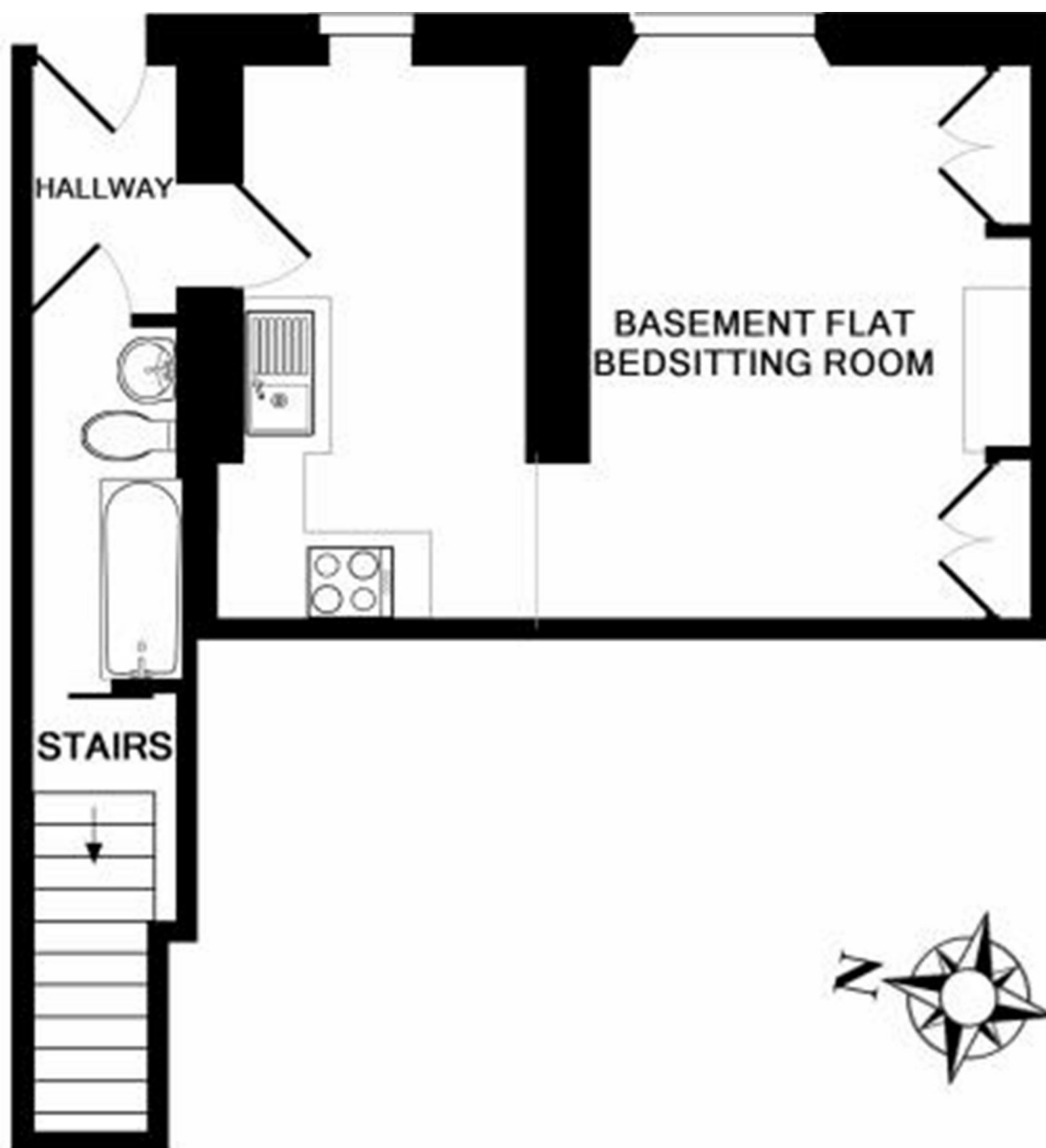
By telephone appointment with the vendor's Sole Agents - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

3 Stratton Place, Falmouth, TR11 2ST (continued)



3 STRATTON PLACE, FALMOUTH, CORNWALL, TR11 2ST
TOTAL, APPROX. FLOOR AREA 3320 SQ. FT. (308.4 SQ. M.)

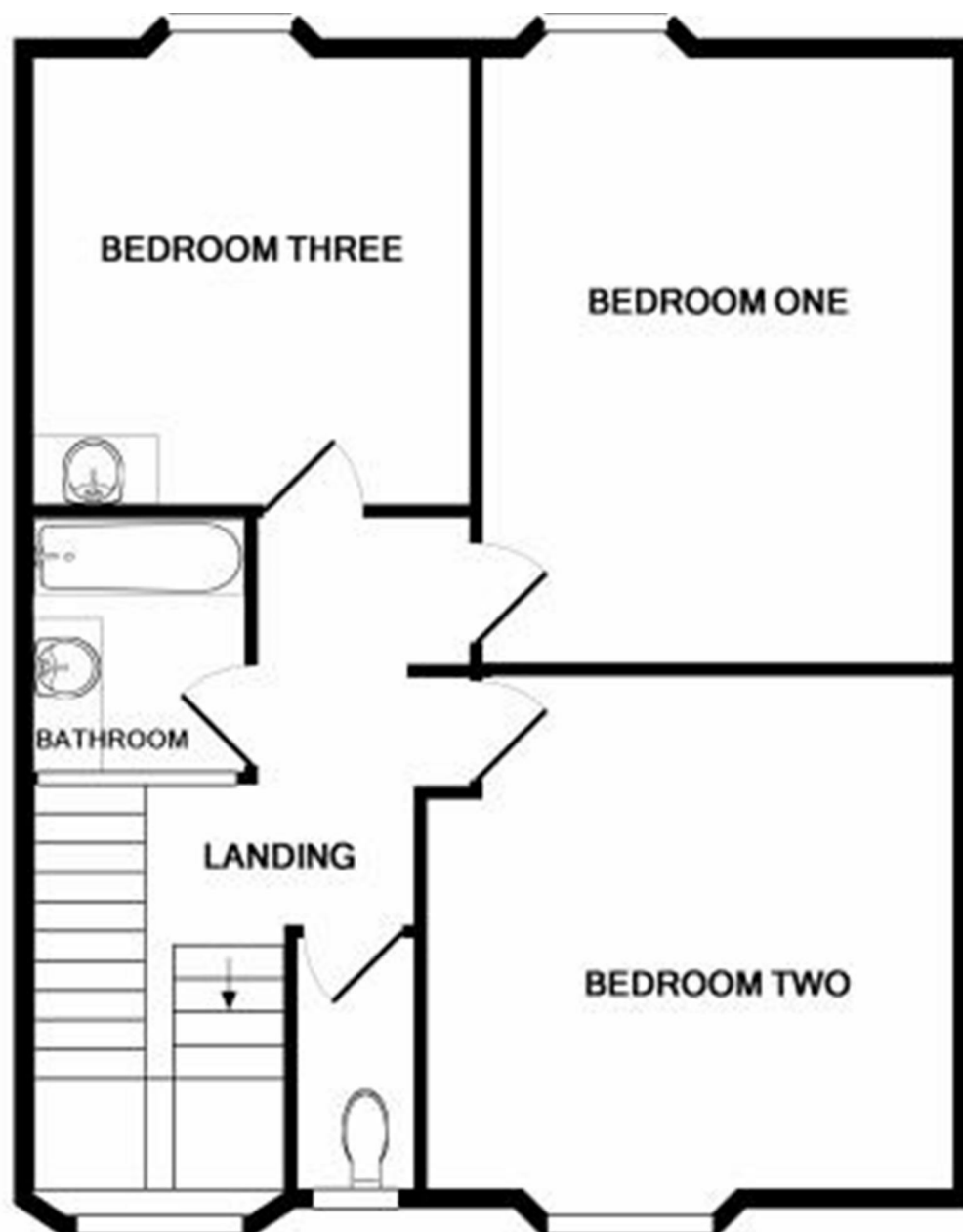
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Issued with Melipon 02/01/17



BASEMENT LEVEL
APPROX. FLOOR
AREA 331 SQ.FT.
(30.7 SQ.M.)

3 STRATTON PLACE, FALMOUTH, CORNWALL, TR11 2ST
TOTAL APPROX. FLOOR AREA 3320 SQ.FT. (308.4 SQ.M.)

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2ND FLOOR
APPROX. FLOOR
AREA 677 SQ.FT.
(62.9 SQ.M.)



3 STRATTON PLACE, FALMOUTH, CORNWALL, TR11 2ST
TOTAL APPROX. FLOOR AREA 3320 SQ.FT. (308.4 SQ.M.)

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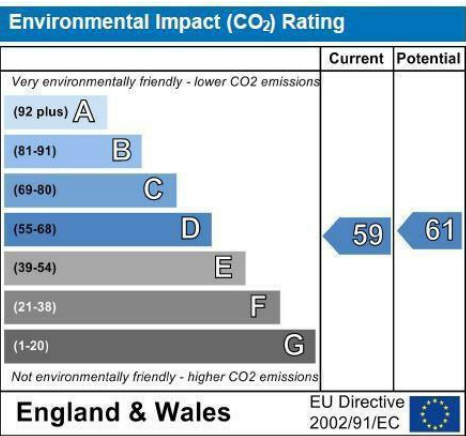
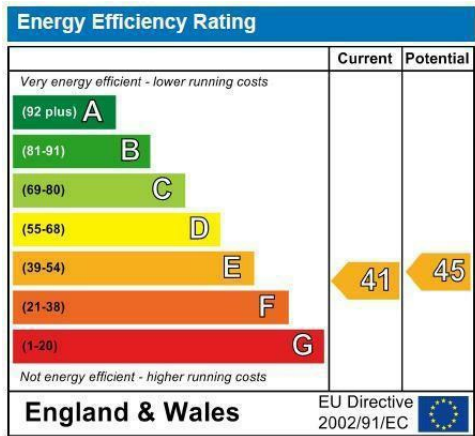
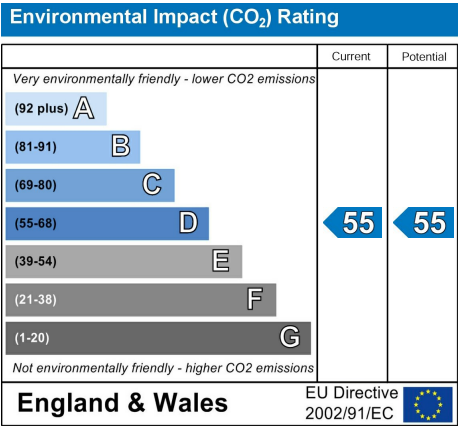
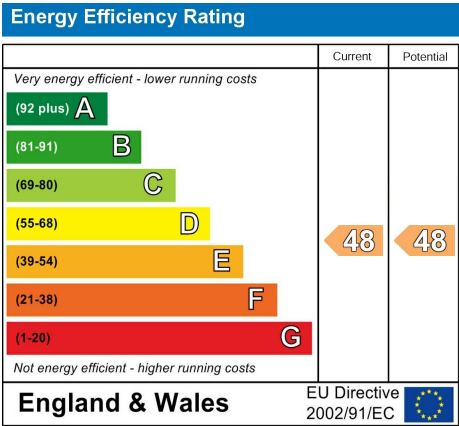
3 Stratton Place, Falmouth, TR11 2ST (continued)



3 STRATTON PLACE, FALMOUTH, CORNWALL, TR11 2ST
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3, Stratton Place, Falmouth, TR11 2ST (continued)



These particulars have been prepared as a general guide only for prospective purchasers. Although every effort has been made to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the building, services, appliances and any fixtures and fittings. All measurements, dimensions, acreages and distances are approximate and should not be relied upon for accuracy. All buyers should rely on their own surveys and investigations in connection with a purchase of the property.