



Falmouth

A superb, detached period residence and additional two bedroom annexe
Delightful location close to the town and park
Full of charm and many character features
Gas central heating, UPVC double glazed window and doors
Impressive reception hall and galleried landing
Two reception rooms, kitchen/breakfast room
Five bedrooms, family bathroom, ground floor shower room
Delightful private, mature and sheltered gardens
Seconds from Kimberley Park; minutes from Falmouth's beaches
Benefit of 'no onward chain', viewing highly recommended!



Guide £750,000 Freehold

ENERGY EFFICIENCY RATING BAND E

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REF: SK7088



We are delighted to offer as our client's sole agents, this distinctive and **HIGHLY INDIVIDUAL, FIVE BEDROOM DETACHED PERIOD RESIDENCE** along with a **SEPARATE, SELF-CONTAINED, DETACHED TWO BEDROOM ANNEXE**, all set in a great location just seconds from Kimberley Park and just a few minutes downhill walk into Falmouth's bustling town centre and waterside districts.

St Joseph's has an interesting history, believed to have been built in the 1840's. The property had previously been a convent and a school until it became a private residence some 35 years ago.

The house has been renovated in recent times taking much care and attention to preserve the original features that makes this such a splendid character home. These period features include an ornate entrance with carved detailing, stone cross on the porch, beautiful tessellated tiled floor and granite steps, distressed and wooden flooring and a grand reception hall with fabulous hand carved dark wood banisters and balustrades, original internal doors, picture rails and skirtings. The roof was also renewed at some point with the original bell tower that was recently refurbished sitting proudly atop.

The main house has much to admire with gas fired central heating by radiators, UPVC double glazed windows and doors in keeping with the facades, a focal point wood burning stove in the lounge, a superb fitted kitchen/breakfast room with polished granite work surfaces and a well appointed family bathroom/wc on the first floor.

The accommodation in sequence includes on the ground floor, an entrance porch, grand reception hall and galleried landing, a lounge overlooking the front aspect that opens via French doors to a separate dining room providing open plan living if required, fitted kitchen/breakfast room, a recently installed ground floor shower room/wc. The first floor offers five bedrooms (some with river views) and a family bathroom/wc combined. The property has a very generous attic which opens up the possibility to extend and provide further accommodation (subject to the normal planning permission and building regulation approval).

The detached self-contained annexe is an added bonus providing the opportunity for an additional income with long term or holiday letting, as an annexe for a dependent relative or independent teenager and even perhaps someone that runs a consulting business from home.

The house is approached from two directions, firstly through a gate at Kimberley Place with a wide right of way alongside the Quaker House which in turn leads through a gateway into the delightful gardens at the front of the house. You can also enter the house from Hawkins Way which is just off Killigrew Street.

The house enjoys a convenient location with access to local amenities, Penmere Station, Falmouth School and a stroll into Falmouth's town centre and to Swanpool and Gyllyngvase Beaches, various college campuses centred around the Woodlane area.

As the owner's sole agents, we thoroughly recommend an immediate viewing to view this delightful home and the grounds.

Why not call for further details and book a personal viewing?

THE ACCOMMODATION COMPRISES:

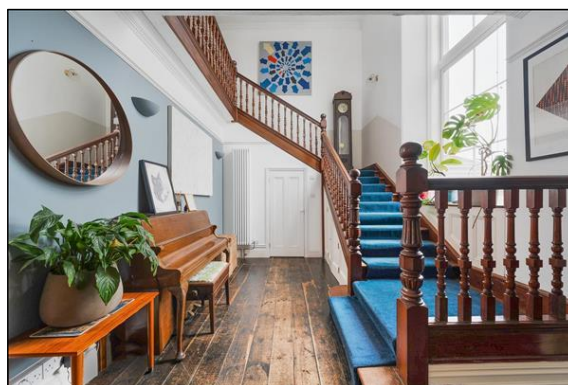
A tarmacadam pathway leads from Kimberley Place to a second gateway where you enter the gardens and a pathway continues to the front entrance porch.

ENTRANCE PORCH

An eye-catching entrance to the property with pitched roof and ornate carved fascias, stone cross on the pitch and painted quoins either side. Three granite steps lead to painted solid wood panelled doors with glazed inserts into the porch which has attractive tessellated tiled flooring, casement windows either side with multi fan lights over, another set of large granite steps with double opening timber doors that lead to:

RECEPTION HALL 6.63m (21'9") x 3.30m (10'10") plus return 2.13m (7'0") x 1.75m (5'9")

A fabulous introduction to the property which has dark solid wood flooring, a turning staircase with dark wood banisters and balustrades leading to the galleried landing, under stairs storage cupboard, two double radiators, picture rails, large double glazed window overlooking the front gardens, double opening multi-paned doors take you to a rear porch with double glazed door leading out to Hawkins Way.



SHOWER ROOM/UTILITY

Completely re-modelled with a white suite comprising; fully tiled shower cubicle with mixer shower, rainfall and conventional shower head and sliding glass screen, a china wash hand basin set on a vanity unit with contemporary chrome mixer tap and fitted mirror over, ladder style heated towel rail, fitted work surfaces with plumbing for washing machine and space for condensing tumble dryer underneath.



SITTING ROOM 4.57m (15'0") x 4.17m (13'8") plus an angular bay.

A delightful main reception room having double glazed French doors enjoying a pleasant outlook and an access to the gardens, a focal point moulded and grey slate tiled fireplace with matching hearth and inset wood burning stove, arched display recesses with lighting either side, coved cornicing, picture rails and high skirting boards, wood flooring, TV aerial point, two double and two single wall lights, stripped pine internal door, double opening multi-pane doors to dining room.



DINING ROOM 4.65m (15'3") x 3.35m (11'0")

Another superb reception room to entertain your family and friends having a large recessed double glazed sash window overlooking the rear aspect, second arched window to the rear with slate sill, double radiator, dark wood flooring, panelled internal door, high ceilings, skirtings, picture rail and coved cornicing, three wall lights.



KITCHEN/BREAKFAST ROOM 4.75m (15'7") x 4.19m (13'9")

A perfect example of a living kitchen/breakfast room which has a recessed double glazed sash window with vertical blinds overlooking the rear, arched frosted double glazed window in one corner. The kitchen is well equipped with a full range of matching wall and base units in cream, ornate metal handles, polished black granite work surface, breakfast bar and matching edging, ceramic tiling over, inset china single drainer sink unit with chrome swan neck easy-on mixer tap over, range style gas cooker with Rangemaster cooker hood over, tiled splash back, space and plumbing for washing machine and dishwasher, dresser style wall display cabinet, large built-in refrigerator, wood effect vinyl flooring, suspended triple lighting, door to hallway.



A BEAUTIFUL GRAND TURNING STAIRCASE WITH DARK HARD WOOD BANISTERS TOGETHER WITH TURNED AND BEVELLED BALUSTRADES LEAD PAST AN ALMOST FULL LENGTH DOUBLE GLAZED MULTI-PANED WINDOW WHICH ENJOYS A PLEASANT ASPECT ACROSS THE GARDENS AND ROOFTOPS TO PENRYN RIVER AND TREFUSIS HEAD IN THE DISTANCE.

The landing has two wall lights, panelled internal door leading into a large storage cupboard, radiator, panelled doors leading to all bedrooms and the bathroom, roof light window with access to a large generous attic area which offers further potential to new owners.



BEDROOM ONE 4.80m (15'9") x 3.12m (10'3")

A fabulous main bedroom approached through a pine internal door and having deep recessed double glazed windows with Venetian blinds enjoying super views across the garden and the town to the Penryn River and Trefusis Head, coved cornicing, picture rails, china wash hand basin set on a vanity unit, exposed wood flooring, spotlighting, four-panelled internal door.



BEDROOM TWO 3.05m (10'0") x 2.59m (8'6")

A lovely bright room with stripped wood flooring and internal door, deep recessed large double glazed sash window overlooking the rear aspect, double radiator picture rail.



BEDROOM THREE 2.90m (9'6") x 2.67m (8'9")

Again, with deep recessed double glazed sash style window overlooking the rear aspect, wooden flooring, double radiator, stripped pine internal door, picture rail.



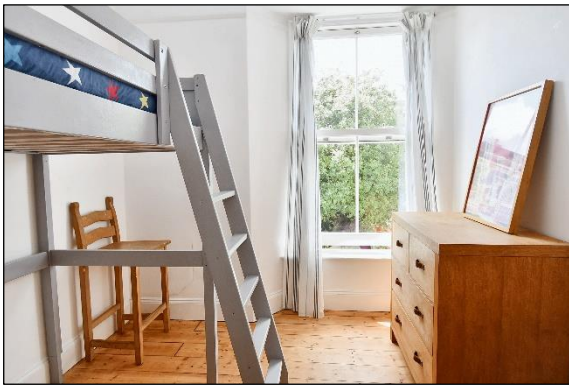
BEDROOM FOUR 2.90m (9'6") x 2.57m (8'5")

With deep recessed double glazed sash style window overlooking the rear aspect, wooden flooring, double radiator, stripped pine internal door, picture rail.



BEDROOM FIVE 2.92m (9'7") x 2.57m (8'5")

The last of the bedrooms. Again, with deep recessed double glazed sash window overlooking the rear aspect, double radiator, wooden flooring, picture rail, stripped pine internal door.



FAMILY BATHROOM 3.15m (10'4") x 2.64m (8'8")

Luxuriously appointed with a white suite comprising freestanding contemporary bath which has a central chrome swan neck mixer tap, low flush wc, separate fully tiled shower cubicle, chrome mixer shower and curved screening, china wash hand basin with chrome mixer tap set on a vanity unit, mirrored bathroom cabinet and pelmet lighting over, stripped pine internal door, deep recessed double glazed window with views across the town to the river, chrome heated towel rail, inset ceiling spotlights, ceramic tiled flooring, cupboard housing new Vaillant gas boiler fitted in 2024.



OUTSIDE

There are beautiful gardens to the front of the house which enjoy an open aspect and a surprising amount of privacy together with sunshine all year round. This is approached through the front gate onto an ascending tarmac pathway with level lawns and granite edging to the left and bordered by well stocked rockeries having a wide variety of plants and shrubs. At the front of the garden you will see a delightful decked, paved and gravelled patio area which is well screened and a great area to relax and entertain your family and friends. At the top of the garden sits a raised gravelled area, further paved patio and pathway which can be accessed from the sitting room with French doors and on the far side of the porch, a final raised area and a covered utility area for the annexe.



DETACHED ANNEXE

This single storey self-contained annexe is set in the front garden and offers versatility for a variety of uses including dependent relatives, independent children or even to gain a second income as short hold tenancies or holiday guests.



UPVC DOUBLE GLAZED FRONT DOOR TO:

OPEN PLAN KITCHEN/LIVING/DINING ROOM 4.47m (14'8") x 3.25m (10'8")

KITCHEN AREA 2.44m (8'0") x 1.65m (5'5")

The kitchen area is arranged as a galley and equipped with a range of matching base units in high gloss white, brushed steel handles, granite effect roll top work surfaces and ceramic tiling over, single drainer stainless steel sink unit with chrome mixer tap, wall shelving over, electric four-ring hob, stainless steel cooker hood over and matching single oven under, laminate wood flooring, open plan to:



UTILITY ROOM 1.85m (6'1") x 1.45m (4'9")

With laminate flooring, space for fridge/freezer, door to:

SHOWER/WC 2.13m (7'0") x 1.83m (6'0")

With a white suite comprising fully tiled shower cubicle, electric shower and screening, china hand wash basin with contemporary chrome mixer tap set on a vanity unit, mirror, extractor fan, low flush wc, frosted double glazed window, laminate wood flooring, towel rail, electrically heated towel rail.



SITTING ROOM/LIVING DINING AREA 3.25m (10'8") x 2.82m (9'3")

Having two recessed double glazed windows overlooking the gardens, Velux double glazed skylight window, two uplighters, telephone/internet point, two TV aerial points, wall mounted electric heater, laminate wood flooring, door from kitchen to:

BEDROOM ONE 3.30m (10'10") x 2.13m (7'0")

Having a recessed double glazed window and vertical blind overlooking the gardens, Velux skylight window, laminate wood flooring, electric panel radiator.

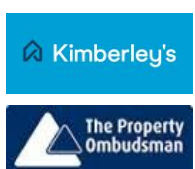


BEDROOM TWO 2.46m (8'1") x 1.55m (5'1")

A single room, again with double glazed window overlooking the gardens, laminate wood flooring, Velux double glazed window, access to loft space.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



ANNEXE GARDEN

The annexe has its own courtyard area and this leads down a gated pathway to Kimberley Place.

NB

Our vendor currently rents a garage and parking space just seconds from the property, this arrangement may be transferable.

ANNEXE SERVICES – Mains electricity, water and drainage.

MAIN HOUSE SERVICES – Mains electricity, water, drainage and gas.

COUNCIL TAX BAND

MAIN HOUSE – TAX BAND D

ANNEXE – TAX BAND A

DIRECTIONS

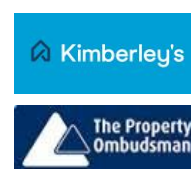
From our office proceed up Killigrew Street taking the second right into Kimberley Place. As you draw level with the Atheneum Club which is on the right hand side, you will see on the left, the old Quaker House and a large pedestrian gate which serves as access to St Josephs.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

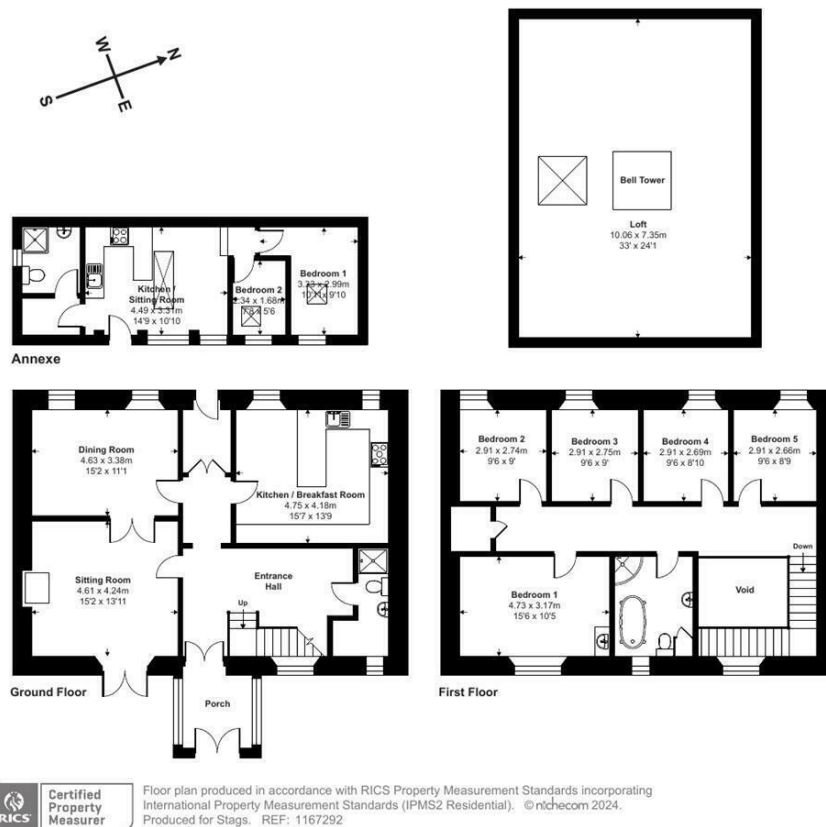


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Approximate Area = 1893 sq ft / 175.8 sq m (excludes void)
 Annexe = 388 sq ft / 36 sq m
 Loft = 797 sq ft / 74 sq m
 Total = 3078 sq ft / 285.9 sq m
 For identification only - Not to scale



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