



Falmouth

An end of terrace town house with annexes
Plenty of character features throughout
2/3 Bedrooms (main house)
Studio, currently used as a pottery
Attached annexe to the rear, formerly Air B'n'B
Detached Annexe/property with parking
Gas fired central heating
A range of gardens and patios
Off road parking to the front and rear
Desirable, central location in the heart of Falmouth

Guide £550,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK7206



We are delighted to offer as our clients this charming period end of terrace with a separate detached annexe and another attached annexe, gardens and parking to the front and rear set in an enviable location just a few minutes downhill walk into the town centre and waterfront whilst also easy access to Kimberley Park across the road.

The property is well screened at the front with parking for approximately four vehicles and is very deceptive from the roadside as it offers versatile accommodation with a range of reception rooms, annexe to rear (formerly used as Air B'n'B), a pottery studio/office and a detached, separate building/annexe with its own entrance and parking. The main residence boasts much character and charm with its many original Victorian characteristics including a feature fireplace currently housing a freestanding woodburner, stripped timber floors and moulded ceiling. In the dining room there is a Aga range oven providing another interesting feature.

Falmouth's popular and bustling town centre and waterside districts are within walking distance where you can find a thriving town centre which has an excellent blend of individual shops and high street names together with an eclectic selection of multi-national restaurants, bars, coffee houses, art galleries, the Poly Arts Theatre, multi-screened cinema and at the far end of town, the National Maritime Museum. The town plays host to a variety of food and music festivals throughout the year which prove popular with locals and visitors alike. The town has the third natural deepest harbour in the world providing excellent water sport facilities with Falmouth Docks and Pendennis Shipyard providing employment for a large part of the towns population. There is good local schooling with primary and secondary education and various university campuses.

As our vendor's sole agents, we highly recommend an early appointment to view this fine property.

Why not call for your personal appointment to view today?

THE ACCOMMODATION COMPRISES: All dimensions approximate.

Accessed from the front garden where you will find parking for a number of vehicles; the property is hidden by mature plants and shrubs and has a path leading to the main entrance door located at the side of the property.

Front door with double glazed panels and letterbox, opening to:

HALLWAY 3.96m (13'0") x 1.60m (5'3")

A closed tread staircase with balustrade rail leads to the first floor landing, under stairs storage area, glazed door to the rear conservatory, plastered ceiling with centre light, timber floor, timber panelled doors opening to the living room and dining room.

LIVING ROOM 4.80m (15'9") x 3.66m (12'0")

A traditional room with period features including a feature fireplace with mantelpiece and freestanding woodburner. UPVC double glazed window with outlook over the front garden, radiator, shelving and wood storage, plastered ceiling with mouldings and ceiling light, finished with a stripped timber floor.



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DINING ROOM 3.61m (11'10") x 3.43m (11'3")

A feature alcove houses a Aga range oven which has been converted to electric, plastered and coved ceiling with ceiling light, doors to kitchen and the conservatory.



KITCHEN 3.66m (12'0") x 2.62m (8'7")

A traditional fitted kitchen with a range of base and wall units comprising; cupboards and drawers with timber doors and metal door furniture, solid butcher block worktop with tiled splash back incorporating a Neff stainless steel four-ring gas hob with extractor unit over, stainless steel sink with drainer and mixer tap, stainless steel built-in oven, recessed and plumbing for washing machine and dishwasher, wall mounted Worcester gas boiler providing domestic hot water and central heating facilities, plastered coved ceiling with light, UPVC double glazed window to the side, tiled floor, sliding door to annexe and a doorway though to the conservatory.



CONSERVATORY 2.74m (9'0") x 1.68m (5'6")

UPVC double glazed windows overlooking the side and rear, double glazed glass roof, tiled floor, light, patio doors opening onto the garden.

STAIRS AND LANDING

A closed tread staircase leads to a landing with balustrade, large light stairwell, coved ceiling with centre light, loft trap with access to the roof space, radiator, exposed timber floor and timber doors leading to the bathroom and bedrooms.

BATHROOM 2.59m (8'6") x 1.90m (6'3") A family bathroom comprising of a three piece suite including a panelled bath with shower, low-level wc and pedestal wash hand basin, heated towel rail, UPVC double glazed window with outlook to the side, ceiling light and finished with a timber floor.

BEDROOM ONE 3.58m (11'9") x 2.92m (9'7")

With feature period cast iron fireplace (not in use) with timber mantle and slate hearth, built-in storage cupboards, UPVC double glazed window to the front, radiator, ceiling light and finished with a timber floor.



BEDROOM TWO/RECEPTION ROOM 3.66m (12'0") x 3.12m (10'3")

Currently being used as another living room, built-in cupboards, UPVC double glazed window overlooking the garden, ceiling light, radiator, door to a further bedroom.



BEDROOM THREE 3.81m (12'6") x 2.59m (8'6")

Accessed from the bedroom two/reception room. UPVC double glazed window with outlook to the side, radiator, plastered coved ceiling with ceiling light and finished with a timber floor.



OUTSIDE

ATTACHED ANNEXE

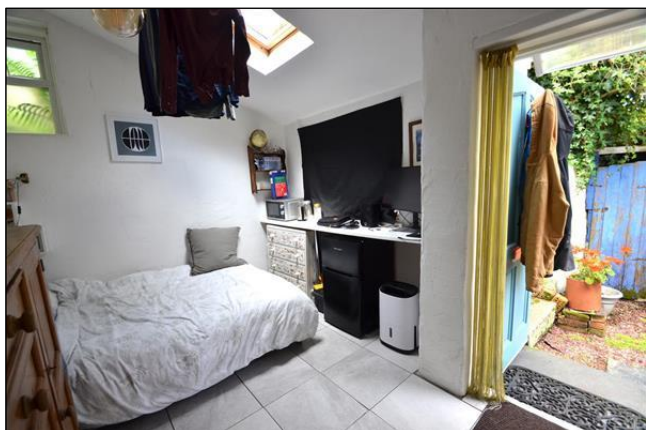


Located to the rear. An independent attached annexe with its own front door and also accessed from the side of the property and can be incorporated into the main residence if desired. This annexe has previously been an Air B'n'B and is currently on a shorthold tenancy let.

FRONT DOOR TO:

MAIN ROOM/BEDROOM 3.45m (11'4") x 2.90m (9'6")

UPVC double glazed window with outlook to the side, high ceilings with Velux window and lighting, radiator, tiled floor, door through to:



HALLWAY AREA Having a tiled floor.

BATHROOM

A three piece suite comprising; a shower cubicle with electric shower, low-level wc and pedestal wash hand basin with tiled splash back, radiator, down lights, Velux window, UPVC double glazed window to the side, extractor fan and finished with a tiled floor.

DETACHED ANNEXE With parking. Front door to:

LIVING ROOM 4.95m (16'3") x 4.04m (13'3")

An open plan area having a kitchen comprising of a range of wall and base units with grey doors, solid wood worktops and tiled splash back, four-ring hob, stainless steel electric oven, stainless steel sink with drainer and mixer tap, plastered ceiling, lighting, finished with a tiled floor.



BATHROOM 1.83m (6'0") x 1.52m (5'0")

A three piece suite comprising; shower cubicle with shower, low-level wc and wall mounted wash hand basin with tiled splashback, extractor fan, ceiling light, finished with a tiled floor.

BEDROOM 3.35m (11'0") x 2.97m (9'9")

With a window overlooking the gardens, plastered ceiling with ceiling light and finished with a laminate floor.

LOWER ANNEXE – STABLE DOOR TO:

BEDROOM 5.03m (16'6") x 3.66m (12'0") Stained glass window, light, power and finished with a laminate floor.



GARDENS

An enclosed patio with outbuilding/wood store, granite steps leading up to the gardens and a further raised patio. A path leads to the garden with a vegetable patch. Further steps lead to the studio and a further garden which is mainly laid to lawn.



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STUDIO/POTTERY 4.88m (16'0") x 2.44m (8'0")

Of timber construction with windows overlooking the garden, light and power and currently used a pottery studio. The studio has a three phase electrical supply.



PARKING

Although located near the centre of town, the property has an unusually large parking area and has, to the front, parking for approximately four vehicles with further parking that can be found to the rear, next to the detached annexe.



SERVICES Mains electricity, gas, water and drainage.

COUNCIL TAX Band C.

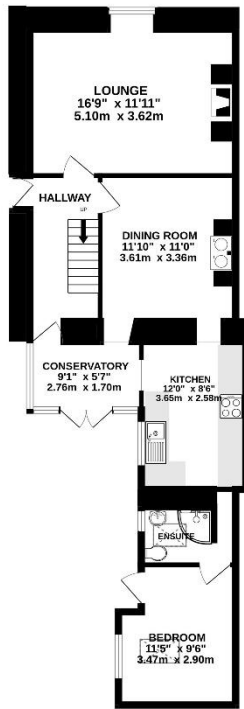
MONEY LAUNDERING

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.

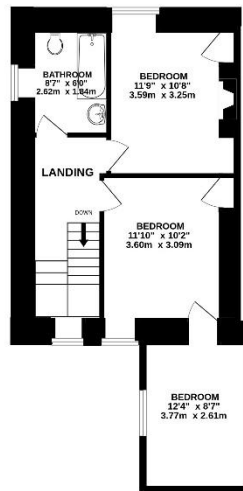
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GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.

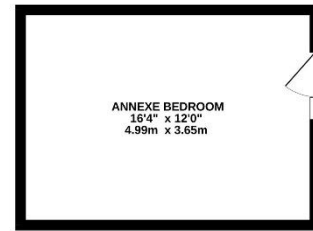
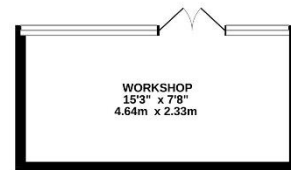


1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.

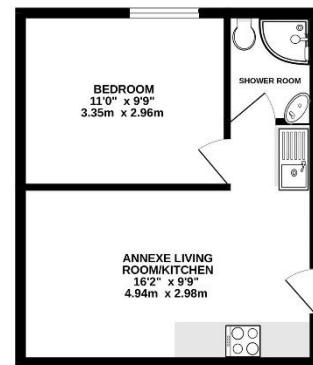


TOTAL FLOOR AREA: 1201 sq.ft. (111.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 632 sq.ft. (58.7 sq.m.) approx.

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