

Falmouth

A unique detached town residence

Elevated views to the harbour and river

Fashionable and stylish three storey living

Oak framed double glazed windows and doors

Gas central heating by radiators, wood burner

A wealth of natural woodwork throughout

Second floor sitting room with balcony and views

Open plan kitchen and dining room, shower/wc

Lower ground floor double bedroom with ensuite bathroom

Just a few minutes walk from the town centre

**ENERGY EFFICIENCY RATING
BAND D**

Guide £335,000 Freehold

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www.kimberleys.co.uk

REF: SK7318

We are delighted to bring to the open market, this attractive and unique detached town residence 'The Old Mortuary Studio' which is set on Gyllyng Street just a few minutes walk from the town centre and enjoying delightful views through the trees to Falmouth harbour, the docks, Carrick Roads, the Roseland Peninsula and to the west Penryn River and Flushing

It is good to welcome back our clients who purchased this cottage from us some 18 years ago as a project and during this time they have created a truly original character home with much imagination and style and as the writer who originally sold them the property, it is a real treat to return and see this amazing transformation.

The property is packed with features including gas fired heating by radiators, oak framed sealed unit double glazed windows and doors, a wealth of natural woodwork flooring, staircases and internal doors, a large balcony on the first floor with water views and venetian blinds in some rooms.

The quirky three storey accommodation starts with a kitchen and dining room plus a shower room at entry level, the staircase from the kitchen leads down to a fabulous double bedroom with wood burning stove, (not checked) stained glasswork and an en-suite bathroom. A turning staircase from the dining area takes you to an amazing sitting room on the first floor with pitched roof and exposed timbers and doors leading to a balcony which is a great place to enjoy views to Falmouth harbour, the docks and Penryn River whilst having your morning coffee or afternoon tea.

Falmouth town centre is where you will find an eclectic blend of independent and high street retail outlets, plus a great selection of restaurants from around the world, public houses, bars, the poly theatre and a phoenix multi screen cinema. The National Maritime museum and Falmouth's sea front provide a nice level walk with views to Pendennis Castle, across the peninsular towards the west.

THE ACCOMMODATION COMPRISSES

From Gyllyng Street an ornate wrought iron gate to the right-hand side leads to steps which take you to the entry level and further steps from here lead up to the seating area and around the back of the property.

DOUBLE OPENING SEALED UNIT WOODEN DOORS

With oak framed double glazed windows either side, solid wood seals into:

DINING HALL 3.45m (11'4") x 3.45m (11'4") Into recess

An impressive introduction to the property with continuous solid wood flooring and staircase to the first floor, inset ceiling spotlights, under stairs storage cupboard, focal point solid wood fireplace with hand painted ceramic tiling inserts and open grate (not tested), double radiator, open plan to:



GALLEY KITCHEN 4.65m (15'3") x 2.41m (7'11") including stairs

Equipped with a range of matching wall and base units in high gloss finish, wrap around wood effect work surfaces with ceramic tiling over, four ring stainless steel gas hob and single fan assisted oven under, a composite one and a half bowl single drainer sink unit with contemporary chrome mixer tap, over counter spotlights, oak framed sealed unit double glazed window with super views to the harbour and docks, Carrick Roads and Roseland Peninsular, venetian blind, hard wood staircase with wooden balustrades and ornate wrought iron work leading down to:

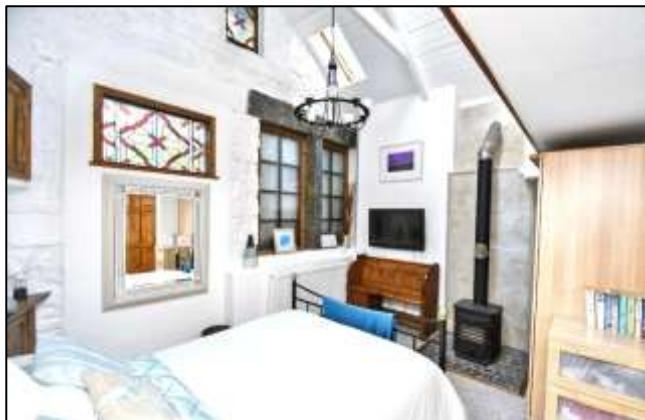


LOWER GROUND FLOOR

With radiator, six panelled internal door leading to:

DOUBLE BEDROOM 3.76m (12'4") x 3.68m (12'1") *Into recess and being a measurement of an irregular shape*

This amazing bedroom has a bright triple aspect sealed unit double glazed windows on two levels, oak framed sealed unit double glazed window and venetian blind overlooking the front aspect, pitched roof with painted timbers and Velux double glazed windows on both sides, double radiator, focal point wood burning stove sat on a slate hearth with ceramic tiling behind, painted and rough cast walling, six panelled internal door to:



EN-SUITE BATHROOM 2.26m (7'5") x 1.75m (5'9")
Maximum measurement of an irregular shape with limited head room in parts.

A white suite comprising of a panelled bath with contemporary mixer tap shower attachment and fully tiled surround, pedestal hand wash basin with chrome easy on hot and cold taps, low flush wc, fully tiled walls, radiator, extractor fan, inset ceiling spotlights, dark slate flooring.



BATHROOM 2.79m (9'2") x 1.27m (4'2") *Off the dining hall on the first floor*

With white suite comprising of fully tiled double shower cubicle, Myra thermostatically controlled electric shower, sliding glass screen, fully tiled walls and flooring, radiator, hand wash basin with contemporary mixer tap, cupboard housing gas central heating boiler, space for condensing tumble dryer and plumbing for washing machine below, corner low flush wc, oak framed sealed unit double glazed window with frosted privacy panel and venetian blind, extractor fan, inset ceiling spotlights, six panelled internal door.



RETURNING WOODEN STAIRCASE FROM THE DINING HALL
With wooden balustrades and spindles take you to the first floor

SITTING ROOM 5.28m (17'4") x 3.53m (11'7")

A fabulous reception room which has a bright quadruple aspect having oak frames sealed unit double glazed windows on either side, matching french doors and fixed side panels enjoying views through the trees to Falmouth harbour and docks, Carrick Roads, Roseland Peninsular and Penryn river to the west, polished reclaimed maple wood dance floor, pitched roof with double glazed velux and dark wood A framed timbers, venetian blinds and ceiling drop light.



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.



BALCONY 2.13m (7'0") x 2.24m (7'4")

With galvanised safety railings and paved surface making this an ideal place to relax and entertain your friends whether it be morning coffee, afternoon tea, or evening drinks.



OUTSIDE

Gated steps leading up to both sides of the property with the main entrance to the right giving access to the door at entry level, you will see a small, raised terrace to the right and extending to the rear.

COUNCIL TAX BAND B

SERVICES Mains drainage, water, electricity and gas.

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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