



## Trevean, 19 Manor Cottages, Cliff Road, Falmouth, TR11 4NZ

£350,000

A rare opportunity to acquire a ground floor apartment within a charming late 19th century former gardener's cottage, occupying the entire ground floor of this historic building within the prestigious Falmouth Hotel grounds. Converted in 2010 and subsequently renovated in 2022/23 by our client, the apartment offers generously proportioned 3 bedroom accommodation (principal en-suite), together with private parking, shared lawned garden and immediate access to the seafront and Castle Beach - combining period character with an exceptional coastal lifestyle setting. To be sold with the added benefit of no onward chain.

### Key Features

- Spacious ground floor apartment
- Much character and charm
- Situated in the grounds of the historic Falmouth Hotel
- Parking for 1 (possibly 2) vehicles
- 3 bedrooms, principal with en-suite shower room
- Well appointed kitchen and bathroom
- Useful external store cupboard
- EPC rating F



## THE ACCOMMODATION COMPRISES

From the tarmac parking area, a paved pathway leads to granite steps with courtesy handrail, descending to a concrete laid forecourt giving access to the property. Exterior courtesy light, part-obscure glazed hardwood front entrance door opening into the:-

### ENTRANCE LOBBY

Inset matting upon entry. Coat hooks, oak-effect flooring, ceiling light, space for shoe storage etc. Recessed double glazed fixed window to side elevation, providing natural light. Opening leading into:-

### LIVING/DINING ROOM

Continuation of oak-effect flooring, two ceiling lights, two Dimplex thermostatically controlled electric wall heaters, TV aerial point, telephone point. A connecting room, deep in nature, with recessed window providing plentiful natural light and deep sill. Part-glazed door leading into the inner hallway, opening leading into the kitchen. Opening with two steps descending into the:-

### KITCHEN

Stylishly appointed and modern, featuring an array of gloss handleless units set both above and below a marble-effect rolltop worksurface, incorporating composite one and a half bowl sink with drainer and mixer tap, together with appliances including Hoover electric oven, Candy four ring ceramic hob, part-tiled splashback and matching Candy extractor. Further space for white goods including plumbing for washing machine and space for tall freestanding fridge/freezer. Two sets of ceiling spotlights. Tile-effect flooring, two windows, one with obscured panes and the other, broad with outlook over the front courtyard.

### HALLWAY

Panel doors leading to all rooms. Ceiling light, cupboard housing Megaflow hot water tank with slatted shelving and electrical consumer unit.

### BEDROOM ONE

Spacious, light and bright, with recessed window providing an outlook over the communal garden area, with deep sill. Built-in beech-wood effect furniture including a desk with drawers, tall wardrobe and central mirror with inset downlights. Dimplex thermostatically controlled electric wall heater, ceiling light. Door to:-

### EN-SUITE SHOWER ROOM

A well appointed white three piece suite comprising low flush WC, pedestal wash hand basin, and broad shower cubicle with glazed sliding door and Mira Sport electric shower. Stylishly panelled throughout for ease of maintenance, together with water resistant flooring. Extractor fan, inset downlights, strip light/shaver socket, heated towel rail.

### BEDROOM TWO

Alike to bedroom one, with tall window with deep sill providing views over the communal garden area. Comprehensive built-in beechwood-effect wardrobe and drawers providing useful storage. Central mirror with inset downlights, ceiling light, Dimplex thermostatically controlled electric wall heater.

### BEDROOM THREE

A smaller double, once again, with tall window providing deep sill and views over the front courtyard. High ceiling with ceiling light, Dimplex thermostatically controlled electric wall heater, beechwood-effect built-in wardrobes, drawer, desk unit and central mirror with inset downlights. TV aerial point, telephone point.

### BATHROOM

A stylishly appointed suite comprising low flush WC, vanity unit with wash hand basin, together with panelled bath with shallow shower screen and Mira Sport electric shower. Stylish panelling throughout, tile-effect flooring. Heated towel rail, extractor fan, inset downlights, strip light/shaver socket.

## THE EXTERIOR

### ENTRANCE FORECOURT

A broad forecourt upon entrance to the property, accessed from the main parking area for Manor Cottages, providing level sitting out space shared with the neighbouring properties. A paved pathway leads around the building to a lawned and sheltered outside space with natural borders, offering a peaceful area in which to sit and enjoy the outdoors.

### ALLOCATED PARKING

To the rear of the shared garden, parking exists for 'Trevean', clearly labelled Number 19, with space enough for two vehicles, if parked appropriately. Access to the parking is via the lower entrance to The Falmouth Hotel, from the bottom of Melvill Road.

## GENERAL INFORMATION

### SERVICES

Mains water, electricity, and drainage are connected to the property. Telephone point (subject to supplier's regulations). Thermostatically controlled electric wall heaters.

### COUNCIL TAX

Band D - Cornwall Council.

### TENURE

Leasehold. Remainder of a 999 year lease commencing 1 January 2007. Ground rent - £100 per annum. Service charge: NIL (expected to be in the region of £1,000 for 26/27 financial year). The service charge covers - garden maintenance, parking space, cleaning of the gutters and television aerial. We understand holiday letting and pets are permitted.

### VIEWING

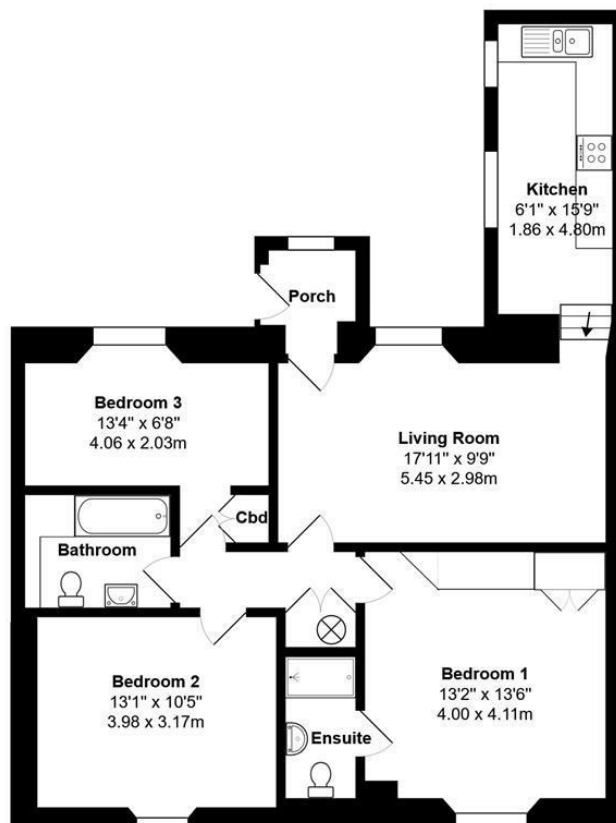
Strictly by appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

### AGENT'S NOTE

We understand contents of the property are available, subject to separate negotiation. Currently being utilised as a successful holiday let, prospective purchasers have the option to purchase as a 'going concern', if required.



# Floor Plan



Manor Cottages, Cliff Road, Falmouth, TR11 4NZ

Total Approx Area: 80.8 m<sup>2</sup> ... 869 ft<sup>2</sup>

All measurements are approximate and for display purposes only