



Laskowski
&Co



22 Harbour Terrace, Falmouth, TR11 2AN

£515,000

Commanding exceptional water views across the Carrick Roads towards Flushing village and headland with the shoreline of the Roseland Peninsula in the distance, a superbly presented Victorian terraced house benefiting from well sized 3 bedroom accommodation. Recently redecorated throughout and located within moments of the Falmouth's vibrant town centre, this exceptional property is to be sold with an enclosed and terraced rear courtyard-style garden, convenient off-road parking, together with immediate vacant possession and no onward chain. Viewing highly recommended!

Key Features

- Superbly presented 3 bedroom Victorian terraced house
- Recently redecorated throughout
- Rear courtyard-style garden
- Viewing unhesitatingly recommended
- Exceptional water views
- Off-road parking
- No onward chain
- EPC rating D



THE ACCOMMODATION COMPRISES

Timber gate from the pedestrian walkway, leading to a sandstone paved terrace, with pathway leading to a part glazed and panelled casement door, opening into:-

ENTRANCE PORCH

Inset matting, high ceiling, electricity meter. Far-reaching views across the Carrick Roads, towards the shoreline of The Roseland peninsula, outer harbour and Flushing village, with rolling fields beyond. Traditional four-panelled door, with arched pane over, opens into:-

HALLWAY

Inset matting. Period features including high ceiling, archway with mouldings at mid-point. Staircase rising to first floor level with under-stair storage cupboard. Casement contemporary oak doors leading to the living room, sitting room and kitchen. Radiator, wall mounted heating thermostat. Shallow over-head cupboard housing consumer unit.

LIVING ROOM

Well proportioned and, once again, filled with many period features including deep skirtings, high ceiling with rose, recessed eight-pane sash window with panelled reveals and pleasant far-reaching views across the Carrick Roads, encompassing Flushing village, fields of The Roseland peninsula and outer harbour. Gas fire with contemporary back splash, hardwood surround and mantel, polished stone hearth. Radiator, TV aerial point.

SITTING ROOM

Another nicely proportioned reception room, with much natural light provided by glazed and recessed French doors, with matching header panel. Central open fireplace with contemporary back splash, painted hardwood surround and mantel, stone hearth. Ceiling light, telephone point, TV aerial socket, radiator.

KITCHEN

A modern, comprehensively fitted kitchen, offering a vast array of cupboard and drawer units above and below a roll-top worksurface with inset one and a half bowl stainless steel sink, with mixer tap and drainer. Range of built-in appliances including AEG electric oven, matching AEG grill over, built-in fridge/freezer, AEG four-ring induction hob with stainless steel extractor over, built-in AEG washing machine and dishwasher. Inset downlights, recessed uPVC double glazed window with deep sill, part glazed replacement rear door providing access onto the courtyard and garden. Contemporary wood-effect flooring, inset matting.

FIRST FLOOR

MID-LANDING

Three steps rise to the first floor landing. High ceiling, with rectangular double glazed 'fixed' window providing ample light. Contemporary oak door opening into:-

FAMILY BATH/SHOWER ROOM

A superbly appointed and modern five-piece suite, comprising a dual flush WC, deep corner bath with mixer tap and tiled splashback, wall mounted vanity unit with cupboard under, tiled splashback and mixer tap, bidet, double width walk-in shower with wall mounted controls, tall glazed shower screen, over-head drench-style shower, further ancillary handheld attachment. Loft hatch, inset downlights, two double glazed recessed windows with contemporary tiled sills, mirror-fronted medicine cabinet with LED trim. Contemporary oak door to airing cupboard, with slatted shelving, master BT socket point and Ideal combination boiler providing domestic hot water and central heating.

LANDING

Part galleried to stairwell below, much natural light via a high level window. High ceiling with ceiling light and loft hatch. Contemporary oak doors leading to all bedrooms.

BEDROOM ONE

The primary bedroom, nicely proportioned, with elevated views from a recessed eight-pane sash window framing the ever-changing marine activity across The Carrick Roads, the Penryn River towards the shoreline of Flushing, including Trefusis Headland, further across the shoreline of The Roseland peninsula and outer harbour. TV aerial point, radiator, ceiling light.

BEDROOM TWO

Another nicely proportioned double room, light and bright throughout, with a uPVC double glazed window to the rear elevation. Alcove housing wall mounted wash hand basin with cupboard under. Loft hatch, ceiling light, radiator, TV aerial point.

BEDROOM THREE

A deep single room, with high ceiling, ceiling light, radiator, TV aerial point. Recessed four-pane sash window providing outstanding views across the Carrick Roads, the Penryn River towards Flushing village, encompassing Trefusis Headland, The Roseland peninsula and outer harbour.

THE EXTERIOR

FRONT

A broad sandstone laid front patio, with low retaining wall, and delightful views across the Penryn River and Carrick Roads, capturing the village of Flushing, rolling fields of The Roseland peninsula, outer harbour and Pendennis Castle.

REAR

Enclosed lower courtyard, with slate-paved flagstones, exterior water tap and lighting. Granite stairwell rising to:-

UPPER GARDEN TERRACE

Once again, enclosed by timber fencing to two sides and a high retaining wall at the rear. Sub-tropically planted with palms and shrubbery, with a level and sunny area in which to enjoy the sunny, westerly aspect, providing midday and afternoon sun. Timber staircase rising to:-

OFF-ROAD PARKING BAY

Laid to brick paving, providing one (possibly two) off-road parking spaces, accessed from Trevethan Road.

GENERAL INFORMATION

SERVICES

Mains electricity, water, gas and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

VIEWING

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

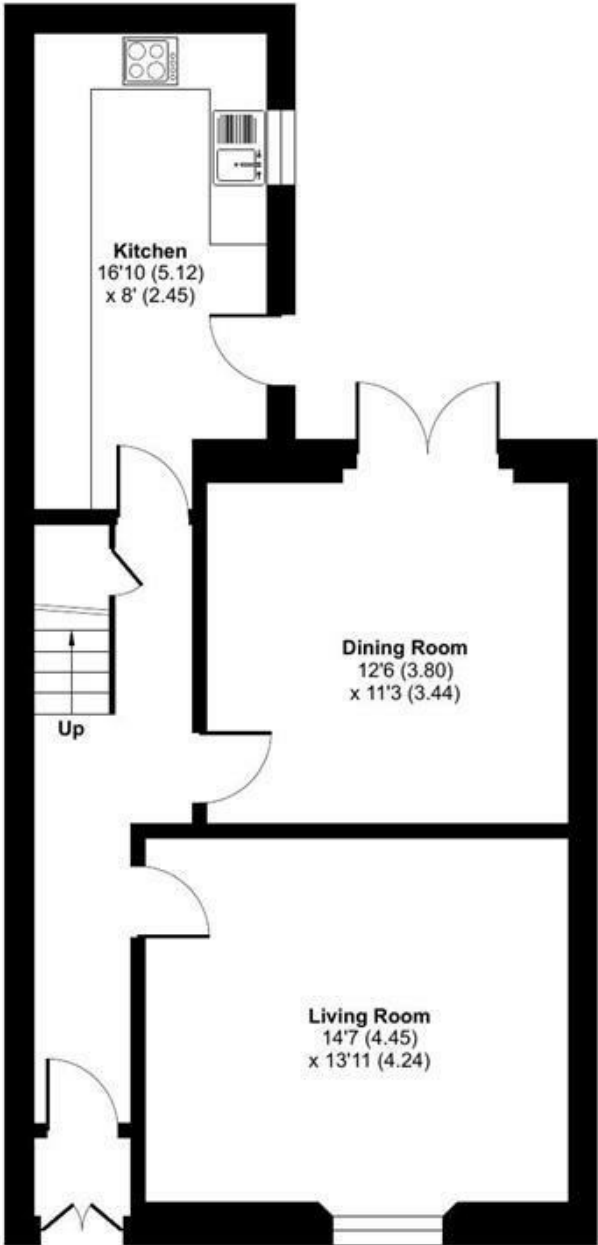




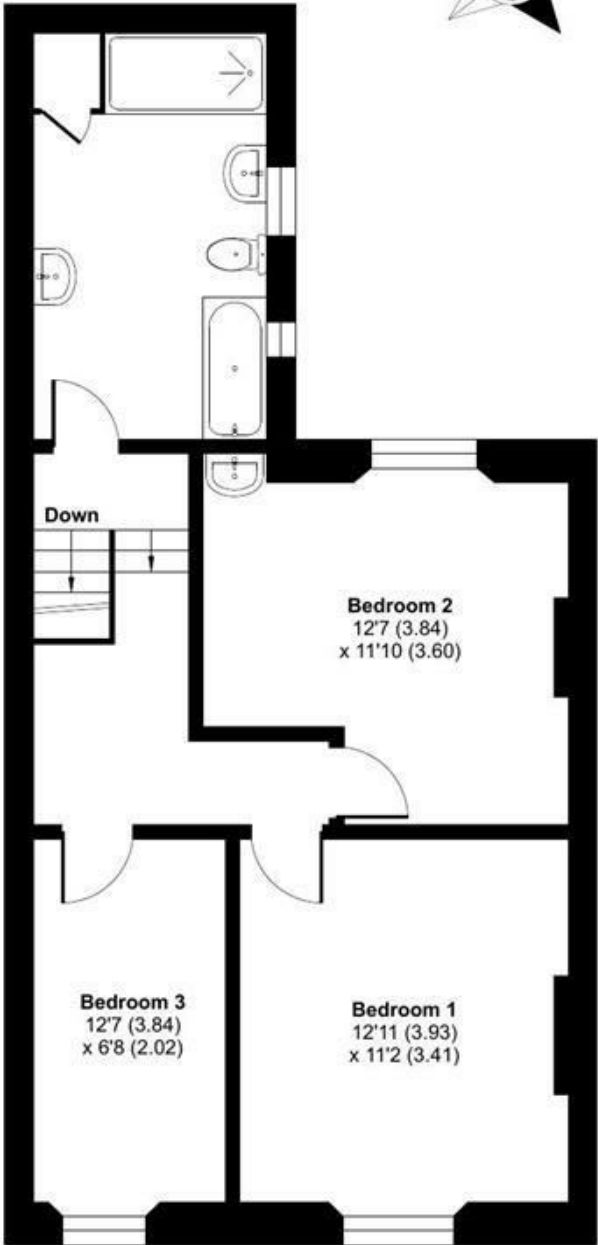
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Approximate Area = 1178 sq ft / 109.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Laskowski & Company. REF: 1516916