



28 Raleigh Place, Falmouth, TR11 3QJ

£325,000

An exceptionally rare opportunity to acquire a double fronted, detached freehold property located at the head of Raleigh Place, thoughtfully modernised and quite tastefully appointed inside with an unexpectedly far-reaching view from a dual aspect principal bedroom to the first floor, spanning across the rooftops of Falmouth town towards the shoreline of Flushing Headland. Boasting much character and a wealth of charm, this beautifully maintained home offers much convenience with local amenities within a short walk, together with the picturesque seafront approximately 10 minutes by foot. To be sold with no onward chain.

Key Features

- Detached double fronted home
- Tastefully appointed with much character
- Spacious and open living/dining room
- No onward chain!
- 2 double bedrooms, elevated outlook
- Wood-burning stove
- Exceptionally well maintained
- EPC rating D



THE ACCOMODATION COMPRISES

A recessed entrance way with granite threshold and two steps rising to a panelled front entrance door with header, opening into:-

OPEN-PLAN LIVING/DINING ROOM

Bright, light and broad with a neutral aesthetic throughout and many features, including a beamed ceiling, painted floorboards, recessed fireplace with wood-burning stove and a geometric tiled hearth, together with two sets of recessed sash windows to the front elevation providing much natural light. Shallow alcoves either side of the fireplace with useful shelving. Two radiators and two ceiling lights. Charming staircase with reclaimed hardwood balustrade steps, together with decorative wrought iron balustrading rising to first floor level. Wall mounted heating thermostat, electrical consumer unit set at ceiling height. Telephone point. Traditional painted timber door to the:-

KITCHEN

Another bright and light room with an array of glazing to the rear elevation, including single glazed Crittal window, part glazed rear entrance door, a fixed single pane window and Velux within roof pitch. A contemporary fitted kitchen includes a number of white gloss drawer units, brush stone-effect worksurface, inset stainless steel sink with drainer and mixer tap and contemporary tiled splashback at mid-point. Wall mounted timber shelving. Quality contemporary floor tiling. Fitted appliances to include eco-electric oven and matching four-ring ceramic hob set over. Deep recess providing space and plumbing for white goods, including dishwasher and tall fridge/freezer. Ceiling light, extractor fan, radiator. Opening leading into a 'utility area' providing space and plumbing for washing machine, together with open shelving set over. Panelled door opening into:-

BATHROOM

Step down into, a dual aspect and bright bathroom with continuation of quality and contemporary floor tiling, together with stylish sanitary ware incorporating curved and deep bath with brass mixer tap, shower head attachment and mains-powered shower. Low flush WC and vanity unit with sink, mixer tap and tiled splashback. Heated towel rail, two obscure glazed casement windows, extractor fan, ceiling light and contemporary metro tiling to two walls.

FIRST FLOOR

LANDING

High ceiling with two ceiling lights, painted timber floorboards and tall twelve pane sash window providing an elevated view over neighbouring rooftops of the properties of Killigrew Street. Painted timber doors giving access to bedrooms one and two.

BEDROOM ONE

A well proportioned room, providing a sense of elevation, degree of warmth and incredibly bright, with three twelve pane sash windows to the front and side elevations with views across rooftops of Falmouth town and to the side elevation, river glimpses with the fields of Trefusis Headland set to the distance and Flushing village. Loft hatch, ceiling lights, radiator, exposed and painted floorboards and useful high level cupboards.

BEDROOM TWO

Once again, well proportioned and a double bedroom, with recessed twelve pane sash window to the front elevation providing much light. Painted and exposed timber floorboards, radiator, ceiling light.

THE EXTERIOR

REAR COURTYARD

Walled and enclosed, a bijoux space, laid to stone chippings, providing space enough for a small table and chairs, yet offering much sunlight, with a sunny southerly aspect. Exterior water tap and timber side gate leading onto a useful passageway, linking Killigrew Street and Park Hill, formerly known as Hawkins Way. Further timber door leading to a 'GARDEN STORE', housing the gas combination providing domestic hot water and central heating, also offering useful storage space.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Freehold.

VIEWING

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



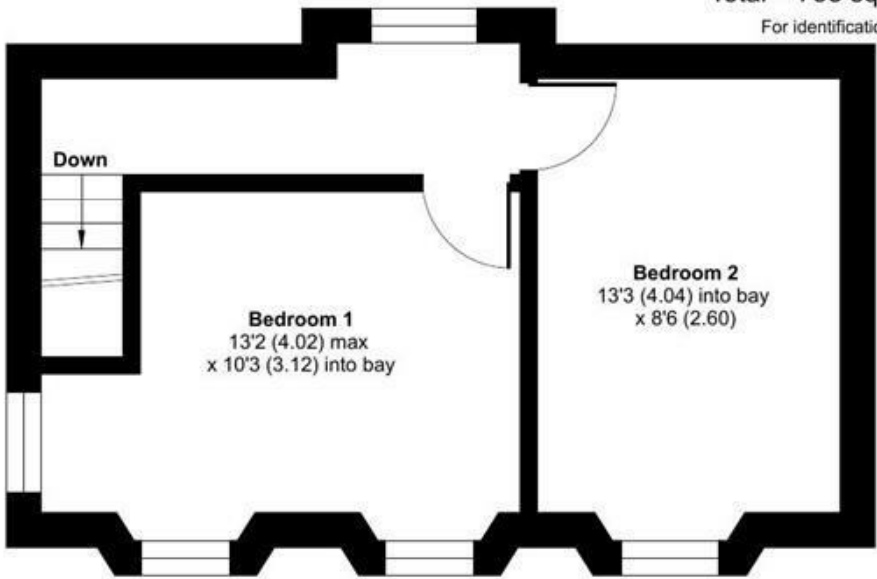
Raleigh Place, Falmouth, TR11

Approximate Area = 727 sq ft / 67.5 sq m

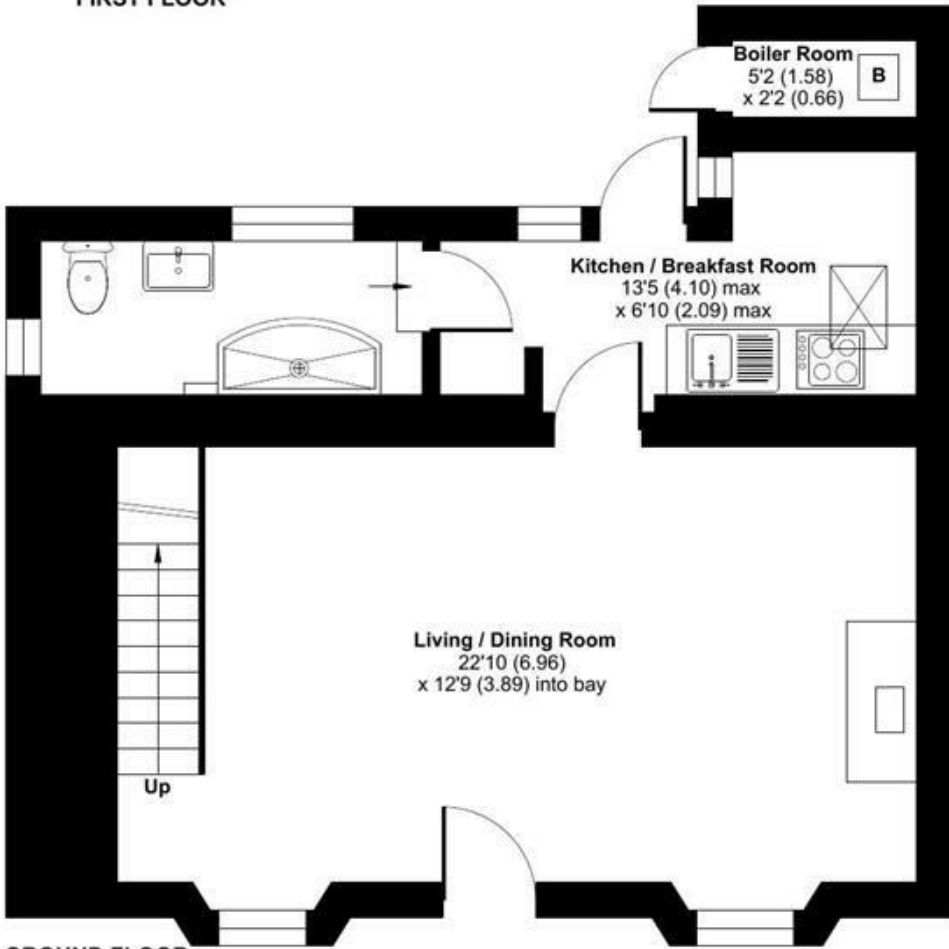
Outbuilding = 11 sq ft / 1 sq m

Total = 738 sq ft / 68.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1516788