



Heather & Lay

The local property experts

12 WOODLANE FALMOUTH TR11 4RF

A beautifully presented Victorian townhouse in one of Falmouth's most sought-after residential addresses. Offering versatile accommodation over three floors, this elegant period home features a stunning open-plan kitchen/dining room, a garden studio, landscaped private gardens, elevated views towards Falmouth Bay and a flexible guest suite with income potential, all within a short walk of the town centre, harbourside and beaches.



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FALMOUTH HIGH STREET	0.5 MILES
EVENTS SQUARE FALMOUTH	0.4 MILES
FALMOUTH SEAFRONT	0.6 MILES
TRURO	11.5 MILES
NEWQUAY AIRPORT	30 MILES

- Beautiful Victorian townhouse in a highly regarded Woodlane address
- Four bedrooms arranged over three spacious floors
- Elegant sitting room with bay window and a wood-burning stove
- Contemporary open-plan kitchen/dining room opening onto the garden
- Stylish family bathroom, two shower rooms and separate cloakroom/WC
- Wonderful mature and private, landscaped gardens
- Insulated garden studio ideal as a home office or creative space
- Potential to create a self-contained one-bedroom annex, ideal for generating rental income or accommodating multigenerational living.
- Moments from the town centre, seafront, beaches and woodland walks



THE PROPERTY

Occupying an enviable position along one of Falmouth's most prestigious and tree-lined terraces, just a short stroll from the vibrant town centre, picturesque harbourside, seafront and beaches, 12 Woodlane is an exceptionally handsome Victorian townhouse of considerable charm and character. Beautifully presented throughout, the property effortlessly combines elegant period features with thoughtfully updated interiors, creating a welcoming family home that is both timeless and practical.

Set behind a surprisingly deep and wonderfully private front garden, screened from Woodlane by mature hedging and established planting, the property enjoys a peaceful setting rarely found so close to the heart of the town. Beyond its attractive painted façade, the accommodation extends over three floors, offering versatile and beautifully proportioned living spaces filled with natural light.

The welcoming entrance hall immediately showcases the home's impressive proportions and period character, leading to an impressive dual-aspect sitting room where a striking walk-in bay sash window, high ceilings and a wood-burning stove create an elegant yet comfortable space in which to relax. To the rear of the property, and currently accessed independently from the charming rear courtyard, is a superb guest suite comprising a spacious fourth bedroom, shower room and utility area. Offering exceptional versatility, this self-contained space is ideally suited to multigenerational living, independent guest accommodation or the potential to generate a supplementary income through holiday or long-term letting. Should a purchaser wish, the original internal access could be reinstated, seamlessly reconnecting the accommodation with the main house.

To the first floor, the current owners have thoughtfully reconfigured the accommodation to create a stunning open-plan kitchen, dining and breakfast room, occupying what were formerly bedrooms and taking full advantage of the property's elevated position. Beautifully appointed with contemporary cabinetry, generous work surfaces and quality integrated appliances, this exceptional space forms the true heart of the home. Bathed in natural light from a striking modern bay window to the side elevation, two Velux rooflights and full-height patio doors opening onto the rear garden, it provides a wonderful setting for everyday family life, entertaining guests or simply relaxing while enjoying the seamless connection between the house and garden.

Arranged over the upper floors are three versatile bedrooms, including a superb principal bedroom enjoying attractive views towards Falmouth Bay through a beautiful bay window, whilst the upper floor enjoys far-reaching sea views. The accommodation is complemented by an en-suite shower room and a beautifully appointed family bathroom, all finished to an excellent standard.

Outside, the property continues to impress with a beautifully landscaped rear garden, thoughtfully designed to create a wonderfully private and tranquil retreat. A series of attractive slate terraces provide idyllic spaces for outdoor dining and entertaining, surrounded by mature shrubs, established planting and colourful borders that ensure year-round interest. Taking centre stage is a magnificent, mature bay tree, adding both character and a striking focal point to this enchanting garden.

A particular highlight is the superb, detached garden studio, beautifully renovated by the current owners with a contemporary flat roof incorporating a generous skylight, allowing natural light to flood the interior. Fully insulated and connected with electricity, this bright and versatile space is perfectly suited as a home office, artist's studio, gym or peaceful retreat, offering valuable additional accommodation to complement modern lifestyles. Completing the outside space is a useful outbuilding providing excellent storage, together with pedestrian access to both Florence Place and Minnie Place, enhancing the practicality and convenience of this exceptional home.

Combining elegant Victorian architecture, generous family accommodation, beautifully landscaped gardens and an outstanding location within one of Falmouth's most sought-after residential addresses, 12 Woodlane presents a rare opportunity to acquire a distinguished period home offering character, versatility and modern living in equal measure.

THE LOCATION

Woodlane is widely regarded as one of Falmouth's most prestigious and sought-after residential addresses, enviably positioned just a short stroll from the vibrant town centre, picturesque harbourside and stunning seafront.

Renowned for its handsome period homes and tree-lined setting, the location offers the perfect balance between coastal living and everyday convenience. Within walking distance is an excellent selection of independent cafés, award-winning restaurants, galleries, boutique shops and the popular Events Square, while the nearby beaches of Gyllyngvase and Castle Beach provide the perfect setting for swimming, paddleboarding, sailing and scenic coastal walks. Historic Pendennis Castle, beautiful subtropical gardens and the Southwest Coast Path are all close at hand, offering some of Cornwall's finest outdoor spaces.

Excellent primary and secondary schooling, the University campus, marinas and rail links are all within easy reach, making Woodlane an exceptional location for families, professionals and those seeking a permanent home by the coast. Combining convenience, heritage and a unique maritime setting, this is a location that offers an outstanding quality of life and one of Falmouth's most desirable lifestyles.















STUDIO OFFICE / GARDEN ROOM

A particular highlight of the property is the superb, detached garden studio, thoughtfully renovated by the current owners to create a versatile and contemporary retreat. Designed with a modern flat roof incorporating a generous skylight, the space is flooded with natural light throughout the day, creating a bright and uplifting environment.

Fully insulated and connected with electricity, the studio provides comfortable year-round use and is perfectly suited as a home office, creative studio, fitness room or hobby space. Equally, it offers a wonderful place simply to unwind and enjoy the peaceful surroundings of the garden, making it an invaluable extension of the home's living accommodation.

ANNEX POTENTIAL

The rear ground floor accommodation offers excellent potential for use as a self-contained one-bedroom bedsit or annex, ideal for generating rental income or providing flexible accommodation for multigenerational living. Access is via the garden, with steps leading to a private entrance. The accommodation comprises the property's fourth bedroom, a kitchenette, and a shower room. Should you wish to reintegrate this space into the main house, there is the option to reopen the internal doorway, providing direct access to the entrance hallway.



FRONT GARDEN

Approached via a pedestrian pathway, the property enjoys a wonderfully private and enclosed front garden, beautifully screened by mature hedging that creates a peaceful retreat from both Woodlane and the surrounding footpath. Predominantly laid to lawn with established planting and well-defined borders, the garden offers an attractive outlook from the house whilst providing a secure and tranquil space to relax. An original outbuilding provides useful external storage for gardening equipment, bicycles or outdoor furniture, further enhancing the practicality of this charming outside space.

REAR GARDEN

The rear garden is a particular feature of the property, enjoying a wonderfully private and mature setting with established trees, shrubs and flowering borders creating a peaceful oasis in the heart of town. A series of attractive seating terraces provide ideal spaces for outdoor dining and entertaining, while winding pathways lead through the landscaped gardens to the superb, detached garden studio. The garden has been thoughtfully designed to offer colour, texture and interest throughout the seasons, making it equally suited to relaxation or family enjoyment. Outbuilding to the top of the garden, boarded by stone walls and fencing with a rear access lane leading up to Minnie Place and Florence Place.

ON STREET PARKING

Residential parking is available directly to the front of the property on Woodlane, while the rear garden benefits from convenient pedestrian access via a rear lane leading to both Minnie Place and Florence Place, providing excellent practicality and ease of access.

SERVICES: Mains electricity, gas & water & drainage

COUNCIL TAX: E

EPC: D





GROUND FLOOR
757 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
868 sq.ft. (80.7 sq.m.) approx.



2ND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1996 sq.ft. (185.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly; the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.

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