



8 Arwenack Street, Falmouth, TR11 3JA

£375,000

On the instructions of executors: a charming and highly characterful Grade II Listed town house, situated in the 'heart' of Falmouth with, to the front, elevated views over Arwenack and Church streets to the Church of King Charles the Martyr and, to the rear, over the constant marine activity within Falmouth Harbour from the picturesque village of Flushing to the deep sailing waters of the Carrick Roads and shoreline of The Roseland peninsula. Intriguingly arranged over 4 storeys, providing highly versatile 3/4 bedroom accommodation with rear harbour-facing terraces and the additional benefit of rental income from a former ground floor office, now let on a 7-year lease to a neighbouring gallery. A thoroughly charming in-town home, for sale for the first time in approximately 40 years, early viewing unhesitatingly recommended.

Key Features

- Thoroughly charming in-town house
- Highly versatile accommodation
- Harbour-facing terraces
- Grade II Listed
- Panoramic harbour views
- 3/4 bedrooms
- Immediate vacant possession
- EPC exempt



THE PROPERTY

8 Arwenack Street was the subject of a comprehensive and thorough programme of refurbishment works approximately forty years ago which helped recreate an intriguing and highly characterful in-town home, Grade II Listed, with the exceptionally pretty front elevation enhanced by small pane sash windows and with, quite unexpectedly from a roadside glance, magnificent and ever-changing views over the constant marine activity within Falmouth Harbour, which become increasingly panoramic the higher one continues in this elegant four storey building.

Formerly occupied by the highly regarded estate agent, Ruth Jones, the ground floor, Arwenack Street-facing room, is now leased to the neighbouring 'Beside the Wave Gallery' who, at the end of 2025, entered into a new seven-year lease with a passing rental of £7,600 per annum. An internal connecting door from the entrance hall to Number 8 remains but this is of course now secure, and it is difficult to imagine a more attractive and 'clean' tenancy arrangement which will provide the future owner with a not insubstantial income.

A secure gate to the side of the property enters onto 'Gallery Ope' off which an original panelled door opens into the ground floor of Number 8, with a highly adaptable ground floor (fourth) bedroom, study or second sitting room, opening directly onto an extensive harbour-facing terrace with galvanised balustrading. On the lower ground floor, there is an exceptionally deep, split level kitchen and dining room, with stable door returning onto the opeway which continues onto a rear courtyard-style terrace with store, ideal for garden implements and boating equipment etc. Also on the lower ground floor is a large utility room, off which there is an arched wet room/WC, as well as an intriguing under-pavement recess, ideal for additional storage.

Upstairs, on the first floor, a landing leads to one double harbour-facing bedroom and to a delightful lounge, with fireplace and small pane sash window to the front elevation with elevated views over Arwenack and Church streets to the Church of King Charles the Martyr. On the top floor, a further landing leads to two further bedrooms and the bathroom/WC with three-piece suite.

In our opinion, 8 Arwenack Street provides in-town living at its best, with the charm and character of this lovely building complemented by the exceptional views from the rear, outside sitting areas, supplementary income and with all Falmouth town has to offer 'on the doorstep'. An early viewing is therefore unhesitatingly recommended by the vendor's Sole Agent.

THE ACCOMMODATION COMPRISES

From Arwenack Street, a gated opeway - 'Gallery Ope' - leads to the side entrance to Number 8 and continues to the rear of the property, beyond which there is access to one other building, Number 7a.

ENTRANCE HALL

Panelled door from Gallery Ope. Internal panelled door to 'Beside The Wave' gallery (now locked). Part glazed panelled door opening into the:-

GROUND FLOOR LIVING ROOM/BEDROOM FOUR

Moulded ceiling cornice, tall shelved cupboard, radiator, night storage heater, double casement doors opening onto the:-

REAR TERRACE

Galvanised balustrading, providing an outside sitting/entertaining area enjoying the fabulous views over the inner harbour and marina to the port area, Trefusis Headland, deep sailing waters of the Carrick Roads, shoreline of The Roseland peninsula and, to the west, the picturesque village of Flushing.

LOWER GROUND FLOOR

KITCHEN

Gas fired Aga with shelving to either side, small tile splashback and broad illuminated extractor canopy over. Built-in wall shelving and cupboards, twin bowl sink unit with mixer tap in tiled recess with further open fronted shelving below. Small high level window to the side elevation, under-stair storage, further tiled alcove with marble shelf. Broad archway and step to the:-

DINING AREA

Terrazzo tiled flooring, stable-type door to the side elevation, double casement windows overlooking the rear courtyard to the harbour beyond. Night storage heater.

UTILITY ROOM

Ceramic butler-style sink with hot and cold water, plumbing for washing machine, fitted wall shelving, cupboard housing hot water cylinder with immersion heater. Electrical fuses and meters, broad door with opening casement windows to useful under-pavement storage area with water stop cock.

WET ROOM

Fully tiled arched ceiling and walls, low flush WC, wall mounted wash hand basin and mains-powered shower. Extractor fan.

FIRST FLOOR

Turning staircase rising from the entrance hall.

LANDING

Turning staircase continuing to the second floor, traditional panelled doors to the lounge and bedroom one, as well as to:-

WALK-IN CLOSET

Corner wash hand basin, fitted shelving.

LOUNGE

A charming room with small pane sash window to the front elevation enjoying a lovely, elevated view over the junctions of Arwenack Street and Church Street with the steps leading to the parish church. Moulded ceiling cornice. Telephone, TV and internet sockets. Traditional Victorian raised hearth fireplace with timber surround.

BEDROOM TWO

Sash window to the rear elevation enjoying beautiful views over the harbour to Flushing, Trefusis Point and the constant marine activity within the marina, port area and deep sailing

waters of the Carrick Roads beyond. Traditional bedroom fireplace with raised hearth, built-in cupboard with shelving, further cupboard with sliding glazed doors.

SECOND FLOOR

LANDING

Velux roof light providing much natural light, access to over-head loft storage area, panelled door to built-in linen cupboard with slatted shelving.

BEDROOM ONE

A delightful room, most attractively decorated and with feature small pane window to the front elevation, again enjoying the elevated outlook over Arwenack and Church Street to the parish church. Traditional bedroom fireplace with timber surround, full height built-in wardrobe with hanging rail and shelf.

BEDROOM THREE

A charming single room with sash window to the rear elevation enjoying the fascinating, panoramic and ever-changing harbour views to Flushing, Trefusis Point and the shoreline of The Roseland peninsula. Shelved alcove with cupboard under, fitted wardrobe with drawers.

FAMILY BATHROOM

Complementary three-piece suite comprising a low flush WC with concealed cistern, pedestal wash hand basin with tiled splashback and panelled bath with handgrips and antique-style mixer tap with shower attachment. Part tiled walls, towel rail/radiator, sash window to the rear enjoying magnificent harbour views.

THE EXTERIOR

REAR TERRACE

Providing ample space for patio furniture etc, galvanised balustrading, harbour and coastline views.

REAR COURTYARD

Granite paving and steps lead along Gallery Ope to the side of the property, where there is a stable door to the lower ground floor accommodation and gate onto a slate-paved courtyard with raised flower bed and useful store, ideal for garden implements and boating equipment etc.

GENERAL INFORMATION

GROUND FLOOR TENANCY

The former office premises fronting Arwenack Street is let to the neighbouring gallery 'Beside the Wave', who entered into a new seven-year lease at the end of 2025 at a passing rental of £7,600 per annum. Further details of this lease are available from the offices of Laskowski & Company.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone point etc (subject to supplier's regulations). Gas fired Aga with supplementary radiator, night storage heating.

COUNCIL TAX

Band B - 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.

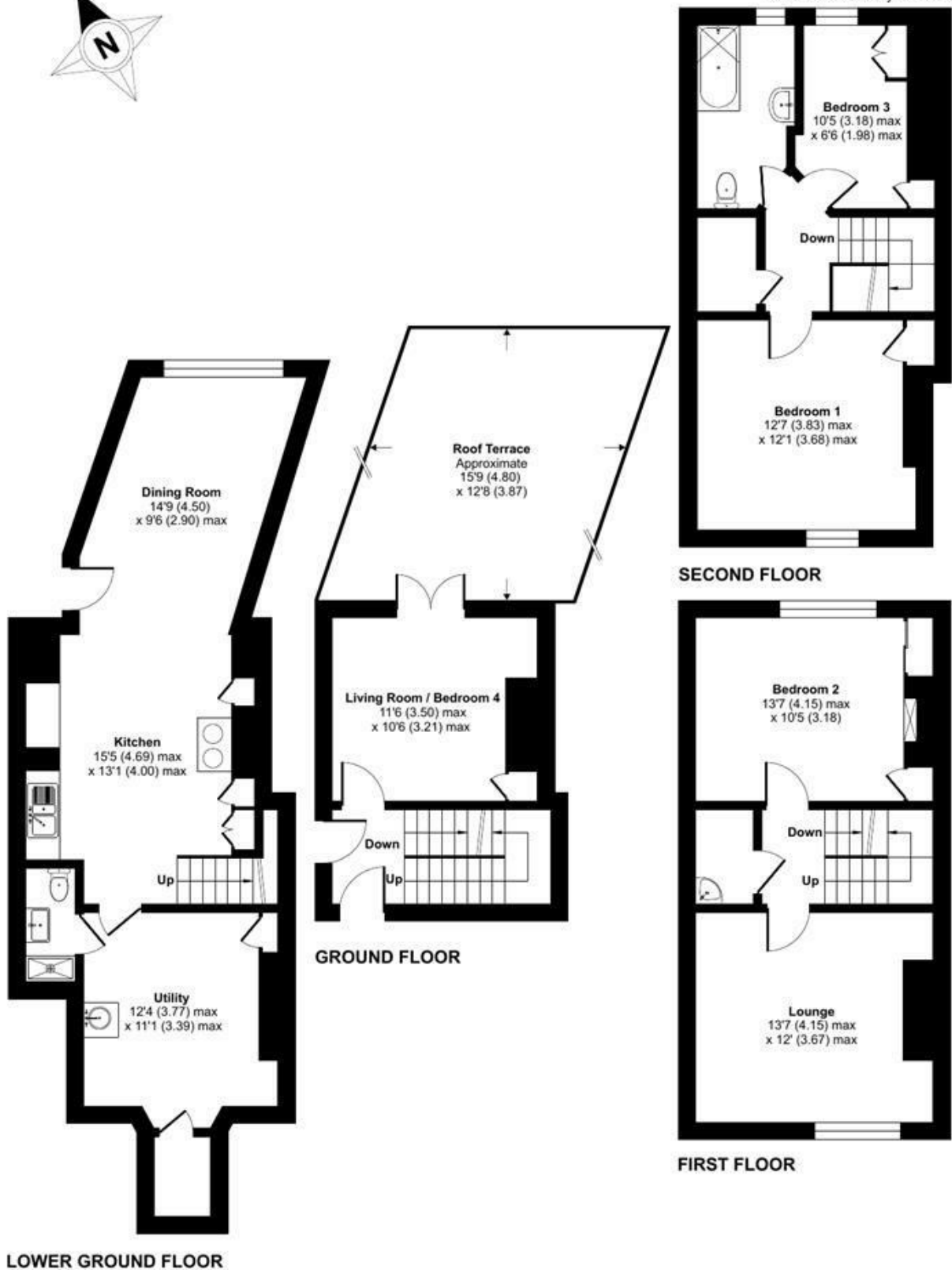


Floor Plan

Arwenack Street, Falmouth, TR11

Approximate Area = 1474 sq ft / 136.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2026. Produced for Laskowski & Company. REF: 1495297