

TOM WILLS

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PERSONAL PROPERTY AGENTS

6 Berkeley Vale

Falmouth, TR11 3PH

£400,000

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6 & 6a Berkeley Vale

Falmouth, TR11 3PH

A double fronted Victorian stone house in the centre of Falmouth, currently arranged as two self-contained apartments under a single freehold title. Having been in the same family ownership for over 100 years, the property retains much of its original character, including a tessellated tiled entrance hall, the Victorian staircase and tall timber sash windows within two storey bay windows. The house stands on a plot measuring 246ft from front to rear, with a walled courtyard and a long garden behind. Modernisation is required, which is reflected in the price, and there is scope to reinstate the property as one substantial house, subject to the necessary consents. Vacant possession will be available from January 2027, with no onward chain.

- Double fronted Victorian stone house in central Falmouth
- Freehold, currently arranged as two self-contained apartments
- Scope to reinstate as a five/six bedroom house, subject to consents
- Original tessellated tiling and Victorian staircase
- Tall timber sash windows within two storey bay windows
- Period entrance with carved fanlight panel and dentil hood
- Broad walled rear courtyard with side access
- Garden 196ft in depth, plot 246ft from front to rear
- Vacant possession from January 2027, no onward chain
- Owned by the same family for over 100 years!

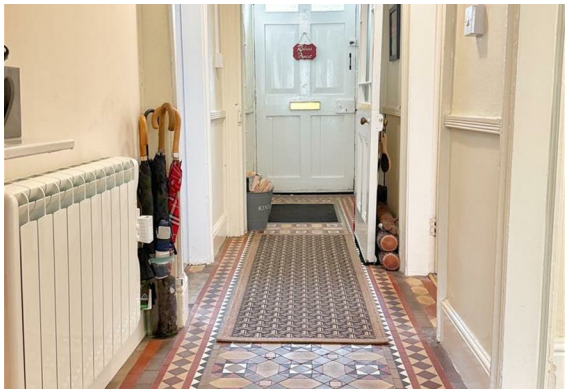
























THE PROPERTY

The house is built of local stone, with a bay window on each side rising through both floors. The front door sits between them, set in an attractive original surround. A small walled garden lies to the front, with a traditional tiled path leading to the door.

Inside, the entrance hall has its original geometric tessellated floor, a dado rail and a glazed fanlight above the inner door, and the Victorian staircase remains in place. The ground floor sitting room and the principal first floor room each enjoy the full width of a bay window, with tall timber sashes and good ceiling heights, and there are two fireplaces within the house. The building is currently arranged as two apartments, the ground floor known as 6 and the first floor as 6a, each with its own entrance, kitchen and bathroom. Both sit within one freehold title, and the layout lends itself to being reopened as a single family house, subject to consents. Heating is electric, and the rear of the house has replacement double glazing.

The property now requires modernisation throughout, giving a buyer the opportunity to update it to their own specification while keeping its period features.

To the rear, a broad walled courtyard provides a sheltered, private space with side access through a gate. Beyond it, the garden extends to 196ft in depth, including the courtyard, rising in stages with paths, lawn and established shrubs, and giving views back over the town's rooftops from the upper section.

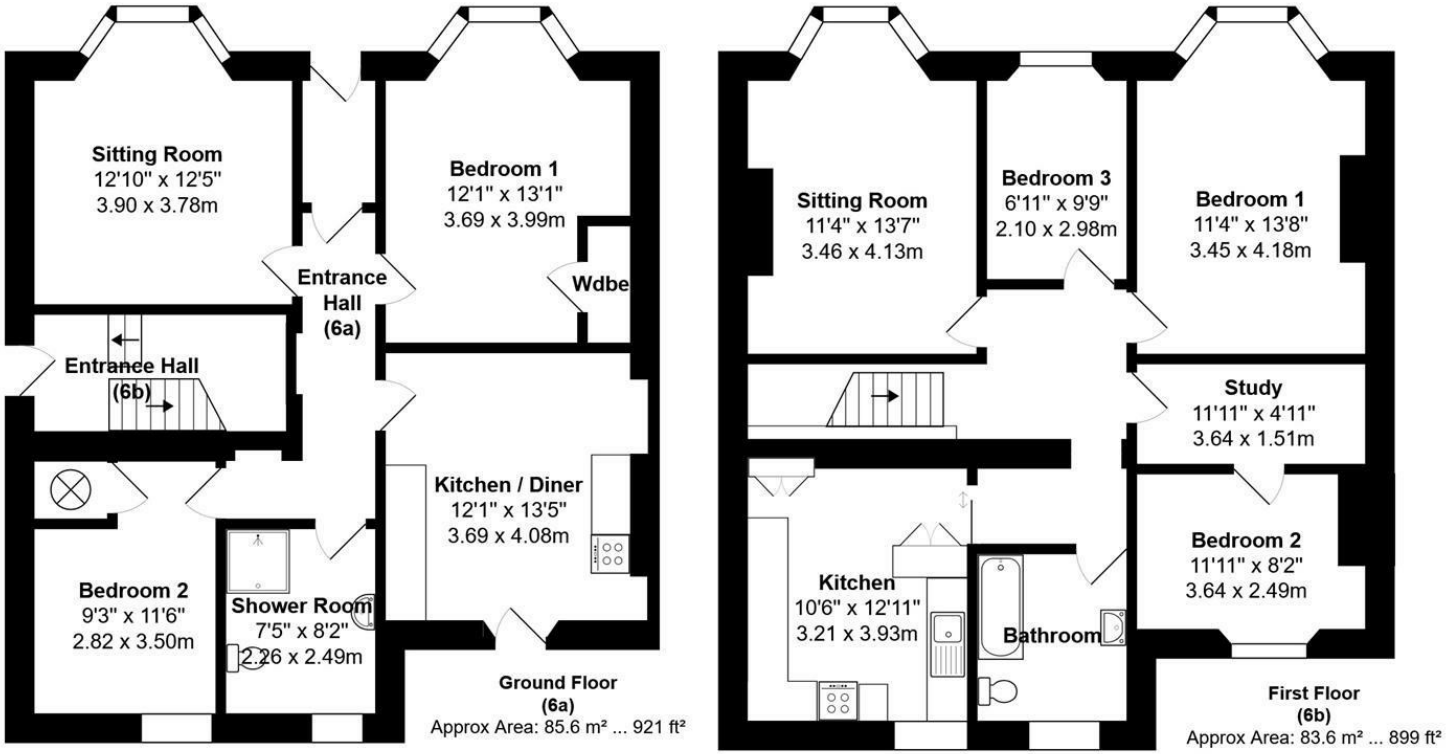
THE LOCATION

Berkeley Vale is a short walk up from The Moor, at the heart of Falmouth, and just below Kimberley Park. The town's main bus station is around one minute walk away. The Phoenix Cinema stands opposite, and the shops, cafés and restaurants of the town centre, along with the harbour and waterfront, are all within easy reach on foot.

ADDITIONAL INFORMATION

Purchasers should note that the property is currently arranged as two apartments, and should take their own advice on Stamp Duty Land Tax.

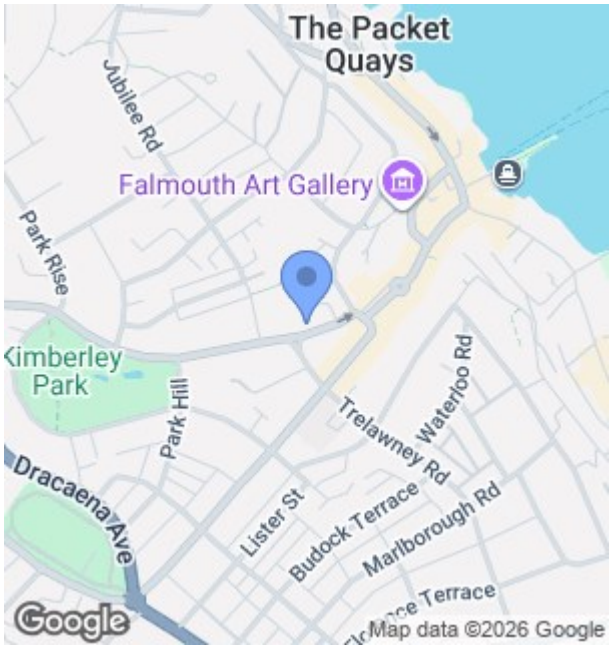
Tenure - Freehold. Possession - Vacant possession from January 2027 with no onward chain.. Services - Mains electricity, water and drainage. Council Tax - Ground Floor Band A, First Floor Band A. EPC rating. Ground Floor 29(F) , First Floor 26 (F). VIEWING ARRANGEMENTS- BY TELEPHONE OR EMAIL APPOINTMENT.



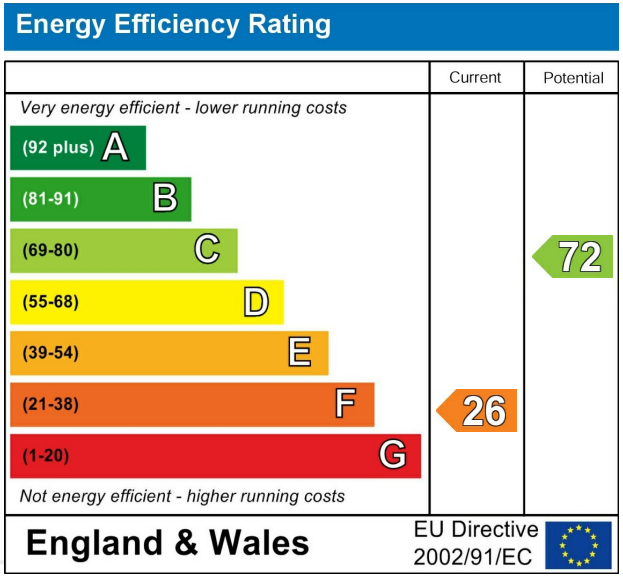
6, Berkeley Vale, Falmouth, TR11 3PH

Total Approx Area: 169.2 m² ... 1821 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Graph



Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.