Laskowski &Co



The Hollies, 16 Lansdowne Road, Falmouth, TR11 4BE

£795,000

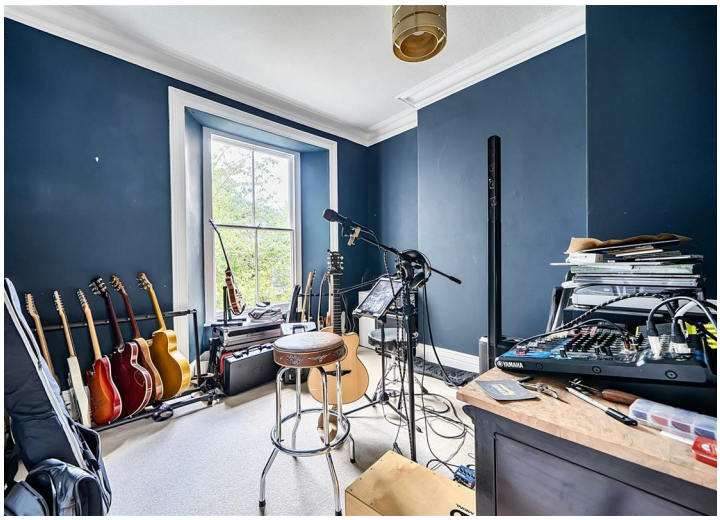
Dating from circa 1870, a beautiful semi-detached Victorian house, providing highly characterful and extremely flexible 4 (possibly 5) bedroom accommodation, arranged over 4 storeys. Situated on this highly popular road, the property is perfectly situated for Events Square, the harbourside and town centre in one direction, and Gyllyngvase, Castle Beach, the seafront and Pendennis Point in the other. Regular rail and bus services are 'on the doorstep'; all-important off-road parking is provided, and front and rear gardens have been attractively landscaped and planted to provide a high degree of privacy with various sitting-out terraces. An early viewing appointment is unhesitatingly recommended to fully appreciate this highly deceptive family home.

Key Features

- Delightful semi-detached Victorian house
- Faultlessly presented and appointed throughout
- 4 (possibly) 5 bedrooms
- Off-road parking and beautifully stocked gardens
- Situated on ever-popular Lansdowne Road
- Arranged over 4 storeys
- Delightful versatile living areas
- EPC rating E











THE PROPERTY

'The Hollies' has been beautifully, comprehensively and most tastefully updated over recent years, with many original character features now supplemented by modern quality fittings and exceptionally tasteful decoration throughout.

High ceilings are complemented by moulded ceiling cornices to some rooms, a reproduction fireplace, bay windows, some with working shutters, tessellated tiled flooring, high skirting boards and, on the ground floor, lovely, exposed, mellow timber flooring. Some windows have been replaced with sympathetic uPVC double glazing, some sash-style, there is a beautifully appointed four-piece family bathroom to the first floor and, on the second floor, there is an adaptable loft room, ideal for continued use as a gym or office etc. A modern gas fired combination boiler provides domestic hot water and central heating and to the lower ground floor, there is a large 'open-plan' dining/sitting room with utility/bar area, walk-in pantry, former independent side access, shower room/WC, and double aspect kitchen which, like the dining area, has double casement doors opening onto the rear gardens.

Brick pavia parking, together with a drop kerb, lies immediately to the front of the house and where gardens have been thoughtfully and tastefully planted. To the rear, well enclosed and sheltered gardens provide sunny sitting-out areas, an al fresco patio with shading apple tree and timber store etc. The rear garden, benefiting from an indemnity insurance when the property was purchased by our clients, is currently reaching the final stages of an adverse possession claim with the Land Registry (June 2026).

THE LOCATION

Lansdowne Road needs little introduction to those familiar with Falmouth, being perfectly situated midway between the harbourside and Events Square, and Gyllyngvase Beach and the seafront. Consequently, all of Falmouth's exceptional amenities are within easy walking distance. The Dell railway halt at the foot of Lansdowne Road provides ready access to the university campus at Tremough and onto the cathedral city of Truro, approximately twelve miles distant. Bus services from The Dell and Avenue and Melvill Roads run regularly to and from the town, which is within easy walking distance in any event, either along tree-lined Arwenack Avenue, or past Events Square, the harbourside and Customs House Quay. In all, one of the best residential roads on which to live in the town.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

Traditional panelled door with brass furnishings and glazed fan light from the front garden. Tessellated tiled flooring, window to the side elevation, coat hooks, part glazed casement door with fan light opening into the:-

RECEPTION HALL

Exposed mellow timber flooring throughout, turning staircase leading to the part galleried first floor landing, under-stair storage area with electrical trip switching, radiator. Turning staircase leading to the lower ground floor.

GROUND FLOOR CLOAKROOM/WC

Attractively appointed with a white two-piece suite comprising a low flush WC and pedestal wash hand basin. Replacement uPVC double glazed window to the side elevation, part timber panelled walls, radiator.

LIVING ROOM

A superbly appointed living room with tall ceiling, moulded cornice and walk-in triple bay sash window to the front, south-facing elevation, with working shutters. Exposed mellow timber flooring throughout, radiator, tall skirtings, fireplace with raised slate hearth and inset real flame gas fire (gas has been disconnected and therefore not in operation). TV aerial lead.

STUDY/MUSIC ROOM (POSSIBLE BEDROOM FIVE)

An extremely adaptable second reception room with tall sash window to the rear elevation and tall ceiling with part moulding. Radiator.

GROUND FLOOR BEDROOM (FOUR)

A charming double aspect room with replacement uPVC double glazed sash-style window to the rear elevation and obscure double glazed window to the side. Radiator, moulded ceiling cornice, wash hand basin with tiled splashback and fully tiled shower cubicle with Mira instant shower.

LOWER GROUND FLOOR

DINING ROOM

Twin casement doors opening onto a rear terrace and gardens. Turning staircase from the reception hall with shelving at mid point and storage under. TV aerial lead, radiator, high level cupboard housing electrical trip switching, utility/bar area with high level obscure glazed window to the side elevation, fitted bar/work bench with space for tumble dryer. Inset downlighters.

SIDE LOBBY

Former (independent) access to the exterior, now a walk-in pantry with fitted wall shelving, ceramic flooring and window to the side elevation.

CLOAKS/SHOWER ROOM

White three-piece suite comprising a low flush WC, pedestal wash hand basin and shower cubicle with glazed curved screen and Mira instant shower. Part ceramic tiled walls, ceramic tiled flooring, replacement uPVC double glazed window to the side elevation, inset downlighters.

KITCHEN

Another double aspect room with replacement uPVC double glazed sash-style window to the side elevation and twin casement doors overlooking and opening directly onto the attractively stocked and sheltered rear gardens. Comprehensive range of fitted wall and base units with round-edged worksurfaces between with inset ceramic sink unit with cutlery drainer and flexible mixer tap. Recesses with plumbing for dishwasher and washing machine. Wall cupboards including plate rack. Four-ring gas hob with stainless steel illuminated extractor canopy over and Hotpoint oven and grill below. Space for tall fridge/freezer, radiator.

FIRST FLOOR













SPLIT-LEVEL LANDING
Twin casement doors to the side elevation opening onto a broad and sunny balcony with decking and galvanised balustrading. Radiator, staircase rising to the second floor loft room, mid landing leading to:-

BEDROOM TWO
Another light double aspect room with replacement uPVC double glazed sash-style windows to the front and side elevations. Radiator, inset downlighters, fitted double wardrobe and separate boiler/linen cupboard housing a Worcester gas fired combination boiler providing domestic hot water and central heating.

BEDROOM THREE
Triple bay sash window to the side elevation, again providing much natural light. Panelled reveals, moulded ceiling cornice, inset downlighters, radiator.

BEDROOM ONE
Replacement uPVC double glazed sash-style window to the front elevation enjoying an elevated outlook over Lansdowne Road. Traditional Victorian bedroom fireplace, inset downlighters, under-stair storage cupboard.

DRESSING ROOM/LOBBY
Radiator, space for freestanding and fitted furniture if required.

FAMILY BATH/SHOWER ROOM
Superbly appointed with a high quality white four-piece suite comprising a 'traditional' high flush WC, panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap set in vanity unit, walk-in fully tiled shower cubicle with curved screen and twin head shower. Further metro tiling, towel rail/radiator, sash window to the rear elevation.

SECOND FLOOR

LOFT ROOM
Open staircase rising from the first floor landing, exposed ceiling beams, Velux roof lights to both front and rear elevations, the latter with glimpses of the harbour. An extremely light and versatile room, ideal for continued use as a gym or study etc, with multiple access to extensive eaves storage areas.

THE EXTERIOR

FRONT GARDEN
Number 16 is set back from the roadside with twin gateposts opening onto a tiled threshold with granite steps and broad brick pathway leading to the front entrance door with courtesy lighting and ivy clad arch and pedestrian gate to the rear garden. Brick and 'rope' edged borders, stocked with bay trees, a palm and wisteria etc, with lavender and rose bed leading to a brick terrace with lawn and dracaena palm.

PARKING AREA
Brick-paved, block retaining walls to three sides, agapantha stocked border, with a drop kerb providing an additional on-road space if required.

REAR GARDEN
Ivy covered arch and pedestrian gate from the front door with granite steps leading to a side sitting/storage area with exterior lighting and high stone wall to the lower boundary. Pathway continuing to the rear of the house with double doors from the kitchen and dining room, further courtesy lighting, raised granite planters and edged borders containing numerous mature plants including holly, hydrangea and palm, etc. The remaining garden area benefits from an indemnity insurance and has been attractively landscaped to provide a level lawn, gravelled paths, shaded patio with over-hanging apple tree, and privacy ensuring rear boundary with timber fencing and bamboo. Timber garden store, ideal for bike and implement storage etc. This area of garden is subject to the adverse possession claim through the Land Registry - June 2026.

GENERAL INFORMATION

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

COUNCIL TAX
Band C - Cornwall Council.

TENURE
Freehold.

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

DIRECTIONAL NOTE
From Event Square, walk in the direction of the seafront and Gyllyngvase Beach. Turn right onto Avenue Road and walk past The Dell car park and railway station on the right. Immediately after the railway bridge, still on Avenue Road, turn left onto Lansdowne Road and 'The Hollies' is the second property on the left.







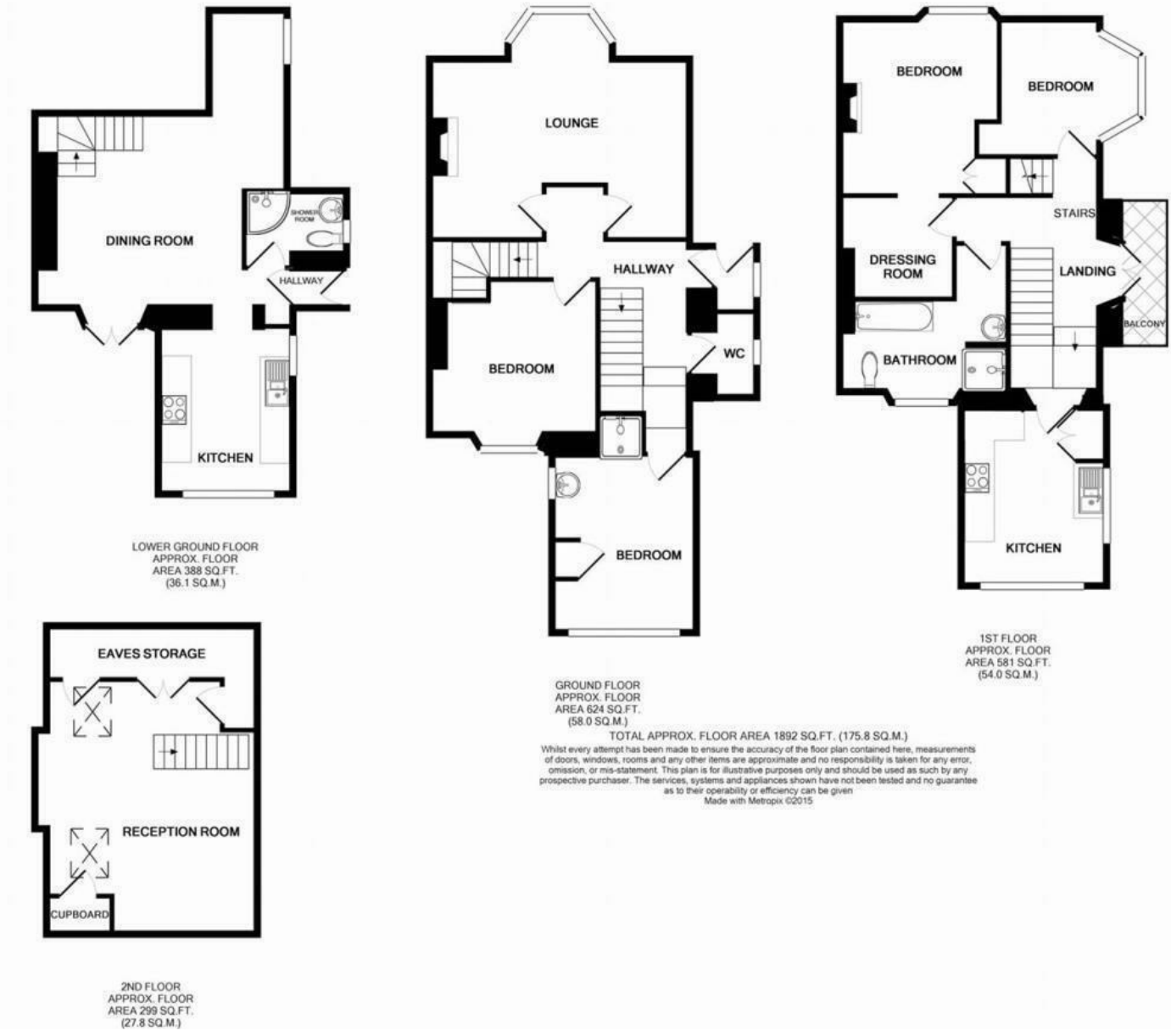








Floor Plan


DINING ROOM
SHOWER ROOM
HALLWAY
KITCHEN
LOWER GROUND FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.1 SQ.M.)
LOUNGE
HALLWAY
BEDROOM
WC
BEDROOM
GROUND FLOOR
APPROX. FLOOR
AREA 624 SQ.FT.
(58.0 SQ.M.)
BEDROOM
BEDROOM
STAIRS
DRESSING ROOM
LANDING
BALCONY
BATHROOM
KITCHEN
1ST FLOOR
APPROX. FLOOR
AREA 581 SQ.FT.
(54.0 SQ.M.)
EAVES STORAGE
RECEPTION ROOM
CUPBOARD
2ND FLOOR
APPROX. FLOOR
AREA 299 SQ.FT.
(27.8 SQ.M.)
TOTAL APPROX. FLOOR AREA 1892 SQ.FT. (175.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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