



Winsford  
9 Boscawen Road | Falmouth | Cornwall | TR11 4EN

 FINE & COUNTRY

# STEP INSIDE

## Winsford

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**An architecturally significant coastal residence on one of Falmouth's most prestigious roads, enjoying exceptional views, substantial gardens, and remarkable lifestyle versatility.**

Occupying a privileged position along the highly sought-after Boscawen Road, Winsford is a distinguished detached residence of considerable architectural pedigree, originally designed by the renowned Cornish architect Alfred Cornelius. Set within beautifully mature and exceptionally generous grounds, this remarkable home enjoys elevated coastal views, abundant privacy, and immediate access to one of Falmouth's most desirable lifestyle settings, just moments from Gyllyngvase Beach and the Southwest Coast Path. Combining elegant period character with substantial and highly versatile accommodation, Winsford presents a rare opportunity to acquire a landmark coastal home within one of Cornwall's most coveted residential locations.

### **The property**

The property offers an impressive arrangement of beautifully proportioned accommodation, extending across a flexible layout ideally suited to both family living and entertaining. Throughout the home, windows frame the surrounding greenery and coastal outlook, drawing natural light deep into the interior spaces and creating a wonderful sense of connection to the setting beyond.

The principal reception rooms possess a timeless elegance, balancing character and practicality while offering excellent versatility depending on the needs of the next owner. A beautifully proportioned sitting room and adjoining snug both benefit from open fireplaces, creating an atmosphere that feels equally suited to quiet evenings as much as larger social gatherings. The sitting room in particular enjoys a wonderful quality of natural light, enhanced not only by the large window framing the surrounding coastal outlook, but also by an elegant south facing side-aspect bay window that floods the room with sunlight throughout the day. Together, these features create a space that feels both refined and deeply connected to the home's exceptional setting.

The kitchen and living areas form the social heart of the home, with clear opportunities for further enhancement or reconfiguration should a purchaser wish to create a more contemporary environment. The overall layout provides a rare degree of flexibility, allowing the property to adapt effortlessly to changing family requirements. Across the home, five generous bedrooms provide substantial accommodation for both family and guests alike. The principal suite enjoys particularly appealing proportions alongside elevated views and an abundance of natural light, creating a peaceful and highly private retreat within the home.

Importantly, the current configuration also presents excellent potential for multi-generational living, guest accommodation, or income generation, subject to any necessary consents. This versatility further enhances the long-term appeal of a property that already offers such a compelling combination of character, scale, and location.

Winsford represents a rare opportunity to acquire a home of genuine architectural significance









# STEP OUTSIDE

## Winsford

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### The gardens

The grounds are a defining feature of Winsford, extending to an exceptionally generous plot for such a prime coastal setting. Beautifully established and carefully maintained, the plantsman's gardens create a wonderful sense of privacy and tranquillity, with mature planting, expansive lawns, and a variety of seating areas positioned to enjoy both the surrounding greenery and coastal outlook.

The scale of the grounds is increasingly rare to find so close to Falmouth's coastline and town centre, providing an environment that feels peaceful and secluded while remaining moments from the beach and waterfront beyond.

Throughout the gardens, there is a strong sense of permanence and maturity, with the landscape complementing the architectural character of the house beautifully. The combination of space, privacy, and proximity to the coastline creates an exceptional lifestyle offering that few properties are able to replicate.

The property also benefits from a substantial garage providing ample space for a vehicle and storage

### The views

From various points throughout the property and gardens, Winsford enjoys beautiful coastal views stretching across the surrounding coastline and out towards the sea, with views encompassing Pendennis Point, the historic Pendennis Castle and St Anthony's Lighthouse beyond. These ever-changing outlooks provide a constant reminder of the home's exceptional coastal setting, further enhancing the strong connection between the property, its gardens, and the landscape that surrounds it.

### Location

Boscawen Road is widely regarded as one of Falmouth's premier residential addresses, renowned for its elegant coastal homes, immediate access to the seafront, and close proximity to the town's highly regarded beaches and sailing waters.

Gyllyngvase Beach is just a short walk away, alongside the South West Coast Path, offering exceptional opportunities for swimming, paddleboarding, coastal walks, and enjoying the natural beauty of the surrounding coastline.

Falmouth itself remains one of Cornwall's most vibrant and desirable coastal towns, celebrated for its maritime heritage, independent boutiques, renowned restaurants, galleries, and thriving waterfront atmosphere. It was named the overall UK winner in the Sunday Times best places to live and remains a frequent fixture on the regional Southwest list. The town also offers excellent sailing facilities, a number of highly regarded schools, and strong transport connections, including a direct rail link to London Paddington via Truro.





# INFORMATION

## Winsford

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### Cornwall

Cornwall, on England's southwestern coast, is a region of breathtaking natural beauty, famed for its dramatic cliffs, golden beaches, and turquoise waters. Its coastline stretches for over 400 miles, offering everything from world-class surfing at Fistral Beach in Newquay to peaceful, picturesque coves like Kynance and Porthcurno. Beyond the beaches, Cornwall is rich in heritage and charm, with historic fishing villages such as St Ives and Padstow, the iconic St Michael's Mount, and attractions like the Eden Project. Despite its coastal seclusion, Cornwall is well connected via the A30 trunk road, regular mainline train services to London, and flights from Newquay Airport, making it both a sought-after destination and a practical place to call home.

### Services

Mains water, electricity, drainage and gas.  
Freehold tenure.  
Council tax band F.  
EPC - D65.

### What 3 words

pays.list.towers

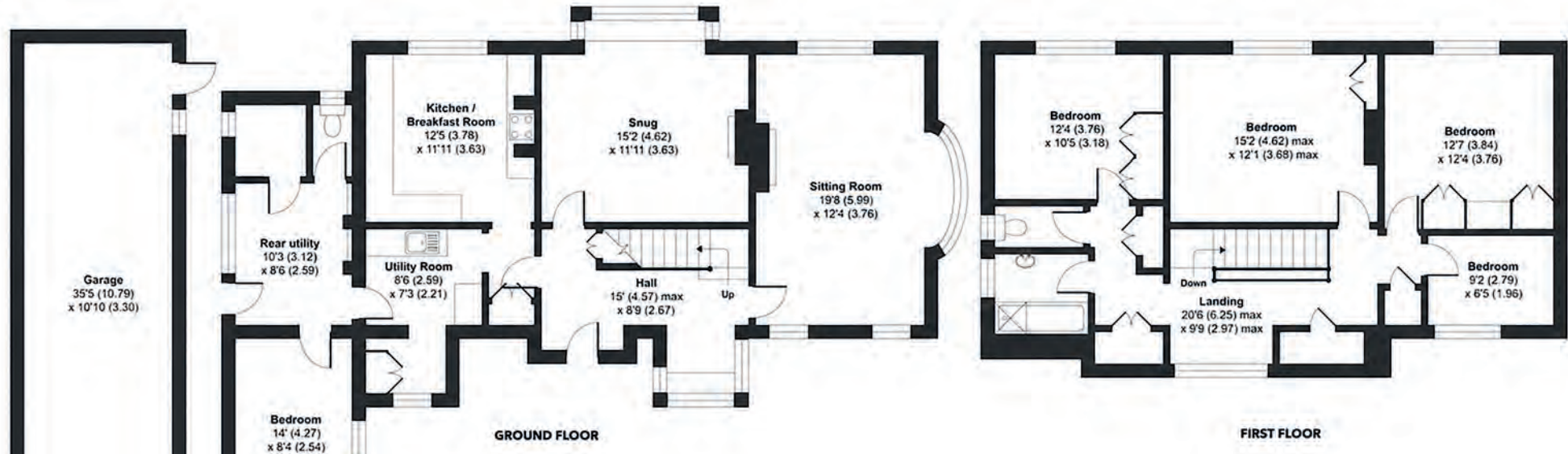
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# Winsford, 9, Boscawen Road, Falmouth



Gross Internal Area: 2054 sq.ft. (190.8 sq.m.)  
 Plus Garage: 384 sq.ft. (35.6 sq.m.)  
 Total: 2438 sq.ft. (226.4 sq.m.)



For Information Purposes. Dimensions are Approximate. Not to Scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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