



2 Cambridge Place, Falmouth, TR11 4QR

£1,295,000

An outstanding Grade II Listed double-fronted Georgian townhouse, occupying an enviable position within one of Falmouth's most handsome and architecturally significant terraces. Arranged over 3 glorious levels, thoughtfully styled with deep, elegant tones that enhance the character and atmosphere of the house, this beautifully balanced property offers over 3,000 sq ft of superbly curated interiors, boasting sizeable 5 bedroom (2 with luxuriously appointed en-suite facilities), 3 reception room accommodation, together with a contemporary kitchen/family room at the rear, incorporating a high quality kitchen and glazed ceiling and doors allowing access onto the paved rear courtyard garden; a detached double garage with solar panelling and battery storage, providing desirable eco credentials; use of the residents gardens opposite; and a recent loft conversion showcasing exceptional craftsmanship, with an array of quality built-in cabinetry, dressing area, exquisite en-suite shower room and far-reaching views extending towards the open bay, beautifully framed by the tree-lined canopy opposite.

Key Features

- Exceptional double-fronted period townhouse set within prestigious Cambridge Place
- Energy-efficient upgrades including solar panels, battery storage system and EV charging point
- Private walled rear garden, landscaped with sandstone paving and established planting and complemented by extended garaging
- Highly sought-after address, within walking distance of Gyllyngvase and Swanpool beaches, the seafront, harbour, town centre and beautiful communal residents' garden
- 5 bedroom accommodation arranged over 3 floors, including a superb loft conversion creating a luxurious principal suite with stylish en-suite shower room
- Elegant period interiors showcasing high ceilings, ornate corning, sash windows, original fireplaces and beautifully proportioned reception rooms
- Stunning open-plan kitchen, dining and family room featuring, quartz worktops, integrated appliances and direct access to the rear garden
- EPC rating D



THE ACCOMMODATION COMPRISES

A fine and grand entrance, featuring a central paved pathway leading to a granite laid threshold, with two steps rising to a pilastered and pediment recessed entrance with exterior courtesy light, traditional panelled entrance door with glazing and lead-lined stained glass header, opening into the:-

ENTRANCE LOBBY

Stripped timber floors, inset coir matting. High ceiling with hanging rail. Panelled cupboard housing electrical consumer unit and meter. Glazed and panelled inner door with matching glazed side panels opening into the:-

HALLWAY

An impressive, expansive and incredibly elegant entrance hallway with continuation of stripped timber floors, together with an array of charming period detailing including high ceilings, heavy cornicing, picture and dado rails. Carefully decorated throughout, with rich tones highlighting the quality and specification of this exceptional residence. Bright aspect, with light pouring through from a tall sash window at mid-landing level, together with light borrowed from the kitchen/family room, offering views taken in over the rear garden terrace. Elaborate ceiling light, two wall lights, two radiators. Useful under-stair storage cupboards, one accessed via panelled door. Access via four panel doors leading to (in clockwise order) the sitting room, dining room, part-glazed door leading to kitchen/family room, utility/WC and finally, the:-

LIVING ROOM

Once again, atmospheric and incredibly charming, filled with classic period detail including high ceiling with heavy cornicing, ceiling rose at mid-point, picture rail, broad walk-in bay window with triple sash windows and most notably, central fireplace with recessed woodburning stove, slate hearth and elaborate mantel and surround. Continuation of stripped timber flooring from entrance hallway, broad radiator, deep skirtings, contemporary wall light.

SITTING ROOM

Another beautifully decorated and styled reception room, drawing in much light, once again, via a walk-in bay to the front aspect, with triple sash windows. Similar period detailing including deep skirtings, heavy cornicing, picture rail, high ceiling and ceiling rose at mid-point. Fireplace incorporating wood burning stove on slate hearth, quality polished stone mantel and surround. Broad radiator, ceiling light, continuation of stripped timber flooring.

VESTIBULE

Accessed from the hallway. A through-way with panelled doors leading to both the utility room and WC respectively. Chequered flooring, ceiling light, radiator. Door to:-

UTILITY

Continuation of chequered flooring, a practical space incorporating panelled units to one side, adorned with hardwood worksurface incorporating stainless steel sink with mixer tap, two sets of shelves over and space and plumbing for washing machine, together with further space for dryer. Ceiling light, extractor fan.

WC

Comprising dual flush WC and pedestal wash hand basin with mixer tap. Extractor fan, ceiling light. Tile-effect flooring. Recess with deep sill, radiator with towel rail over.

DINING ROOM

The last of three reception rooms, with tall four pane sash window to the rear elevation, providing plentiful light, together with an opening giving access into the kitchen/family room, borrowing light from contemporary glazed crittall-effect doors allowing a view over the broad sandstone rear garden terrace. Continuation of stripped timber floors from hallway. Further period detailing including high ceiling, picture rails, decommissioned fireplace with slate heart (now used for log storage). TV aerial point, radiator, ceiling light, together with contemporary wall light.

From the dining room, a passageway with herringbone laid flooring, inset downlight and three shallow storage cupboards, provides an opening leading into, together with further part-glazed door from the hallway, opening into the:-

KITCHEN/FAMILY ROOM

A contemporary, social and modern addition to this exceptional Georgian home, incorporating a stylishly appointed kitchen to one side, lantern-style ceiling light over part of the rear extension providing copious amounts of natural light, together with an array of glazing and most notably, multi-pane crittall-style rear entrance doors giving immediate access out onto the broad, private and enclosed rear garden terrace. An ideal space in which to entertain, host for social gatherings or incorporate informal dining, if required.

KITCHEN AREA

A generously sized, stylish and comprehensive kitchen featuring an array of matt white and navy blue handle less units set both above and below a polished stone worksurface, together with central island, breakfast bar feature and an array of high quality appliances to finish. Bosch and Samsung appliances include, twin electric ovens, four ring induction hob with built-in extraction, tall separate fridge and freezer units, and built-in dishwasher. Belfast sink with mixer tap. Broad glazing to rear elevation providing a pleasant outlook over the beautifully tended rear garden terrace. Inset downlights, illuminated cabinets, pendant light, herringbone patterned floor. Open to the:-

FAMILY/SNUG AREA

Continuation of herringbone patterned floor, broad glazing with casement doors leading on the rear courtyard garden, lantern-style glazing to ceiling. Radiator, TV aerial point. Access to hallway via glazed door, opening to the dining room. An area suitable for informal dining.

From the main hallway, a wide turning staircase rises to:-

MID-LANDING

Providing plentiful natural light via tall sash window, panel door to boiler cupboard housing Vaillant hot water tank. Ceiling light, recessed high-level window, master BT telephone socket and stripped timber flooring. Hanging light, dado rails. Steps rise to the:-



FIRST FLOOR LANDING

Part-galleried to stairwell below. A broad and spacious landing area with period detailing including high ceiling, heavy corncicing, picture and dado rails. Once again, decorated with tasteful rich tones. Ceiling light, positive airflow system at ceiling height, radiator. Four panel doors to bedrooms, one, two, three, study/office and main bath/shower room. Further door leading to stairwell rising to the loft / principal bedroom suite.

STUDY/OFFICE

Set at mid-point, a classic 'box room' making use as a study/office, featuring picture rail, stripped timber floor, radiator and four pane sash window to front elevation providing an outlook over the communal lawned gardens of Cambridge Place, tree-lined backdrop and beyond, a seasonal snapshot of the open bay. High ceiling, ceiling light.

BEDROOM ONE

The former principal bedroom prior to the recent conversion of the loft area, a particularly spacious and generously sized double bedroom, walk-in bay with three sash windows allowing views across Cambridge Place, together with a snapshot of the open bay in the distance. High ceiling, picture rail, radiator, ceiling light. Panel door to:-

EN-SUITE SHOWER ROOM

A white three piece suite comprising dual flush WC, pedestal wash hand basin with mixer tap and deep shower cubicle with glazed door, contemporary tiling, inset downlight and mains power dual-headed shower. Feature panelling to waist height, engineered oak flooring. Heated towel rail, extractor fan.

MAIN BATH/SHOWER ROOM

A most impressive luxury 'spa' style bath/shower room, incorporating engineered oak flooring, modern tiling, along with sanitaryware such as dual flush WC, ceramic wash hand basin with wall-mounted tap, oval free-standing bath with floor-mounted tap and ancillary showerhead attachment. Walk-in rainfall shower, tiled throughout, ancillary shower head, wall-mounted controls and glazed side panel. Part-obscure glazed four pane sash window to rear elevation. Heated towel rail, LED trim mirror, inset downlights, extractor fan. High ceiling.

BEDROOM TWO

A spacious double bedroom with walk-in bay providing three sash windows, views over the lawned communal gardens of Cambridge Place, and a snapshot of the open bay beyond. Painted timber floor, ceiling light, radiator. Panel door to built-in storage cupboard with PIR sensor light, shelving and hanging rail.

BEDROOM THREE

Painted timber floor, radiator, picture rail, high ceiling. Four pane sash window to rear elevation, Ceiling light.

SECOND FLOOR

LANDING

Galleried to stairwell below. Velux window, exposed and

painted ceiling beams, exposed timber flooring, painted timber door to eaves storage providing shelving and hanging space. Fixed multi-pane window with adjacent panel door opening into the:-

PRINCIPAL BEDROOM

A particular highlight of the property, most impressive with an array of bespoke joinery making use of angled storage spaces. Providing many features including exposed beams, exposed timber floor, feature panelling, together with much light via two Velux windows to front elevation, offering views across towards the open bay between neighbouring trees, together with a four pane sash window to the rear. Column radiator, inset downlights. Varying spaces to utilise for dressing purposes. Door opening into the:-

EN-SUITE SHOWER ROOM

A beautifully curated loft-style en-suite, complimenting the high quality craftsmanship seen within the principal bedroom, with heritage-inspired sanitaryware including low flush WC, stylish wash hand basin with inset ceramic sink, separate hot/cold taps and varying open and closed storage under. Broad walk-in shower with glazed side panels, two shower heads and wall-mounted control. Feature panelling to walls up to waist height, hexagonal tiled mosaic flooring. Panel doors to eaves storage, towel rail, inset downlights, Velux window. Brass wall lights, exposed and painted ceiling beam.

THE EXTERIOR

REAR GARDEN TERRACE

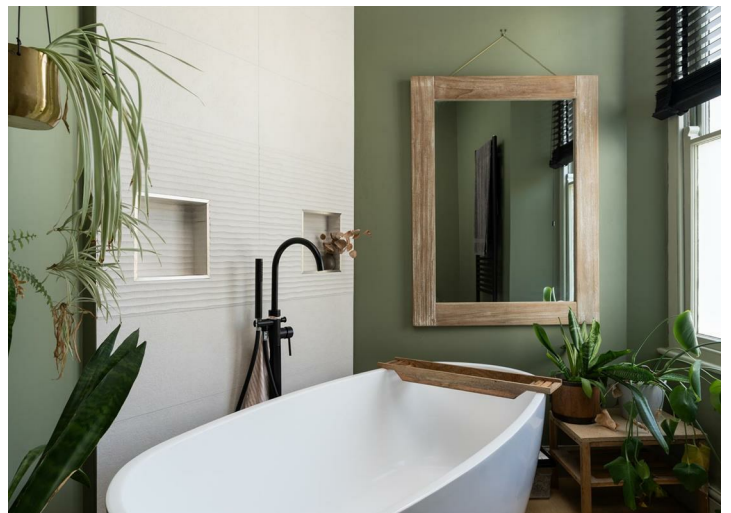
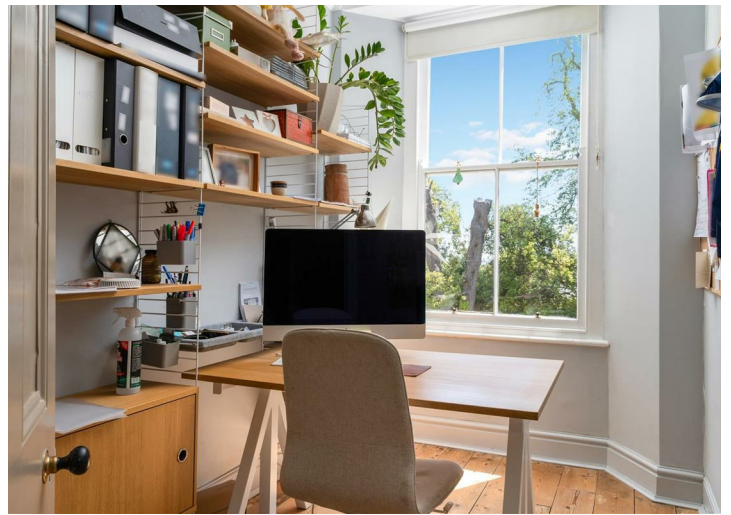
Laid to sandstone for ease of maintenance, with raised and planted borders delineated by landscaping timbers featuring an array of established palms, shrubbery and trees, to create a wonderful enclosed, sheltered and sunny rear outdoor terrace. A highly functional outdoor area suitable for family use, entertaining or al fresco dining. Exterior lighting, rear garden gate leading onto access lane behind, part-glazed contemporary door with exterior courtesy lighting leading into the:-

GARAGE

A one and a half sized garage of block construction, with the addition of extra space to the rear and a pitched roof providing further storage, if required. Power, light, and broad uPVC window to the rear elevation. Remote accessed electric roller door for convenience. Prospective purchasers should note that extensive solar panelling exists on the roof of the garage, owned outright, providing eco credentials with the ability for battery storage also incorporated. An EV charging point has also been installed for those with electric vehicles.

TERRACED FRONT GARDEN

Accessed via wrought iron gate from pedestrian walkway. Recently landscaped, broad and paved frontage, for ease of maintenance. Raised beds and recently planted shrubbery contained within landscaping timbers. Privet hedging to front aspect providing a degree of privacy from the roadside. Slatted timber fencing to neighbouring boundaries.



RESIDENTS PRIVATE COMMUNAL GARDEN

One of Cambridge Place's most cherished and distinctive features, a beautifully established 'green sanctuary' extending to approximately the width of the terrace. Exclusively shared by the terrace residents. Mature trees create a picturesque backdrop throughout the seasons offering a wonderful extension of the home and an increasingly rare amenity in such a prime coastal location. We understand a small contribution exists from residents for gardening throughout the year.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Gas fired central heating. Solar panelling to garage, with EV charging point and battery storage.

COUNCIL TAX

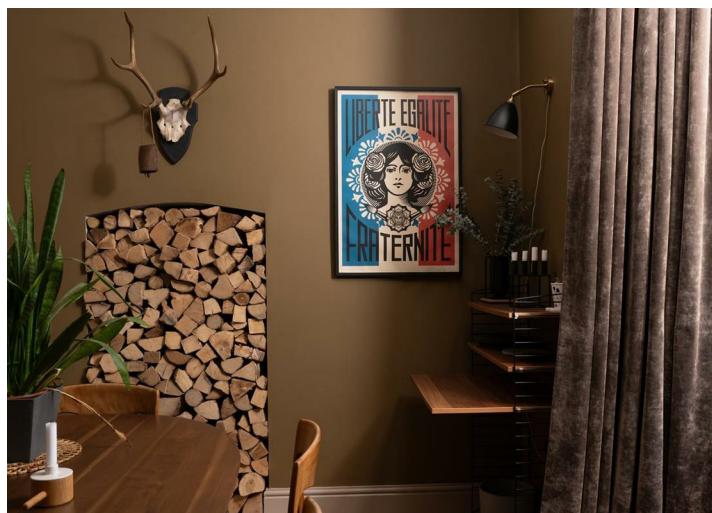
Band E - Cornwall Council.

TENURE

Freehold.

VIEWING

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





Floor Plan

Cambridge Place, Falmouth, TR11

Approximate Area = 2656 sq ft / 246.7 sq m

Limited Use Area(s) = 83 sq ft / 7.7 sq m

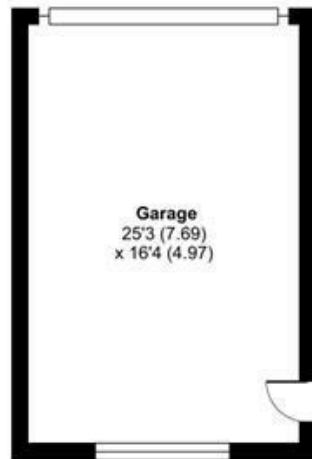
Garage = 411 sq ft / 38.1 sq m

Total = 3150 sq ft / 292.6 sq m

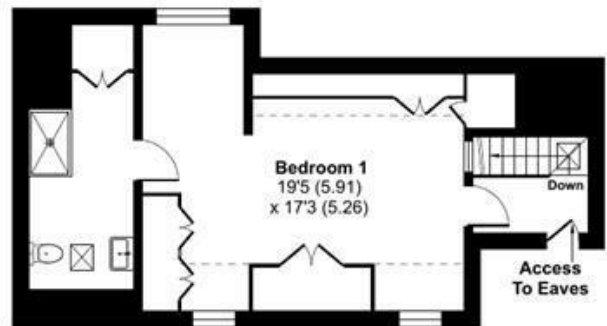
For identification only - Not to scale



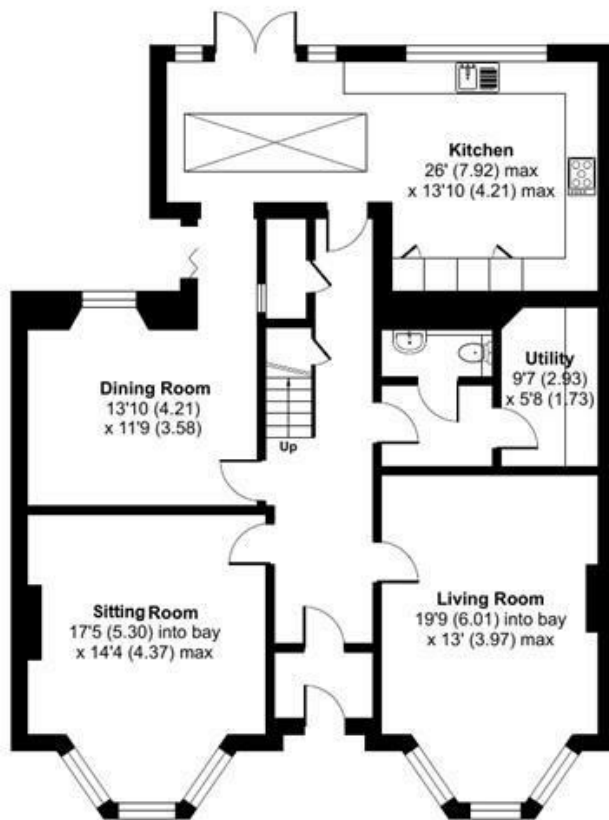
Denotes restricted head height



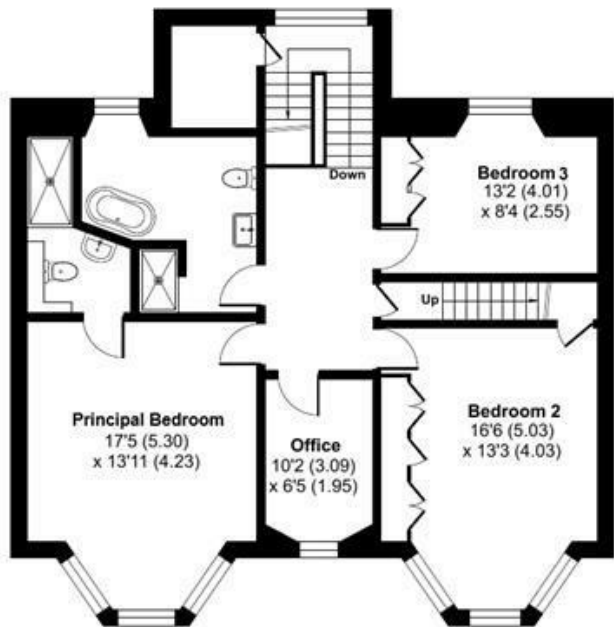
GARAGE



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2026. Produced for Laskowski & Company. REF: 1464844