



Laskowski
&Co



5 Florence Place, Falmouth, TR11 3NJ Albion Cottage, Victoria Cottages, Falmouth, TR11 3NH Guide Price £1,650,000

Highly sought-after and rarely available, this exceptional period residence occupies one of Falmouth's most prestigious and elegant terraces. Beautifully restored and thoughtfully enhanced throughout, the property offers 6 bedrooms, 3 bath/shower rooms and, to the rear, a stylish detached 2 bedroom annexe, providing superb ancillary accommodation or an established income-generating opportunity.

The principal house effortlessly combines timeless Victorian character with contemporary family living, centred around an outstanding, light-filled kitchen/dining/family room that has been sympathetically extended to create an impressive social hub. Two elegant reception rooms retain a wealth of period charm, while the principal bedroom enjoys a walk-in bay framing breath-taking panoramic views across The Carrick Roads, Falmouth Bay and towards Manacle Point. Completing the accommodation is a remarkable dual-aspect loft suite incorporating a kitchenette, en-suite shower room and snug area, creating an ideal guest retreat, independent living space or luxurious principal suite.

Positioned discreetly to the rear, Albion Cottage is an impeccably presented detached 2 bedroom property offering stylish, turnkey accommodation. Whether utilised as a successful holiday let, accommodation for extended family and guests, or a private home office or studio, it provides exceptional versatility. Arranged over two floors in a traditional 'two up, two down' configuration, it further benefits from a private courtyard garden and valuable off-road parking, making this a truly unique lifestyle opportunity in one of Falmouth's most coveted residential settings.

Key Features

- One of Falmouth's most desirable addresses
- 3-storey principal accommodation with outstanding bay and harbour views
- Highly versatile, superbly finished and established income stream
- Deep lawned front garden, landscaped rear terrace and off-road parking
- 5/6 bedroom main residence, 2 bedroom detached 'annexe'
- EPC ratings C & D



THE ACCOMMODATION COMPRISES

A deep and established paved garden pathway from Florence Place leads up to a broad paved frontage with veranda, slate flagstones, granite threshold and exterior courtesy light, a raised step leads to a traditional front entrance door opening into the:-

ENTRANCE LOBBY

Inset coir matting, shallow louvre-fronted cupboard housing electrical consumer unit and meter, coat hooks, picture rail, high ceiling, pendant light. Arched and glazed fan light. Part-glazed hardwood inner door with two pane header panel, opening into the:-

ENTRANCE HALLWAY

Of incredible stature, impressive volume with high ceilings and decoratively exceptional, creating an entrance to be expected within an exquisite period home of this nature. Archway with pendant light and period-style mouldings, much character with dado railing throughout, off-white tones and tasteful wide engineered oak flooring, column-style radiator. Stairs with quality walnut handrail rising to split-level and first floor landing. Useful under-stair storage cupboard and four panel doors to living room, dining room, stripped timber door to WC and opening to far side leading into the kitchen/family room.

LIVING ROOM

Retaining a wealth of classic period detailing, a most impressive reception room, once again, in superb decorative order and with plentiful light seen via tall and broad recessed sash window with panelled reveals and window shutters, offering views across the front paved terraced, gently descending lawn and beyond, a most appealing snapshot of the open bay in the distance. Heavy coricing, ceiling rose with pendant light, wide and stripped timber floorboards, deep skirting, central cast iron fireplace with ornate tiling, together with painted hardwood mantel and surround. Column radiator. Broad square headed opening leading into the:-

DINING ROOM

Another excellent reception room with light borrowed via an internal recessed sash window showcasing a view through the extended and vaulted kitchen/family room to the rear garden beyond. Central cast iron open fireplace with tiled hearth, ornate tiled splashback and painted hardwood surround and mantel. Further period detailing including high ceiling, heavy coricing and ceiling rose with pendant light together with deep skirtings and continuation of wide and stripped timber floorboards. Column radiator.

WC

Comprising dual flush WC with inset sink and mixer tap. Extractor fan, inset downlight, contemporary metro tiling to mid-point, together with flagstone tiled flooring.

From the hallway, a small step rises to an opening leading into the incredibly impressive kitchen/family room set to the rear of property with flagstone laid flooring and four panel door leading to the:-

UTILITY ROOM

Particularly useful, with hardwood countertop and matching hardwood eye level shelf providing useful storage. Space and plumbing for white goods including washing machine and dryer. Continuation of flagstone tiled flooring. Inset downlights, extractor fan, coat hooks.

KITCHEN/FAMILY ROOM

Undoubtably the highlight of this exceptional period home, offering a modern twist with a contemporary, vaulted ceiling extension to the original side return, exposing solid wood beams, together with

an array of Velux windows providing much natural light and offering an expansive area in which to entertain, socialise and enjoy gatherings. A high quality kitchen provides a wealth of cupboard and drawer units, as well as appliances to suite. A small set of wide oak steps leading to a glazed rear access and additionally, a recess to one side providing an 'office space', if desired.

KITCHEN AREA

Providing a vast array of midnight blue handleless matt units with a quality hardwood countertop spanning three sides, with central island, breakfast bar feature and pendent lighting, together with the addition of a range of inset downlights on dimmer switching, broad fixed pane window to the rear with deep sill offering a view across the landscaped rear garden. Contemporary metro tiling at mid-point and eye level open shelving. Flagstone laid flooring with under-floor heating. Ceramic sink with drainer and mixer tap. Appliances including Bosch electric oven and grill, Neff built-in dishwasher, Bosh five ring gas hob with Zanussi stainless steel extractor, tall built-in fridge and undercounter built-in freezer.

SNUG AREA

A beautiful, light and bright extended living space accessed via two broad and square headed openings with central pillar spanning the full depth of the room with small recess space to one side comprising an 'office area' and the remainder, a light filled section with a vast array of glazing including Velux windows and architected fixed windows. Inset downlights with dimmer switching, hardwood beams throughout, contemporary wall light. Continuation of flagstone flooring with underfloor heating, wide oak steps rising to a raised rear access point with oak framed and glazed panel door with matching side panel opening out onto the rear landscaped garden terrace. Multi-pane window borrowing light from the two reception rooms with views along the established lawned garden and beyond, a snapshot of the open bay.

FIRST FLOOR

MID-LANDING

Galleried to stairwell below, high ceiling with broad fixed pane, continuation of stairwell rising to first floor level, picture railing, classic walnut handrail. Decorated with off-white tones, with three steps rising to the:-

REAR FIRST FLOOR LANDING

Stripped timber doors to shower room, bedroom three, bathroom and bedroom four. Two ceiling lights, wall-mounted heating thermostat.

SHOWER ROOM

Stylishly appointed with an array of modern sanitaryware including vanity unit with two drawers, inset ceramic sink with mixer tap, tiled splashback and mirror over. Dual flush WC, shower cubicle with glazed and sliding door, white metro tiling and dual headed mains powered shower with rainfall-style showerhead and secondary attachment. Extractor fan, inset downlights, tiled flooring, column radiator, obscure glazed high-level window.

BEDROOM ONE

Square in shape, a small double room with painted and exposed timber flooring, column radiator, tall glazed casement windows to far side. Ceiling light.

BATHROOM

Another modern and well appointed white suite comprising dual flush WC, pedestal wash hand basin with semi-circular sink, matt black tap and curved bath with side shower screen, mixer tap and matt black dual headed mains powered shower. Contemporary dark wood-effect herringbone-style flooring, metro tiling to sink and



bath/shower area. Column radiator, extractor fan, inset downlights, built-in cupboards housing an array of slatted shelving and tank for solar thermal water store, together with master heating controls etc.

BEDROOM TWO

Located to the far side of the rear landing, a well proportioned double bedroom with tall and glazed casement windows to the side elevation, broad column radiator, ceiling light and loft hatch.

From the mid-landing, a staircase rises to the:-

FIRST FLOOR LANDING

Almost square in shape, with continuation of dado railing a panelled doors to bedrooms one, two and five/study. Column radiator, galleried to mid-landing, rear landing and stairwell below. Staircase with dado railing and walnut handrail leading to the second floor/loft room.

BEDROOM TWO

Another sizeable double bedroom providing much space for bedroom furniture, with recessed multi-pane sash window providing plentiful natural light and decorated with off-white tones throughout. Ceiling light, vertical radiator, high ceiling. Square opening leading to the:-

EN-SUITE SHOWER ROOM

Another modern shower suite comprising dual flush WC, vanity unit with inset ceramic sink and mixer tap, together with cupboard space under. Shower cubicle with glazed and curved doors, electric shower and white metro tiling throughout. Further tiling to wet areas. Contemporary wood-effect flooring, ceiling light, extractor fan.

BEDROOM ONE

A light filled principal bedroom showcasing classic features of a period residence along Florence Place, with walk-in square bay window to the front elevation offering the most exceptional far-reaching panorama encompassing The Carrick Roads, Roseland Peninsular, Pendennis Headland and Castle, together with an expanse of the open bay and to the far side, the Lizard area with The Manacles set to the distance. Stripped and treated floorboards, picture railing and high skirting providing a sense of warmth and character, together with the addition of 'his and hers' sinks, tiled splashback and storage under. Column radiator, ceiling light.

STUDY/BEDROOM FIVE

A classic 'box room' used as a study, with a multi-pane sash window offering a wonderful view along the established deep front garden over the green canopy of the surrounding palms and trees of neighbouring properties, to the open bay beyond, capturing The Manacles of The Lizard in the distance. An inspiring office/study decorated with neutral tones. High ceiling and column radiator, ceiling light.

From the first floor landing, a turning staircase rises to the loft room with shallow landing, galleried to the first floor below, with sloped ceiling and ceiling light, together with contemporary oak panelled door opening into:-

BEDROOM SIX/GUEST ACCOMMODATION

An expansive loft room, double aspect in nature with an array of glazing, walk-in dormer with four pane sash providing what is, in our opinion, one of the best vantage points within Falmouth town, spanning views alike to the principal bedroom below, yet within a degree more elevation capturing almost the entirety of Falmouth Docks to one side, together with St Mawes and The Roseland Peninsula, the meandering Carrick Roads, Pendennis Castle, Headland and the open bay with The Manacles of The Lizard set to

the distance. A fine space in which to let the days pass over mid-morning and early afternoon. Exposed and painted ceiling beams offer a wealth of character. Built-in louvre front cupboards, electric wall-mounted radiator, TV aerial point, oak panel door leading into the en-suite. Square opening to the:-

KITCHEN AREA

A most intriguing and particularly useful addition to the guest accommodation, featuring a quality handleless and gloss-effect fitted kitchen with an array of cupboard and drawer units set below a granite-effect worksurface spanning three sides, with tiled splashback at mid-point, inset ceramic sink with drainer and mixer tap, along with built-in appliances including undercounter fridge, Logik four ring ceramic hob and glass tiled splashback. Casement windows framing views across the rear of Florence Place with Falmouth's watch tower to one side. Slate tile flooring. From the bedroom, a panelled oak door with obscure glazing leads into the:-

EN-SUITE SHOWER ROOM

A white contemporary suite comprising dual flush WC, pedestal wash hand basin with mixer tap and tiled splashback and panelled bath with side shower screen, mains powered shower, mixer tap and shower attachment. Contemporary metro tiling to wet areas. Mirror fronted medicine cabinet, ceiling light, towel rail, tile-effect flooring. Obscure glazed casement windows to far side.

THE EXTERIOR

LANDSCAPED REAR GARDEN TERRACE

Set over three levels with a sandstone patio to the lower section split over two levels, with planted borders and contemporary slatted fencing. Sub-tropical plants create a mature setting with various olive trees. From the split-level terraces, a small area of lawn leads to a sandstone paved and covered sitting out area offering a degree of shelter and providing the opportunity to entertain or al fresco dine. A further paved pathway with low stone wall leads to a timber garden gate which beyond, accesses the rear accommodation known as Albion Cottage, with a mellow stone paved terrace, tarmac parking and front entrance door leading into the ancillary accommodation.

LAWNED FRONT GARDEN

Florence Place has always been renowned for discreet, established and deep front gardens providing total privacy from the quiet roadside and is, without doubt, a subtle yet advantageous feature for those wishing to enjoy the vibrant and varying energy that Falmouth town offers, quite literally on the door step, yet have the ability to feel 'tucked away' in an established 'oasis' of their own. Number 5 offers this in abundance, with a classic access from Florence Place, featuring low stone walling with iron railings, bamboo screen and gateway leading to a paved pathway bordered by established greenery including foxgloves, myrtle trees, sub-tropical planting and deep established hedging to the borders. The paved garden pathway extends nearly twenty metres in depth, with a gently ascending lawned garden, once again, with planted borders leading to a raised and paved sun terrace capturing sunlight throughout the day boasting a favourable sunny and southerly aspect. Decorative timber arches with covering offer shelter when entering the property, with exterior courtesy lighting, exterior water tap, impressive slate flagstones and granite threshold. From the raised terrace and lawned garden, a small snapshot of the open bay can be seen beyond the treeline. One of the finest entrances to a terraced road you will find in Falmouth town!

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected.



Telephone points (subject to supplier's regulations). Gas fired central heating with the addition of a solar thermal water store, underfloor heating to the kitchen/family room.

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.

ALBION COTTAGE - ANNEXE

THE ACCOMMODATION COMPRISES

From the tarmacadam driveway, a recessed and replacement front entrance door opens into:-

ENTRANCE/DINING AREA

Light and welcoming, with casement windows to the side aspect providing much natural light and further borrowed light from the square opening leading to the kitchen, together with oak door to living room, turning staircase rising to first floor level with useful under-stair storage cupboard. Oak-effect flooring, radiator, ceiling light. Open-Reach master socket providing telephone and internet services. Two alcoves with display shelving.

LIVING ROOM

'Bijou', yet cosy, with recessed and decommission fireplace on a raised slate hearth. Multi-pane uPVC double glazed sash window to front elevation with radiator under, continuation of oak-effect flooring, ceiling light and feature panelling to inner wall.

From the entrance/dining area, a square opening leads into the:-

KITCHEN

Modern panelled units set below an oak-effect worksurface with inset composite sink and drainer, together with mixer tap. Comprising a range of fitted appliances including Cook & Lewis electric oven, matching four ring hob, tiled splashback and modern extractor fan. Built-in Beko dishwasher and built-in tall fridge/freezer. Stripped timber shelving. Heated towel rail. Continuation of oak-effect flooring. Double glazed awning window to side elevation, Velux window providing plentiful natural light. Exposed Glow-worm boiler providing domestic hot water and heating. Trio of spotlights.

FIRST FLOOR

LANDING

A split-level raising to bedroom one and, further split-level leading to bedroom two and shower room. Ceiling light, positive airflow system. Fixed double glazed window to the side elevation.

BEDROOM ONE

A nicely sized double bedroom with bright double aspect providing raised views along Victoria Cottages to both sides with notably, a single pane fixed window showcasing a snapshot of the Roseland Peninsula with a slither of The Carrick Roads sighted between neighbouring trees. Radiator, ceiling light.

SHOWER ROOM

A modern and white suite comprising dual flush WC, wall-mounted wash hand basin with mixer tap and mosaic-effect tiled splashback, shower cubicle with a glazed and folding shower door, Bristan electric shower and neutral tiling to shower cubicle. Ceiling spotlights, tiled flooring, heated towel rail.

BEDROOM TWO

A single room, square in shape with double glazed window to the side aspect, radiator under and two shallow alcoves to the far side. Ceiling light, loft hatch.

THE EXTERIOR

GARDEN PATIO

A mellow stone paved patio with raised planters provide a pleasant sitting out space for Albion Cottage with water tap and exterior courtesy light. Enclosed via stone walling with the parking open to the rear access lane known as 'Victoria Cottages'.

SERVICES

Mains water, electricity, gas and drainage are connected. Gas fired central heating.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Freehold.

VIEWING

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AGENT'S NOTE

Prospective purchasers should note that our clients will consider proposals for the main residence only, with price to be discussed upon enquiry.

Both the main residence and detached cottage remain on separate titles at present.





Albion Cottage - Courtyard



Albion Cottage - Living Room



Albion Cottage - Kitchen



Albion Cottage - Entrance



Albion Cottage - Bedroom 1

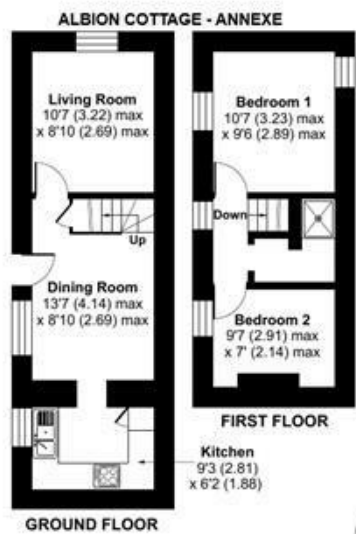


Floor Plan

Florence Place, Falmouth, TR11



Approximate Area = 3064 sq ft / 284.6 sq m
Annexe = 530 sq ft / 49.2 sq m
Total = 3594 sq ft / 333.8 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). © nidecom 2026. Produced for Laskowski & Company. REF: 1488620