



TOM WILLS



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PERSONAL PROPERTY AGENTS

**St. Josephs Kimberley Place**

Falmouth, TR11 3QL

**£675,000**



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## St. Josephs Kimberley Place

Falmouth, TR11 3QL

GREAT VALUE PERIOD HOME PLUS A WELL-CONSTRUCTED DETACHED ANNEXE WITH ITS OWN ACCESS. An exceptional detached five-bedroom period home with a separate two-bedroom annexe, moments from Kimberley Park and a short stroll to the town centre, harbourside and beaches.

- Elegant detached five-bedroom period residence
- Separate self-contained two-bedroom annexe
- Built in the 1840s, rich in original character and history
- Impressive reception hall with galleried landing
- Two generous reception rooms with wood-burning stove
- Kitchen/breakfast room with polished granite worktops
- Harbour/river glimpses from upper floors
- Large 74 sq m loft with conversion potential (STPP)
- Private, mature sheltered gardens
- Prime central location moments from Kimberley Park and a short walk to town, harbourside and beaches





Built in the 1840s and formerly a convent and school, St Joseph's is a distinctive and elegant residence, rich in history and architectural detail. Behind its handsome façade lies a beautifully proportioned home where original character blends seamlessly with modern comfort.

A grand reception hall with carved balustrades and a galleried landing sets the tone. Two generous reception rooms connect effortlessly the sitting room with wood-burning stove and French doors to the garden, and a separate dining room ideal for entertaining. The kitchen/breakfast room is well-appointed with polished granite worktops and ample space for family life. A shower room with laundry area completes the ground floor accommodation.

Upstairs are five bedrooms and a family bathroom with both freestanding bath and separate shower. Several rooms enjoy river and sea glimpses, with particularly fine views from the principal bedroom. Above, a substantial 74 sq m loft offers potential for further accommodation (subject to the necessary consents) although we believe the existing accommodation is impressive enough!

The detached two-bedroom annexe provides excellent flexibility, ideal for guests, multi-generational living, holiday or long-term letting, or a home office/business space.

The gardens are private, mature and sheltered, with gated access through a neighbouring garden leading from Kimberley Place. Gas central heating and double glazing are installed. Offered with no onward chain.

Parking Nearby - Whilst the property does not have allocated parking, unrestricted on-street parking is available close by, at Kimberley Place, Raleigh Place, Park Hill, Park Terrace, Clifton Terrace, Place and Crescent. In addition, at the time of writing, a garage and parking space were available to rent locally.

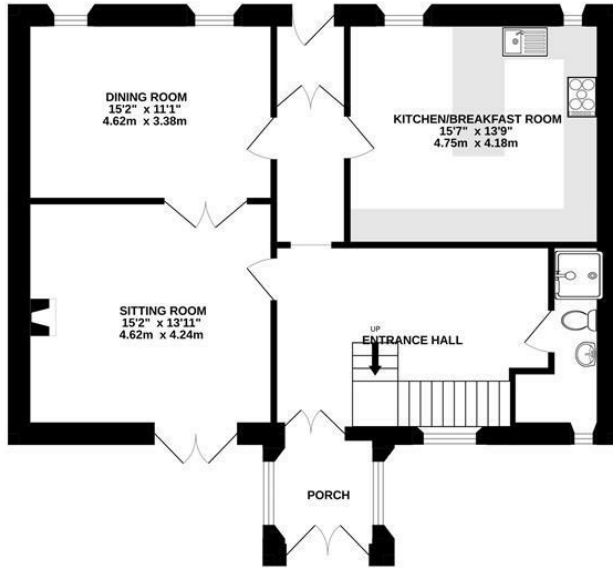
In all, a highly appealing opportunity to secure a landmark home in one of Falmouth's most convenient and characterful settings. Viewing is strongly recommended.

#### ADDITIONAL INFORMATION

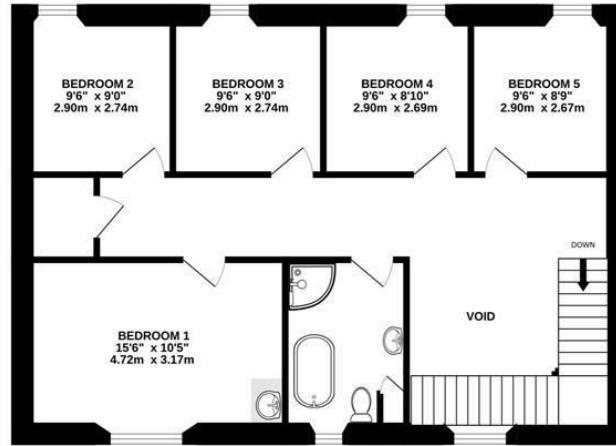
Tenure - Freehold. Possession - Vacant possession upon completion (subject to cessation of the current AirBnB bookings), with no onward chain. Services - mains water, drainage, electricity & gas are connected. Gas central heating. Council Tax - Main House Band D, Annexe Band A. EPC Rating - 53(E)



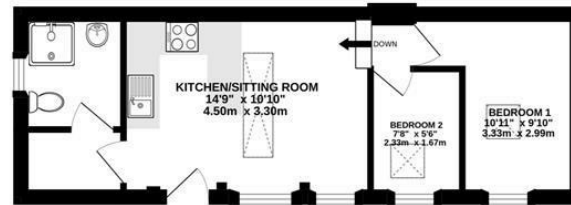
## GROUND FLOOR



## FIRST FLOOR



## ANNEXE



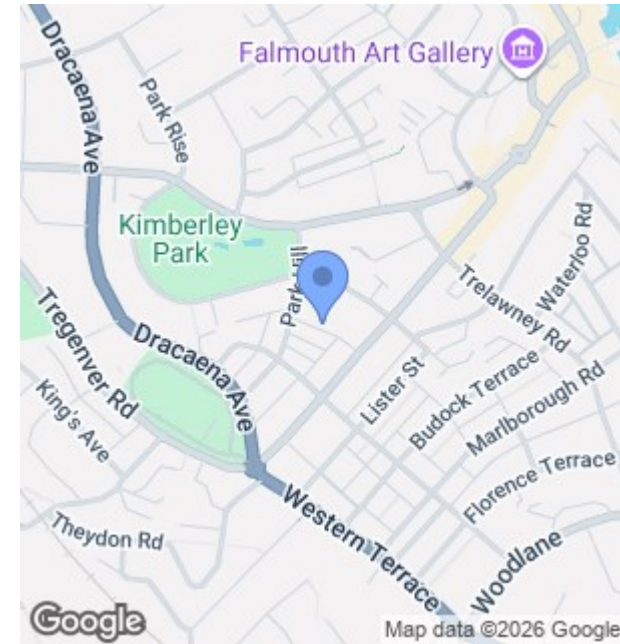
TOTAL FLOOR AREA : 2280sq.ft. (211.8 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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