



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

**16a Erisey Terrace**  
Falmouth, TR11 2AP  
**£325,000**



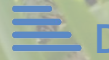
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## 16a Erisey Terrace

Falmouth, TR11 2AP

Tucked away behind Harbour and Erisey Terrace, this wonderful character cottage occupies a discreet and highly sought-after position, just moments from the harbour-side and the heart of Falmouth, tastefully improved and updated by our client in recent years.

- Almost detached character cottage
- Tucked away just behind Erisey and Harbour Terrace
- 2 Bedrooms
- Large living/dining room with woodburner
- Tastefully updated and improved
- Central yet quiet position
- Full of charm and character
- Lovely leafy garden
- Extremely rare individual home
- Double glazed and centrally heated





Believed to date back to circa 1800, and understood to be the oldest dwelling on Erisey Terrace, the property has an intriguing past, originally forming part of a barn before being thoughtfully converted into residential accommodation during the Georgian or early Victorian period. Today, it presents a rare opportunity to acquire a highly appealing individual home, blending historic charm with carefully considered modern improvements.

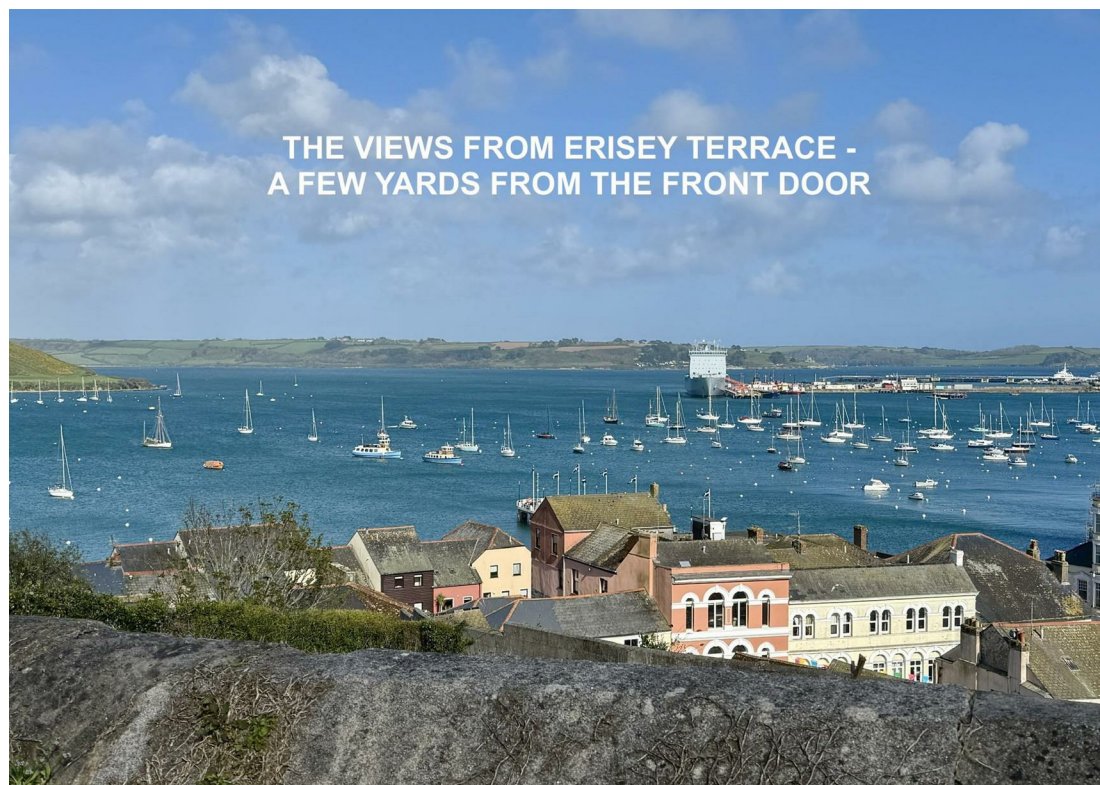
Purchased by the current owner in 2013, the property has since undergone a comprehensive programme of enhancement. The ground floor has been relaid with attractive slate flooring, perfectly complementing the rustic aesthetic, while a bespoke hand-built kitchen provides both functionality and individuality. The living space is centred around a woodburning stove, creating a warm and inviting atmosphere, further enhanced by exposed stonework and timber detailing.

Upstairs, the improvements continue with vaulted ceilings introduced to both the principal bedroom and the shower room, enhancing the light and space, while original beams have been exposed to show-off the building's character. The first floor also benefits from stripped, treated timber floorboards and a tasteful redecoration throughout, resulting in a cohesive and well-presented interior.

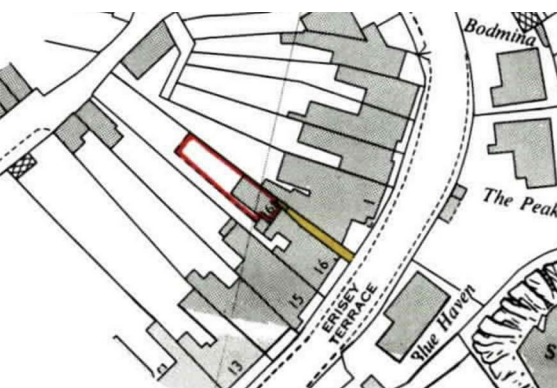
The accommodation offers a spacious lounge/diner, separate kitchen, two well-proportioned bedrooms and a first-floor shower room, with the principal bedroom enjoying attractive views towards the harbour. Outside, a raised but level rear garden provides a private and sheltered space, ideal for relaxing or entertaining.

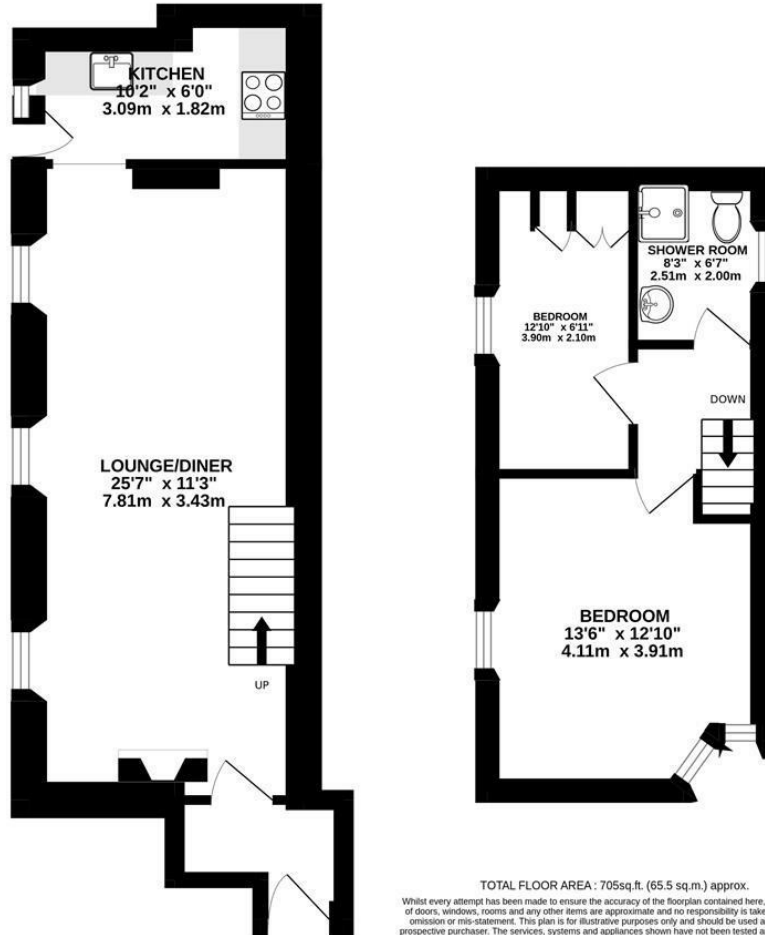
A truly unique home, rich in history and charm, quietly positioned yet exceptionally convenient for Falmouth's vibrant town centre, harbour and coastal surroundings.

**ADDITIONAL INFORMATION**  
Tenure - Freehold. Possession - Vacant possession upon completion to coincide with our client's onward purchase - to be confirmed.. Services - Mains gas, electricity, water and drainage. Gas central heating. Council Tax - Band B. EPC rating - 58(D). **VIEWING - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.**



THE VIEWS FROM ERISEY TERRACE - A FEW YARDS FROM THE FRONT DOOR





TOTAL FLOOR AREA : 705sq.ft. (65.5 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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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</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	

**Viewing** Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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