Laskowski &Co

24 Harbour Terrace, Falmouth, TR11 2AN

£550,000

A charming, highly individual and distinctive 3 bedroom end of terrace house located on highly desirable Harbour Terrace within Falmouth, offering elevated views across the waters of the Carrick Roads towards the shoreline of The Roseland peninsula and the quaint village of Flushing. Benefiting from close proximity to the town's wide ranging amenities, off-road parking and a westerly-facing rear courtyard garden, this exceptionally presented home will appeal to those looking for convenience, character and the lure of far-reaching views framing the ever-changing marine activity.

Key Features

- Charming and highly individual 3 bedroom end of terrace home
- Beautifully presented and thoughtfully maintained throughout
- Westerly-facing rear courtyard garden, ideal for afternoon and evening sun
- Highly desirable Harbour Terrace, close to Falmouth town and waterfront amenities
- Elevated position with far-reaching Carrick Roads and The Roseland peninsula views
- Well proportioned and characterful accommodation
- Valuable off-road parking for 1 car
- EPC rating D

THE ACCOMMODATION COMPRISES

Gated access from Harbour Terrace leads through to a front pathway approaching an obscure glazed uPVC front entrance door leading into the:-

ENTRANCE PORCH

Light, bright and welcoming with glazing to three sides, space for coats and shoes, glimpses of the Penryn river and properties of Flushing. Wood-effect flooring and ceiling light, Traditional 1930s stripped timber and multi-obscure pane door opens into:-

HALLWAY

Once again light and bright with turning staircase rising to first floor level offering borrowed light from a mid-landing window, deep under-stair recess providing useful open storage and further under stair storage. Space for coat hooks and shelving. Traditional features include quarry tiled floor, dado rails and classic four panelled doors leading to the living/dining room, kitchen and further stripped timber door leading to shower room. Radiator, ceiling light, telephone point.

OPEN PLAN LIVING/DINING ROOM

An exceptionally spacious, broad and light-filled double reception room adjoined at mid-point by a square headed opening, featuring two double bays, one with quaint window seat and storage under and both framing spectacular views across the Penryn River, The Carrick Roads towards the shoreline of the Roseland Peninsula, Falmouth's busy harbour, Event's Square and the renowned Pendennis Castle. Recessed wood-burning stove with slate hearth, two radiators, contemporary wood-effect flooring, two ceiling lights, TV aerial point.

SHOWER ROOM

A modern three-piece suite comprising dual flush WC, vanity unit with oval sink, mixer tap and cupboards set under. Corner shower cubicle with glazed and curved shower doors featuring Myra Azora electric shower. Patterned tile flooring, extractor fan, ceiling light, double obscure glazed window to rear aspect and heated towel rail. Further tiling to wet areas.

KITCHEN

Modern and nicely appointed with gloss units set both above and below a granite effect work surface, to two sides, with inset stainless steel sink featuring drainer and mixer tap together with contemporary tiled splash back and fitted appliances including Belling electric oven, Hot Point four-ring ceramic hob. Further space and plumbing for washing machine together with dishwasher. Space for freestanding tall fridge/freezer. Contemporary dark wood-effect flooring, two sets of ceiling spot lights, radiator, double glazed window to side aspect and far side, part-glazed rear entrance door allowing access onto the enclosed courtyard garden. Square-headed opening leads to further space for a walk-in pantry with shelving, feature panelled walls and quaint slim-line sash window to the side elevation. Contemporary oak flooring. Ceiling light.

FIRST FLOOR

LANDING

Galleried to the mid-landing and stairwell below. Spacious with built-in airing cupboard featuring slatted shelving. Dado rails, ceiling light and loft hatch. Four panel doors to all bedrooms.

BEDROOM ONE

A light, double room with classic feature fireplace, cast-iron grill, pained surround and mantle. Ceiling light, radiator and double glazed window to the front elevation offering an exceptional vista capturing fields of Flushing, Trefusis Headland, the ever changing marine activity within the Carrick Roads, outer harbour and Pendennis Headland.

BEDROOM TWO

Another well-proportioned double bedroom offering much natural light via a tall and broad double-glazed window allowing an elevated view across Trevethan Road. Exposed and painted floorboards, radiator and ceiling light.

BEDROOM THREE

Arranged over two levels with staircase rising to a mezzanine 'loft area' featuring exposed beams and Velux window to provide much natural light together with replacement double-glazed window to the front elevation offering views across the Penryn River towards the shoreline of Flushing Village and beyond, the Carrick Roads, outer harbour and the Roseland Peninsula set to the distance. Exposed and painted floorboards, understairs storage cupboard with hanging rail, radiator, ceiling light. The 'bijou' mezzanine level offers eaves storage with further cupboards allowing access to a partly boarded loft area which, subject to any consents and permissions, could be used to further extend the mezzanine space, providing a potential to expand.

EXTERIOR

ENCLOSED REAR COURTYARD GARDEN

Particularly well sheltered and enclosed with high walling and offering a stunning westerly aspect. A superb suntrap on sunny days! The current owner has made the most of this charming and level outdoor space with numerous pot plants, raised and planted borders and exterior water tap. Timber gate to wood store, stairs rising to further garden gate allowing access to off-road parking, raised and open storage space. Timber side gate leading to the:-

FRONT ASPECT

Shielded from the road with granite walling and pretty planted borders showcasing an array of shrubbery, laid to stone shingle for ease of maintenance.

OFF-ROAD PARKING

Accessible from Trevethan Road, parking exists for one vehicle.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone point subject to suppliers regulations. Gas-fired central heating. Wood-burning stove to double reception room.

TENURE

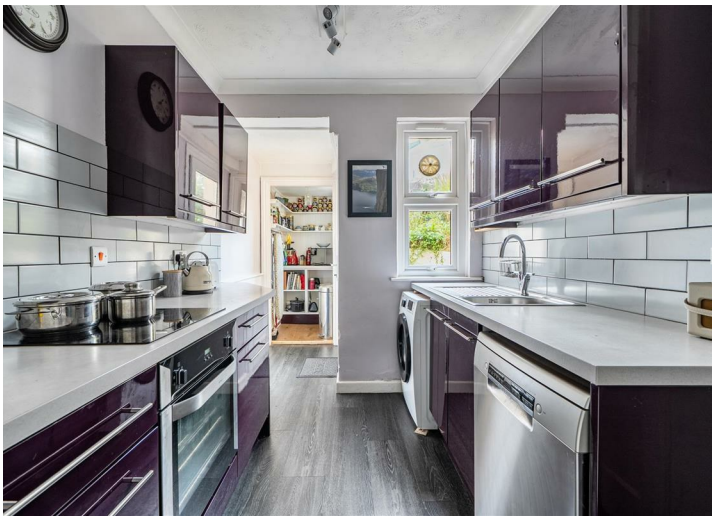
Freehold.

COUNCIL TAX

VIEWING

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

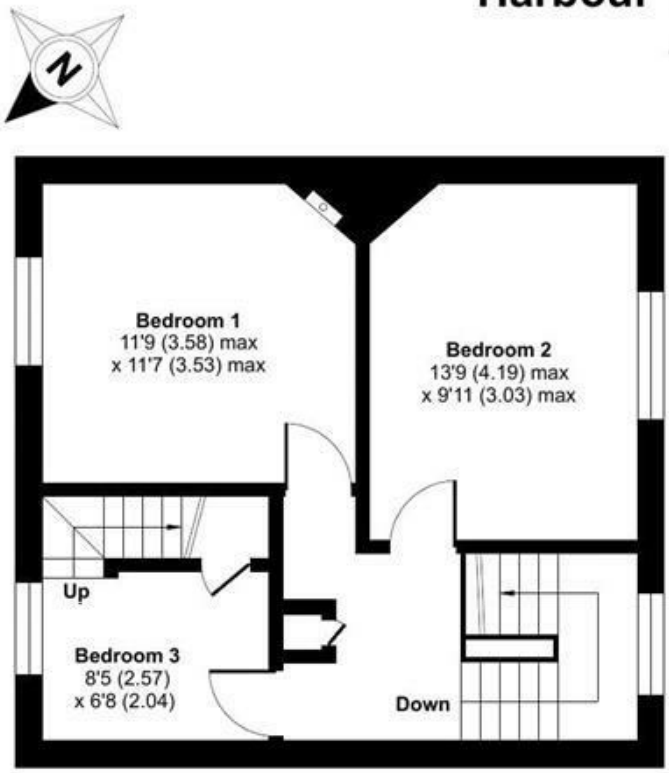
THE BURIED GIANT
KAZUO ISHIGURO
Yachtmaster



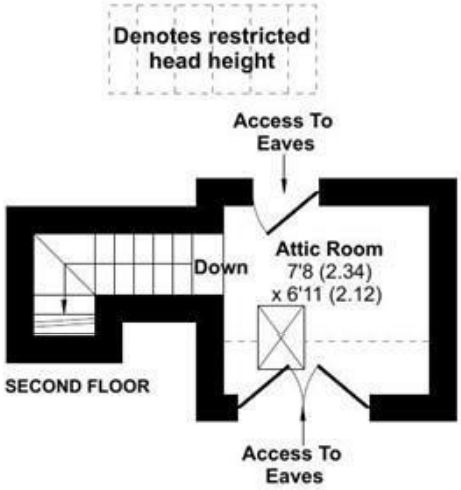
Floor Plan

Harbour Terrace, Falmouth, TR11

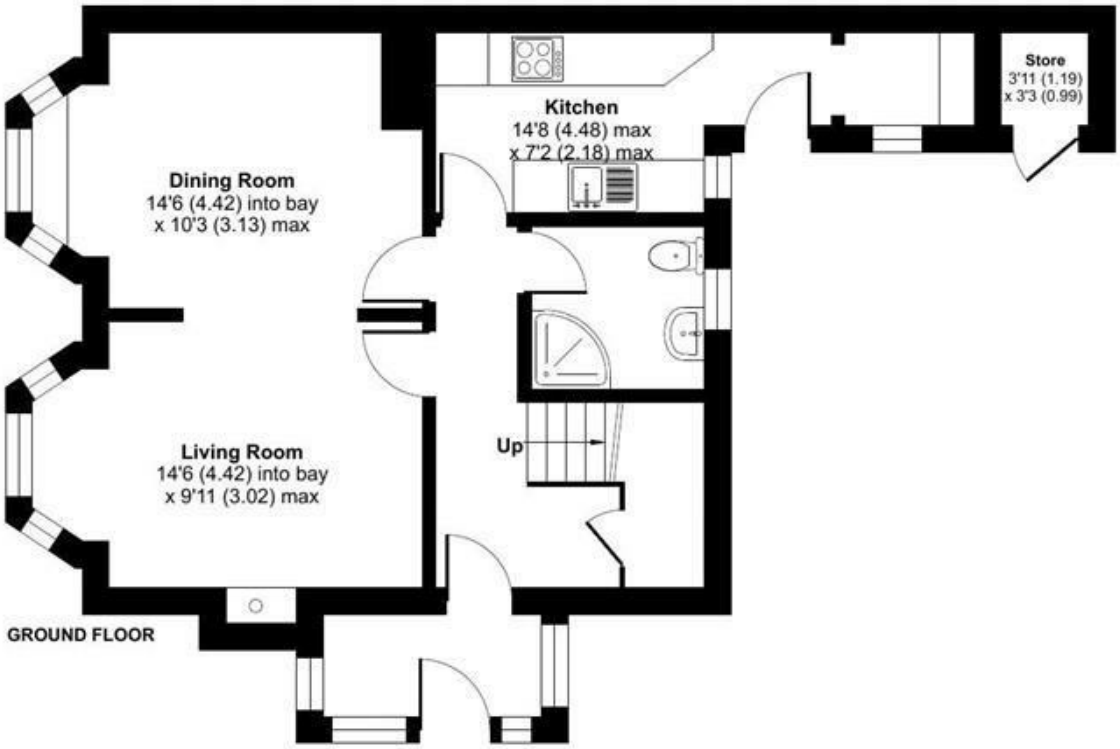
Approximate Area = 1083 sq ft / 100.6 sq m
Limited Use Area(s) = 15 sq ft / 1.3 sq m
Outbuilding = 11 sq ft / 1 sq m
Total = 1109 sq ft / 102.9 sq m
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Laskowski & Company. REF: 1525851