



Clare Terrace

Falmouth







4 Clare Terrace, Falmouth, TR11 3ES

An elegant and highly individual period townhouse enjoying views across Falmouth Harbour towards Flushing, The Carrick Roads and surrounding countryside. Beautifully presented and imaginatively re-modelled, the property combines generous characterful accommodation with a remarkable contemporary kitchen and an exceptional principal bedroom suite, creating a distinctive family home within easy reach of Falmouth's town centre, waterfront and beaches.

The location

Clare Terrace occupies an elevated position above Falmouth, ideally placed for access to the town centre, waterfront and the many amenities for which the town is renowned.

Falmouth is one of Cornwall's most vibrant and desirable coastal towns, celebrated for its historic harbour, sailing waters, sandy beaches and thriving cultural scene. The town provides an excellent selection of independent shops, cafés, restaurants and galleries, together with everyday amenities, schools and transport connections.

The harbour, marinas and waterfront are within easy reach, while nearby beaches include Gyllyngvase, Swanpool and Castle Beach. Falmouth also offers a railway branch line connecting with Truro and the mainline network to London Paddington.

Across the water lies the picturesque village of Flushing, with the harbour views from the property encompassing its wooded shoreline, sailing waters and surrounding countryside.



The Property

- An elegant and highly individual period townhouse, imaginatively extended to provide generous and versatile accommodation arranged over several floors.
- Beautifully presented throughout, combining impressive period proportions and original detailing with a striking contemporary extension.
- Far-reaching elevated views across Falmouth Harbour towards Flushing and the surrounding countryside.
- A wealth of character features, including tall sash windows, decorative corning, picture rails, panelled doors, fireplaces and stripped floorboards.
- High-quality fixtures and fittings throughout, including Internorm windows and doors.
- Attractive enclosed front garden, approached through a gate and planted with an established variety of shrubs, grasses and flowering plants.
- Traditional entrance porch opening into the reception hallway, with bespoke cupboards by Ben Hobbs.
- Beautifully proportioned dining room with a tall sash window overlooking the front garden and open period fireplace. Wide connecting doors open into the adjoining sitting room, allowing the two reception rooms to be enjoyed separately or combined for entertaining.
- Comfortable and characterful sitting room with Chesneys wood burner, extensive fitted shelving, generous seating space, sash window and dark-painted floorboards
- Striking contemporary kitchen/dining room, designed to maximise natural light, space and connection with the outside.
 - Wide-board olive ash timber flooring sourced from the nearby Trefusis Estate.
 - Vipp V1 kitchen incorporating a central island with extensive preparation space, stainless-steel work surface and inset sink. A comprehensive range of dark contemporary cabinetry incorporates integrated Miele appliances, including a fridge, freezer, steam oven, oven and warming drawer, together with a five-ring range-style gas hob and extractor hood.
 - Vistaline ultra-slim triple-glazed sliding doors opening directly onto the courtyard, creating an excellent flow between the interior and outside space.
 - Bespoke window seat, surround and concealed recycling storage by Ben Hobbs.
- Cloakroom/WC and useful storage area.
- Door beneath the stairs with granite steps descending to an extensive storage basement, dry-lined and finished with screed flooring
- Split-level landing with a clerestory window providing an abundance of natural light.
- Impressive double-aspect principal bedroom with a dramatic vaulted ceiling, exposed timber roof trusses, rooflights and concealed lighting, limestone flooring, freestanding bath, walk-in rainfall shower with recessed shelving, contemporary vanity area and wood-burning stove.
- Two further double bedrooms and a single bedroom on this floor, with the single bedroom and one of the doubles enjoying the elevated views.
- Laundry room, originally designed as a shower room.
- Versatile second-floor bedroom with exposed beams, fitted storage, additional eaves storage and a broad window enjoying far-reaching harbour views, together with an en suite shower room.

The Gardens, Garage and Parking

- Attractive enclosed front garden, set behind a rendered wall and planted with an established variety of grasses, flowering plants and shrubs, with a gated path leading to the entrance.
- Private and sheltered rear courtyard enclosed by painted stone walls, providing an ideal space for outdoor dining and relaxation.
- Wide glazed doors connect the courtyard directly with the kitchen, creating excellent flow
- Steps lead to a further terrace and then onto the parking area for at least two cars, accessed from the rear lane.

Tenure, services and material information

Freehold. Mains services. Gas fired central heating.

Council Tax: E

Broadband: FTTP (source: <https://www.openreach.com/broadband-network/fibre-availability>)

What3Words

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Distances

Falmouth town centre and harbour 350 yards; Prince of Wales Pier 500 yards; Flushing ferry 500 yards; Events Square 700 yards; Falmouth Town railway station 0.5; Gyllyngvase Beach 0.8; Swanpool Beach and Nature Reserve 1.2; Falmouth School 1.3; Pendennis Castle and headland 1.3; Falmouth Golf Club 1.6 – All walking distances. Penryn and Falmouth University campus 4.1; Mylor Yacht Harbour 5.1; Truro 10; Cornwall Airport Newquay 29.8.

(All distances are approximate and in miles)



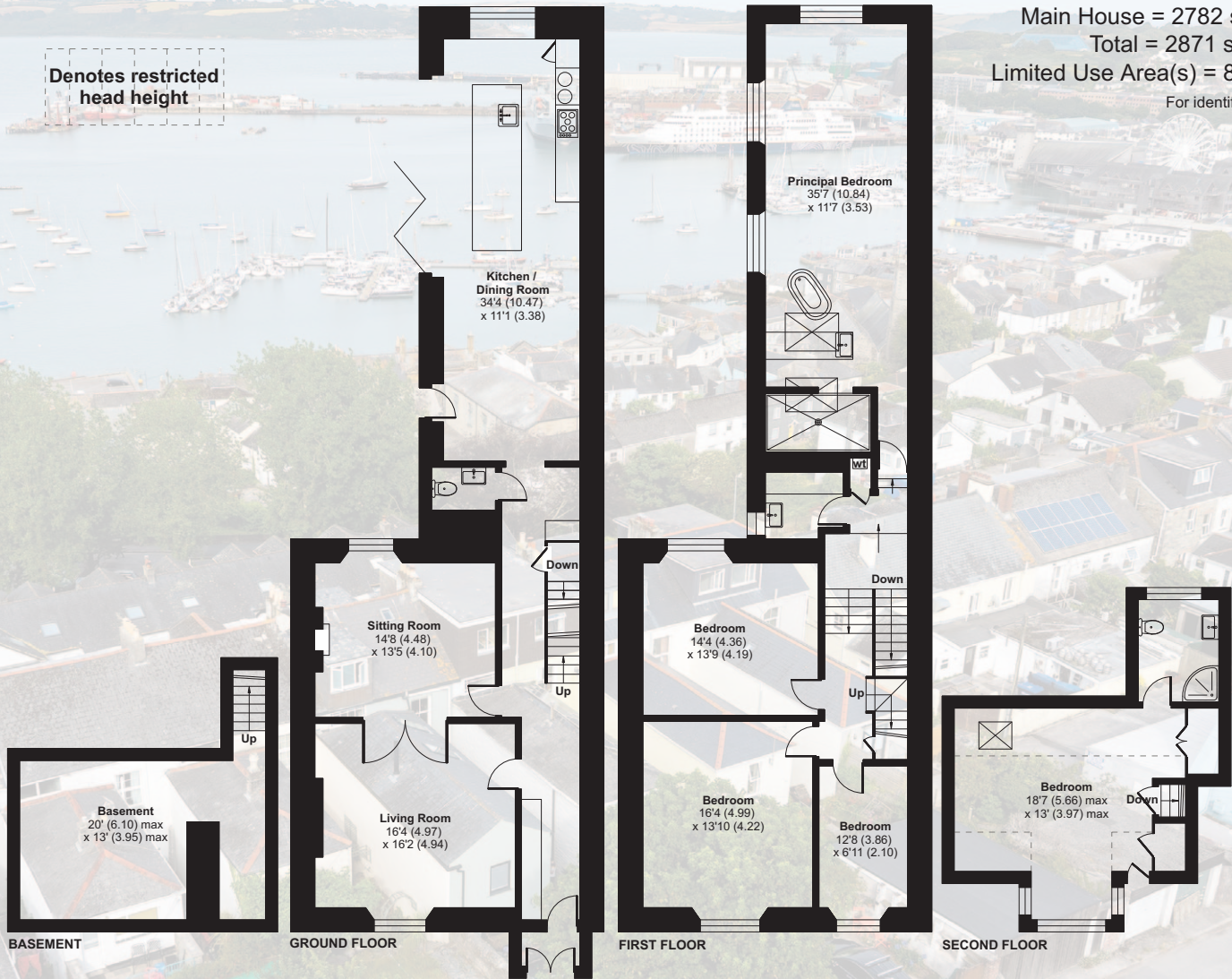


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Main House = 2782 sq ft / 258.4 sq m
Total = 2871 sq ft / 250.2 sq m
Limited Use Area(s) = 89 sq ft / 8.2 sq m
For identification only - Not to scale



Denotes restricted head height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	67 D
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Shore Partnership Limited. REF: 1447580

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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