



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

**21 Penwerris Terrace**  
Falmouth, TR11 2PA  
**£1,000,000**



Unexpectedly re-available! A stunning, and quite remarkable, five-bedroom townhouse with panoramic views of Falmouth Harbour. This exquisite Georgian townhouse enjoys far-reaching views, from all of the front-facing rooms, across Falmouth Harbour to Flushing, Trefusis Point, and the Carrick Roads. Located centrally, yet in a quiet neighbourhood, on highly desirable Penwerris Terrace, just a couple of minutes' walk to Greenbank beach and a short stroll to the Old High Street.

Recently the subject of an extensive, no-expense-spared restoration and modernisation, the property seamlessly combines refined period character with high-quality contemporary finishes—an increasingly rare and desirable blend.

Meticulously renovated in recent years, the house retains its original charm, including timber floorboards, panelled doors, sash windows, fireplaces, exposed stone walls, beams, window seats, shutters, staircases, and architraves, all thoughtfully preserved and enhanced. The result is a beautifully balanced home of immense style and integrity.

To be sold for only the second time in around 60 years, the elegant accommodation spans three spacious storeys, comprising five bedrooms and three reception rooms, all filled with natural light and character. The crowning feature is a vast loft room on the second floor, commanding some of the finest views in the area. This breath-taking space offers incredible versatility as bedroom or living accommodation, or even a self-contained annexe, subject to the necessary permissions.

To the rear, a private, south-west-facing garden is well established and beautifully kept, and features terraced lawns, dry stone walling, and well-stocked borders rising from a charming courtyard. An external WC and covered alfresco dining area/garden room add a further social space and convenience. Beyond the rear garden is a recently installed off-street parking area for two or three cars.





This is a rare opportunity to acquire a truly exceptional period home in one of Falmouth's most picturesque and sought-after settings

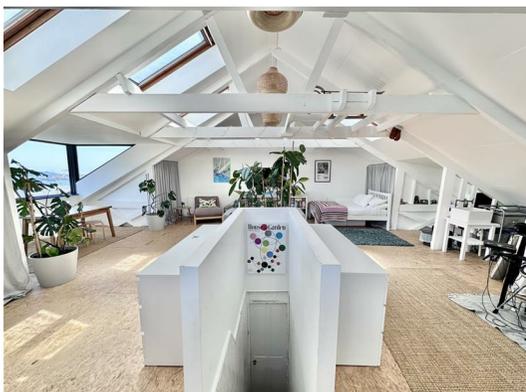
#### INTERIOR HIGHLIGHTS

- Generously proportioned and beautifully appointed kitchen/dining/family room
- Bespoke hand-built kitchen by deVOL
- Elegant Carrara Marble worktops
- Fully integrated appliances by Miele and Smeg
- Magnificent tumbled limestone kitchen flooring with underfloor heating
- Semi open-plan living spaces ideal for modern lifestyles
- Lovingly restored timber sash windows
- Superb timber floors within the sitting rooms and bedrooms
- Charming exposed fireplaces
- Two woodburning stoves
- Four spacious first-floor bedrooms
- Stylish, high-quality bath/shower rooms
- Spectacular loft room with vaulted/beamed ceiling and a unique bi-folding dormer window offering panoramic harbour views
- Storm porch
- Fully re-wired, re-plumbed, and re-plastered (with lime-render on stone walls), plus new hot water/heating system (2017)



#### EXTERIOR HIGHLIGHTS

- Handsome double-fronted façade
- Replacement lime-rendered exterior elevations in keeping with the property's heritage
- Delightful terraced gardens featuring a secluded, sheltered courtyard, upper lawn/gravel terraces and large timber store
- Covered alfresco dining area/garden room/store with attached gardeners loo - right by the kitchen door
- Pretty front garden overlooking Penwerris Terrace
- Recently added private driveway parking for two/three vehicles

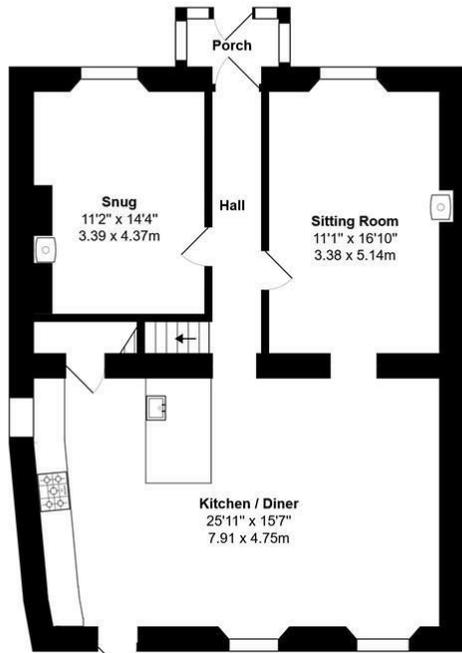


Without question, this is one of the most impressively refurbished and beautifully presented Georgian townhouses we've had the pleasure of marketing.

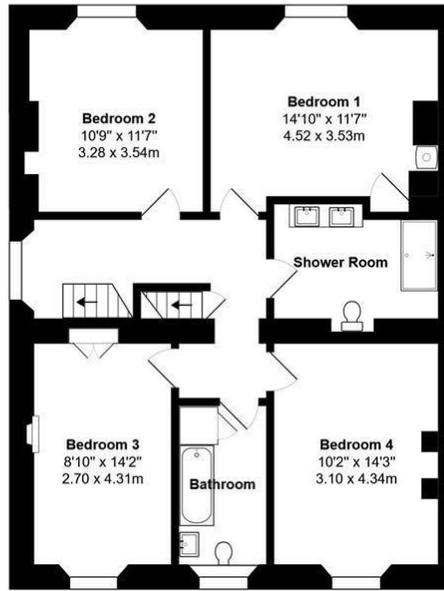
#### ADDITIONAL INFORMATION

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 E. EPC rating - 62 (D). VIEWING - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.





**Ground Floor**  
Approx Area: 73.5 m<sup>2</sup> ... 792 ft<sup>2</sup>

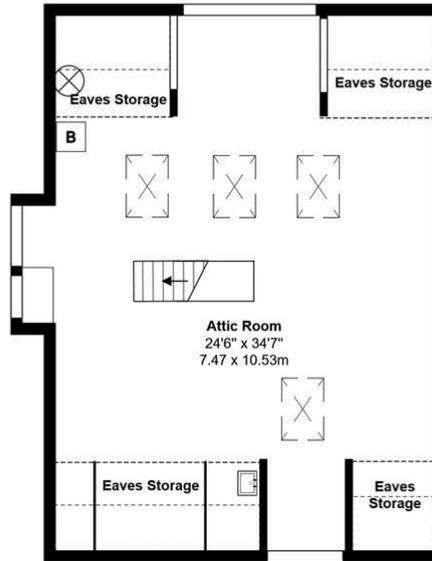


**First Floor**  
Approx Area: 81.1 m<sup>2</sup> ... 872 ft<sup>2</sup>

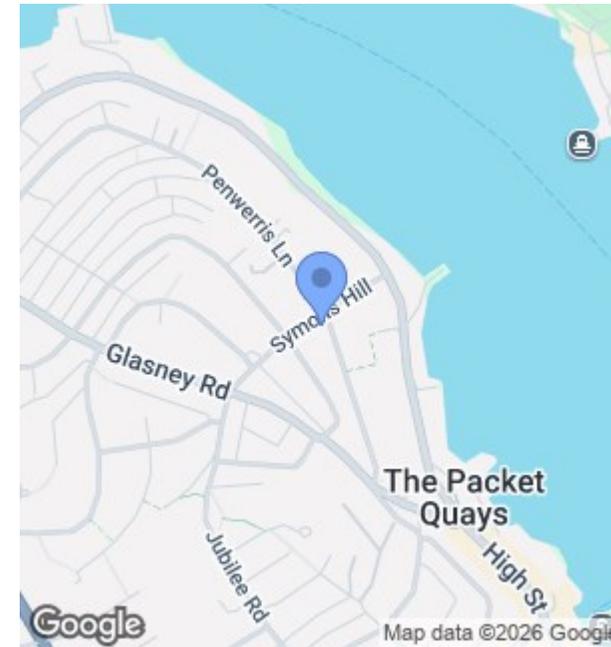
21, Penwerris Terrace, Falmouth, TR11 2PA

Total Approx Area: 233.3 m<sup>2</sup> ... 2511 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Second Floor**  
Approx Area: 78.8 m<sup>2</sup> ... 848 ft<sup>2</sup>



## 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>79</b>
(55-68) <b>D</b>	<b>62</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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