
Heather & Lay
The local property experts
GREEN BANK HOTEL

8 Langton Terrace Falmouth TR11 2NA

Great harbour, estuary, river and coastal views from this mid terrace, charming bay window Victorian house, set up above Greenbank, a few minutes' walk from the waterside and high street. Providing four bedrooms, cloakroom/WC, family bath/shower room, 25' living/dining room and modern kitchen with bi-fold doors leading out onto a private, enclosed decked courtyard garden. Garage.



FALMOUTH TOWN	1.8 MILES
PENRYN	1.9 MILES
TRURO	10 MILES
NEWQUAY AIRPORT	28 MILES

- Victorian mid terrace bay window house
- Great water and coastal views
- 4 Bedrooms
- Stylish modern kitchen with built-in appliances; utility room
- 25' sitting/dining room
- Cloakroom WC & family bath/shower room
- Enclosed decked courtyard garden
- Garage



Nearby Greenbank Hotel

THE PROPERTY

A mid terraced Victorian property that has been updated by the current owner comprising a modern stylish kitchen extension creating an open plan sitting/dining room, kitchen with bi-fold doors leading out into the decked courtyard garden, three bedrooms on the first floor and a further bedroom on the second floor, most with great harbour, estuary, river and coastal views. There is a cloakroom/WC and modern family bath/shower room. Ample storage space and large garage.
All in all, a lovely property with views and off street parking only moments from Falmouth town, must be internally viewed.


Nearby Falmouth Marina

THE LOCATION

Langton is a popular terrace of mostly period homes, set up above and paralleling Falmouth's harbour and Greenbank Quay in a truly uplifting spot where magnificent water and coastal views are enjoyed. A great position, surprisingly quiet, and so close to town with so much of what delights about Falmouth is on one's doorstep. The waterside is a few moments away as is the High Street with its individual shops and galleries, whilst The Boathouse or more up market Royal Cornwall Yacht Club and Greenbank Hotel are one's 'locals'. Falmouth's Marina, where the current owners keep their boat, is fifteen minutes' walk away.
The town has a brilliant and diverse selection of restaurants and an eclectic mixture of shops, which include national chains together with quality galleries showcasing local talent.
Falmouth's seafront, on the town's southern side, is about a mile away, with sandy beaches, Henry VIII's Pendennis Castle and access to incredible walks and scenery along the Southwest Coastal Path.
Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth Docks are a major contributor to the town's economy and along with Falmouth University (with campuses in Falmouth and Penryn) and Falmouth Marine School, specialising in traditional and modern boat building, marine engineering and environmental science, ensure an all year round and vibrant community. There are five primary schools and one secondary school in the town and highly regarded independent preparatory and senior schools in Truro.
Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country; little wonder the town is consistently ranked as one of the top five places to live in the UK.

ACCOMMODATION COMPRISES (ALL DIMENSIONS ARE APPROXIMATE)

Through the half-glazed front door with over pane into the....

ENTRANCE vestibule
Tiled floor. RCD fusebox. Original wood and glazed door with over pane into…

ENTRANCE HALLWAY
Wood panelling to dado height. Wooden floor. Stairs to first floor. Under stair cupboard and enclosed shelves. Space for coats and shoes. Radiator. Oak doors to kitchen and to.....

SITTING ROOM
13' 5" (4.09m) x 11' 7" (3.53m) into UPVC double glazed sash bay window. Wooden flooring. Wood burning stove on a sandstone hearth. Radiator. Square opening through to....

DINING ROOM
12' 8" x 8' 9" (3.86m x 2.67m) Continuation of wooden flooring. Radiator. Fireplace (currently non-functional).

KITCHEN
16' 6" (5.03m) including utility room x 13' 2" (4.01m) Apex ceiling with Velux roof windows flooding in natural light and bi-fold doors out into the courtyard garden. Range of base and eye level units and shelving. Integrated appliances include 'Bosch' hob and extraction hood, Bosch' chest height oven with combination oven/microwave above, dishwasher and fridge/freezer. Solid granite work surfaces with inset one and a half bowl stainless steel sink with mixer tap and rivened drainer. Tiled floor.

UTILITY ROOM
'Baxi' boiler fuelling radiator central heating and hot water supply. Pressurised modern, high efficiency hot water tank. UPVC double glazed window overlooking rear courtyard garden. Floor to ceiling pine shelving and storage space.








BOSCH
BOSCH

FIRST FLOOR
From the entrance hallway a turning staircase leads to the....

HALF LANDING
High level UPVC double glazed window. Loft hatch. Painted wooden door to bathroom and....

CLOAKROOM/WC
Push button low level flush WC, wall mounted hand wash basin. High level obscure window. Stone tiled floor.

BATHROOM
Over-sized walk-in plumbed shower cubicle with rainfall shower and spray attachment. Large stand-alone bath with central shower tap, low-level, push-button WC and hand wash basin in large vanity unit with mirror above.
Majority wall tiling. Laminate floor. Chrome heated towel radiator. Obscure window to rear. Extractor fan.
From the half landing stairs to first floor.

LANDING
Under stair storage cupboard. Painted wooden doors to bedrooms. Stairs to second floor.

BEDROOM ONE
14' 8" (4.47m) x 9' 6" (2.9m) Built-in wall storage. UPVC double glazed sash window to front with fabulous views out the harbour, Carrick Roads, Flushing and countryside beyond. Radiator.

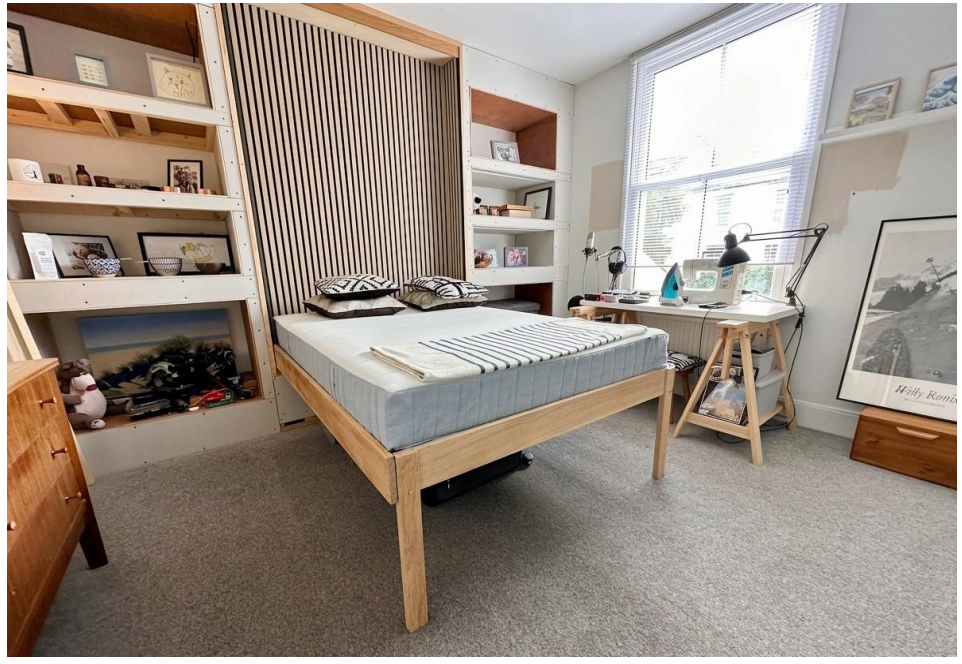
BEDROOM TWO
12' 5" x 9' 9" (3.78m x 2.97m) UPVC double glazed sash window to rear. Built-in shelving/cupboards and bed frame. Radiator.

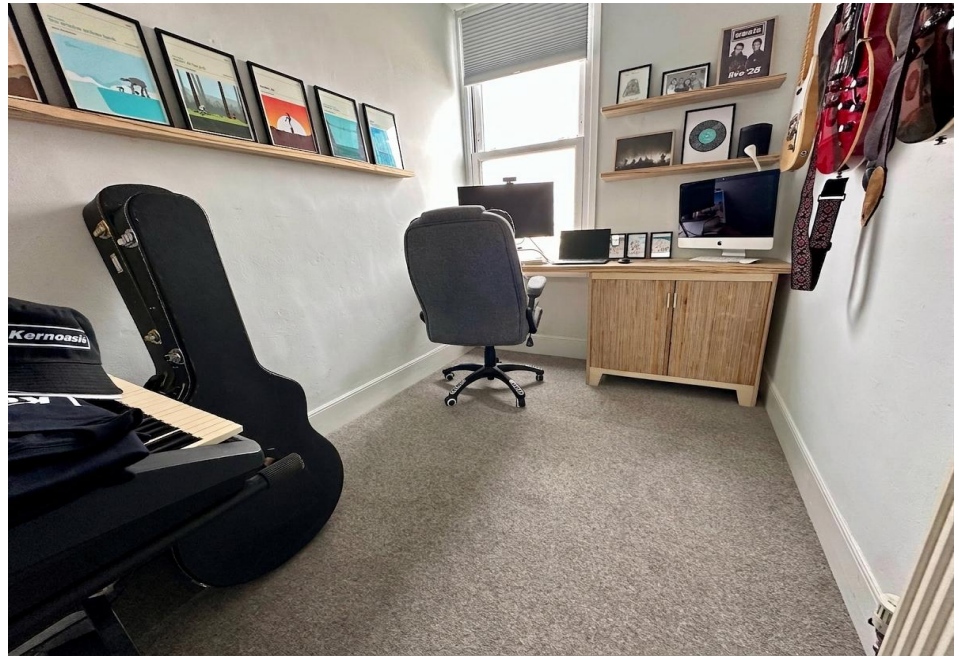
BEDROOM THREE
9' 2" x 6' 2" (2.79m x 1.88m) UPVC double glazed sash window to front again with those lovely views. Bespoke built-in desk and cupboard. Radiator.

SECOND FLOOR
Stairs from first floor landing to …….

SMALL LANDING SPACE - with storage area

MASTER BEDROOM
14' (4.27m) reducing to 9' 7" (2.92m) x 10' (3.05m) Apex roof (central ceiling height 6' 8" (2.03m) with two large Velux roof windows with panoramic and far-reaching views towards Flushing. Built-in storage cupboards. Eave storage.











OUTSIDE

FRONT GARDEN
Gate from pavement and pathway and steps to the front door. Area of artificial lawn with borders of low shrub hedging.

REAR COURTYARD GARDEN
Enclosed by low walls and high timber fencing, making a very private and secluded area. Nonslip decked terrace. Outside Lighting and tap. Steps up to pedestrian door to.....

GARAGE
17' 8" x 17' 5" (5.38m x 5.31m) Electric up and over door. Power and light. Space and plumbing for white goods. Window overlooking rear courtyard garden. A real bonus in this near town location.

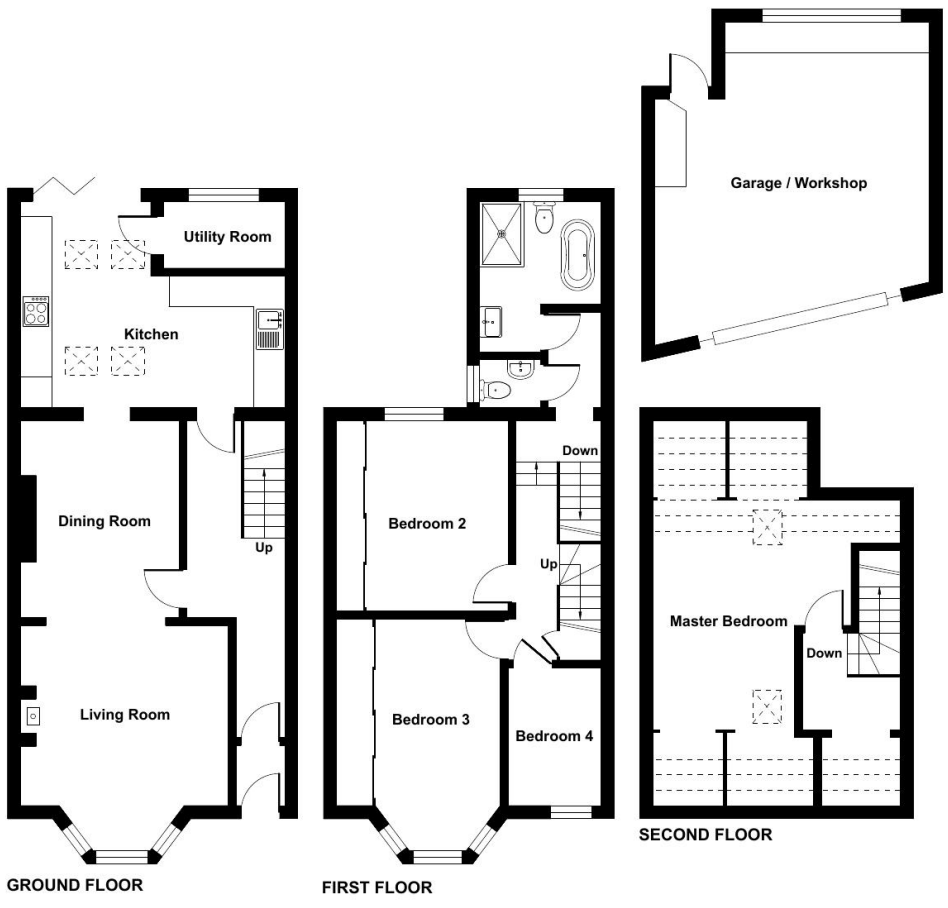






Langton Terrace, Falmouth, TR11

Approximate Area = 1788 sq ft / 166 sq m (includes garage)
Limited Use Area(s) = 132 sq ft / 12 sq m
Total = 1920 sq ft / 178 sq m
For identification only - Not to scale



DIRECTIONS

As you enter Falmouth on the A39 take the left hand turn at the Sainsbury's roundabout and follow the road for about 1 mile, turn right up Symons Hill opposite the Greenbank hotel. At the top turn left and the property can be found on the right-hand side identified by a Heather and Lay for sale board.

SERVICES:
Mains Electric, water, gas and drainage.
Gas central heating.

LOCAL AUTHORITY:
Cornwall Council, Truro, TR1 3AY.
Telephone 0300 1234100

COUNCIL TAX: C

EPC: C

VIEWINGS:
Strictly by prior appointment please with Heather & Lay, 3 Church Street, Falmouth. Telephone: 01326 319767

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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers
Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of