



15 Harbour Terrace, Falmouth

Guide Price £680,000



Heather & Lay
The local property experts

- Spectacular harbour & coastal views
- Outstanding period town house
- Restored & remodeled to high standards
- Flexible 3 double bedroom accommodation
- Superb harbour facing, first floor, open plan living space
- Bathroom/WC downstairs; shower room/WC upstairs
- Utility/boiler room
- South facing rear garden with garden room
- 19' x 15' garage with electronic opening
- Rarely available & wonderful!

THE PROPERTY

Number 15 has been the subject of a scheme of works undertaken by its artistic owner, creating an inspired and very stylish home where its period roots and feel are evident. Outwardly, it's very pretty with just the right proportions: ashlar walls painted grey with deep sash windows, period moldings and a parapet roof, all nicely set back from the pavement and road by a pretty little garden.

The beautifully presented interior has been cleverly remodeled, reversing accommodation to provide a striking first floor open plan living/dining room and kitchen with exposed wooden floorboards and spectacular views to harbour, coast and estuary. There are three double bedrooms, two downstairs and one 'up', together with a bath or shower room/WC on each floor.

All is practical, with a slate flagstone floored utility/boiler room and plenty of storage space. To the rear is a sheltered lower courtyard, up granite steps to a lovely little South facing garden with 'garden room' and access to a gold dust, generous single garage with electronic, remotely controlled door.

This is an outstanding house of a quality and individuality we seldom see. We love it and wholeheartedly recommend an appointment to view.





THE LOCATION

As its name might suggest, Harbour Terrace is one of Falmouth's most sought after and loveliest of places to live, where fine period houses are set up high, along an impressive crescent, overlooking harbour and town and just a few minutes' walk from each.

So much of what delights about Falmouth is on one's doorstep at this location. The waterside is a few moments away as is the High Street with its individual shops and galleries, whilst The Boathouse, Star & Garter, or more up market Royal Cornwall Yacht Club and Greenbank Hotel are one's 'locals'. 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 IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Granite slab path and step to painted, glazed and panelled door with arch top pane into...

ENTRANCE

Panelled to dado height. Panel and glazed door to....

HALLWAY

Tile floor. Electric Consumer Unit and meter, Slimline school style radiator. Corbelled arch. Panel doors to two bedrooms and beyond to rear entrance and bathroom, beyond to utility room. Stairs to first floor. Under-stair and shelved airing cupboards. Vertical school-style radiator.

BEDROOM ONE

9' Ceiling height. A lovely room with a deep shuttered double-glazed twelve pane sash window to the front and a fine view to harbour, estuary and coast. Vertical school-style radiator. Original built-in cupboards. Exposed waxed floorboards.

BEDROOM TWO

Deep double-glazed twelve pane sash window to rear. Built-in cupboards. Exposed floorboards. School-style radiator.

REAR LOBBY & ENTRANCE

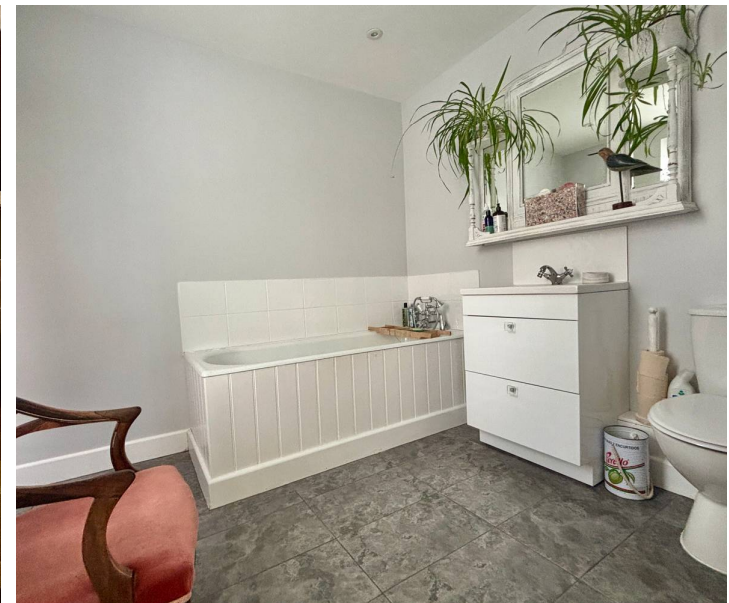
Vertical school-style radiator. Glazed and panelled door to courtyard and garden. Panel door to....

BATHROOM

Double-glazed sash window to courtyard. Chrome towel radiator. Ceramic tile floor. White three-piece suite comprising button-flush WC, panel bath, shower mixer and hand basin with drawers beneath. Old pine door to...

UTILITY, BOILER & BOOT ROOM

Door and double-glazed window to courtyard. A practical space with lovely old slate flagstone floor. Gas 'Baxi' boiler fuelling radiator central heating and hot water supply. Presurised hot water tank. Space and plumbing for washing machine and tumble dryer.











FIRST FLOOR

Stairs with polished mahogany handrail up to the half-landing, branching to the rear to bedroom three and shower room/WC and turning and rising to the front of the house into....

LIVING/DINING ROOM & KITCHEN

Open plan and wonderful, where light floods from a high level landing window, a rear facing twelve pane double-glazed sash, and pair of multipane double-glazed sash windows to the front providing a fantastic, elevated view of the harbour, to Flushing and Trefusis. This outstanding view spans from Penryn River and the Greenbank Hotel, across to the Carrick Roads and Roseland peninsula, to Falmouth Docks and across to St. Mawes. A rather elegant room with an 8'5" ceiling height, wide exposed floorboards and a fireplace recess with inset multifuel stove. Shelved recess to side. Access to loft space. Open plan but defined by a hardwood peninsula worktop and breakfast bar, in the...

KITCHEN

Stylishly fitted in matt black with soft closure cupboards and drawers. Hardwood worktops and an inset porcelain Belfast sink with mixer tap, overlooking the rear courtyard and garden. Built-in chest-height oven and grill, 'Bosch' stainless steel gas hob, space for fridge/freezer. School-style vertical radiator.

LANDING

Door to shower room/WC and...

BEDROOM THREE

Double-glazed window to side. Built-in cupboards. Open shelves. Stainless steel radiator.

SHOWER ROOM/WC

Obscure double-glazed window to side. White three-piece suite comprising button-flush WC, tiled corner, boiler-fed shower cubicle and circular porcelain hand basin with cupboard beneath. Heated towel radiator. Ceramic tile floor. Ceiling spotlights. Shaver point.







GARDEN

OUTSIDE FRONT

Number 15 is set nicely back from the road and pavement by a wall and pretty little garden with shrub and plant border. Granite slab path to front door. REAR From the rear lobby and utility room into an enclosed, sheltered South facing courtyard with tap and granite steps up to the garden terrace and...

GARDEN ROOM Tile floor. Monopitch polycarbonate roof. Windows. French doors onto the terrace and up steps to the garage and the little lawned garden, bordered by plants shrubs and produce with bay, honeysuckle, lavender, echium, artichoke and rose.
GARAGE 19' 10" (6.05m) x 14' 10" (4.52m) wide. Sectionally built with electric remotely controlled roller door. Windows. Power and light. Access to the rear lane.

SERVICES Mains water, electricity, gas & drainage.

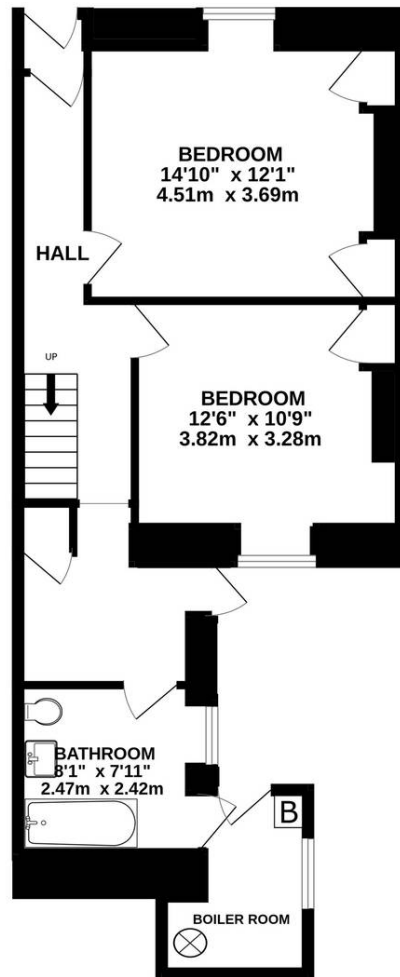
LOCAL AUTHORITY Cornwall Council, Truro, TR1 3AY.
Telephone 0300 1234100

TAX BAND – D

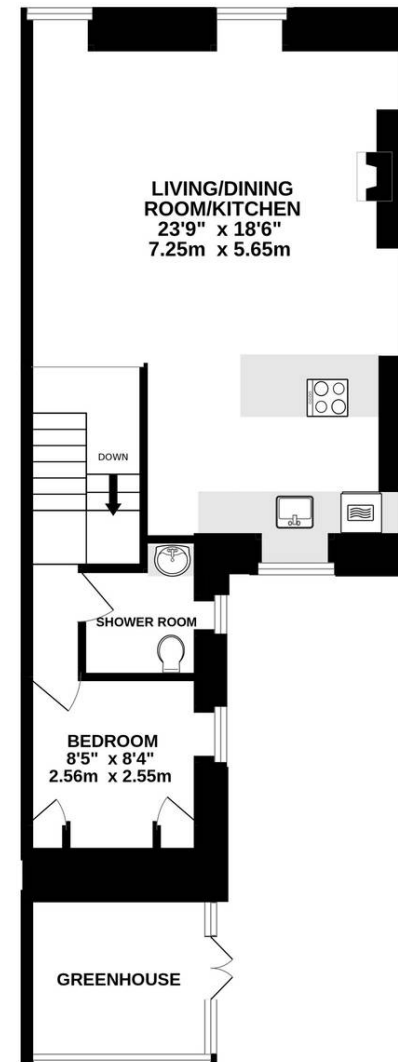
EPC RATING – D



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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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