



Laskowski
&Co



Rose Cottage, Symons Hill, Falmouth, TR11 2LU

Guide Price £435,000

A charming 2 double bedroom Grade II Listed period cottage, enjoying a central position just a few minutes' walk from Falmouth town centre and located on the corner of Symons Hill and highly sought-after Frobisher Terrace. 'Rose Cottage' sits within a private east-facing walled courtyard garden offering accommodation that has been recently updated and modernised by the present owners. The ground floor comprises: a sociable kitchen/dining room, sitting room with wood-burning stove and modern family bathroom. On the first floor are 2 double bedrooms (1 with en-suite WC), both rooms provide distant views over the neighbouring rooftops towards Falmouth Bay. 'Rose Cottage' is currently run as a holiday let, but would make a delightful main home for those looking to purchase a character home in a this central position. No onward chain.

Key Features

- Delightful 2 double bedroom Grade II Listed cottage
- Sunny east-facing walled courtyard garden
- Recently refurbished
- No onward chain
- Highly sought-after town location
- Just a few minutes' walk from Falmouth's vibrant centre
- Attractive sitting room with wood-burning stove
- EPC rating D



LOCATION

Symons Hill is located just half a mile from Falmouth's vibrant town centre and with a short stroll down 'The Old High Street', where the Prince of Wales Pier offers foot ferries to both Flushing and St Mawes. The town offers a fantastic number of independent shops, bars and restaurants as well as being home to a number of annual events including the international Sea Shanty Festival, Falmouth Week and the Oyster Festival.

THE ACCOMMODATION COMPRISES

Timber door from the road gives access to the enclosed and private walled courtyard garden, with glazed stable door to:-

ENTRANCE HALLWAY

Built-in storage and bench with shoe storage under. Tiled flooring, archway to kitchen/dining room, central ceiling light. Timber door to family bathroom.

KITCHEN/DINING ROOM

A generous kitchen/dining room with fitted kitchen comprising a range of two tone eye and base level units, stone marble-effect worktop with built-in four-ring induction hob, electric fan assisted oven under, stone splashback and extractor over. Inset sink with integrated drainer and mixer tap. Built-in fridge and freezer, built-in dishwasher, built-in microwave. Timber multi pane sash window with window seat to front aspect. Timber glazed French doors to the walled courtyard garden. Stairs to the first floor, beamed ceiling, ceiling spotlights, pendant lighting. Continuation of tiled flooring, space for dining table and chairs. Under-stair storage cupboard, night storage heater. Open to:-

SITTING ROOM

A charming reception room, with fireplace housing a cast iron wood-burning stove, set on a slate hearth with timber mantel surround. Multi pane glazed timber sash window with window seat to front aspect overlooking the walled courtyard garden. Beamed ceiling, wall mounted spotlights, continuation of tiled flooring.

FAMILY BATHROOM

White suite comprising a P-shaped bath with Mira Jump electric shower, tiled surround and glass shower screen, dual flush WC, vanity unit housing wash hand basin with panel splashback and mirror over. Wood-effect laminate flooring, timber multi pane glazed sash window overlooking the garden. Chrome heated towel rail/radiator, timber door to:-

UTILITY ROOM

Space and plumbing for washing machine with worktop over and tiled splashback. Tiled flooring, timber multi pane glazed window to front aspect. Loft hatch.

FIRST FLOOR

LANDING

Doors to both double bedrooms.

BEDROOM ONE

A spacious dual aspect double bedroom, with timber multi pane glazed sash windows to front and side aspects, enjoying views over the rooftops opposite across to Flushing

and surrounding countryside. Night storage heater, wall mounted lighting and built-in wardrobe. Timber latch door to:-

EN-SUITE WC

Dual flush WC, vanity unit housing circular wash hand basin with mixer tap. Tiled flooring, ceiling spotlights, extractor fan. Cupboard housing immersion heater.

BEDROOM TWO

A large second double bedroom, with timber multi pane glazed sash window to front aspect overlooking the garden and a view through rooftop opposite to the Penryn River, across to Flushing and surrounding countryside. Night storage heater, pedestal wash hand basin with tiled splashback, wall mounted lighting.

THE EXTERIOR

FRONT

Delightful walled courtyard garden providing an excellent degree of privacy, with central patio. This garden enjoys an easterly-facing aspect, making the most of the morning sun and ideal for entertaining. A well stocked raised flower bed runs along the edge of the stone wall and includes roses, fig tree, hypericum and fuchsias. This secluded and sheltered garden benefits from an outside block-built store, cold water tap and exterior light.

GENERAL INFORMATION

SERVICES

Mains water, electricity and drainage are connected to the property. Night storage heating.

RATEABLE VALUE

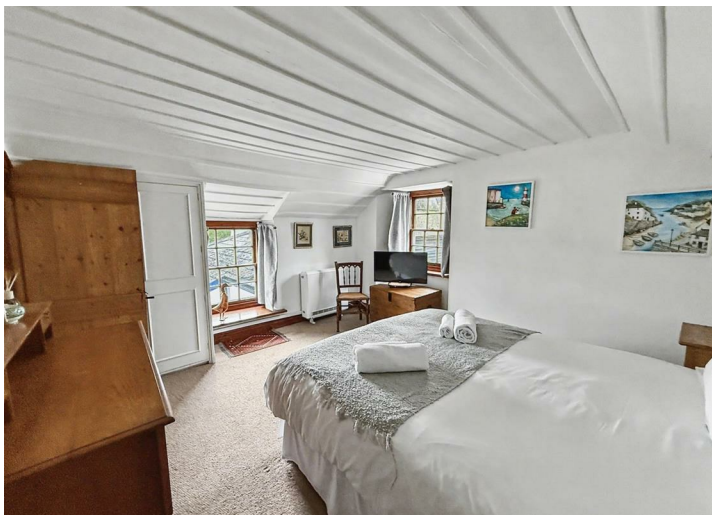
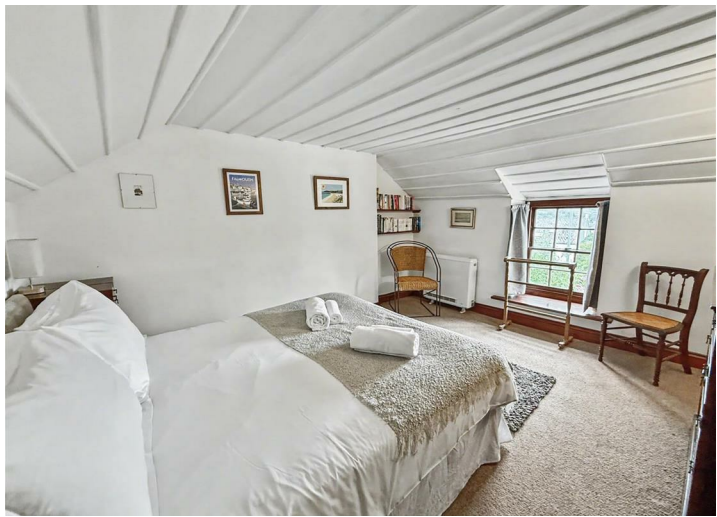
As the property is a holiday let, the rateable value is £3,200 per annum - Cornwall Council.

TENURE

Freehold.

VIEWING

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



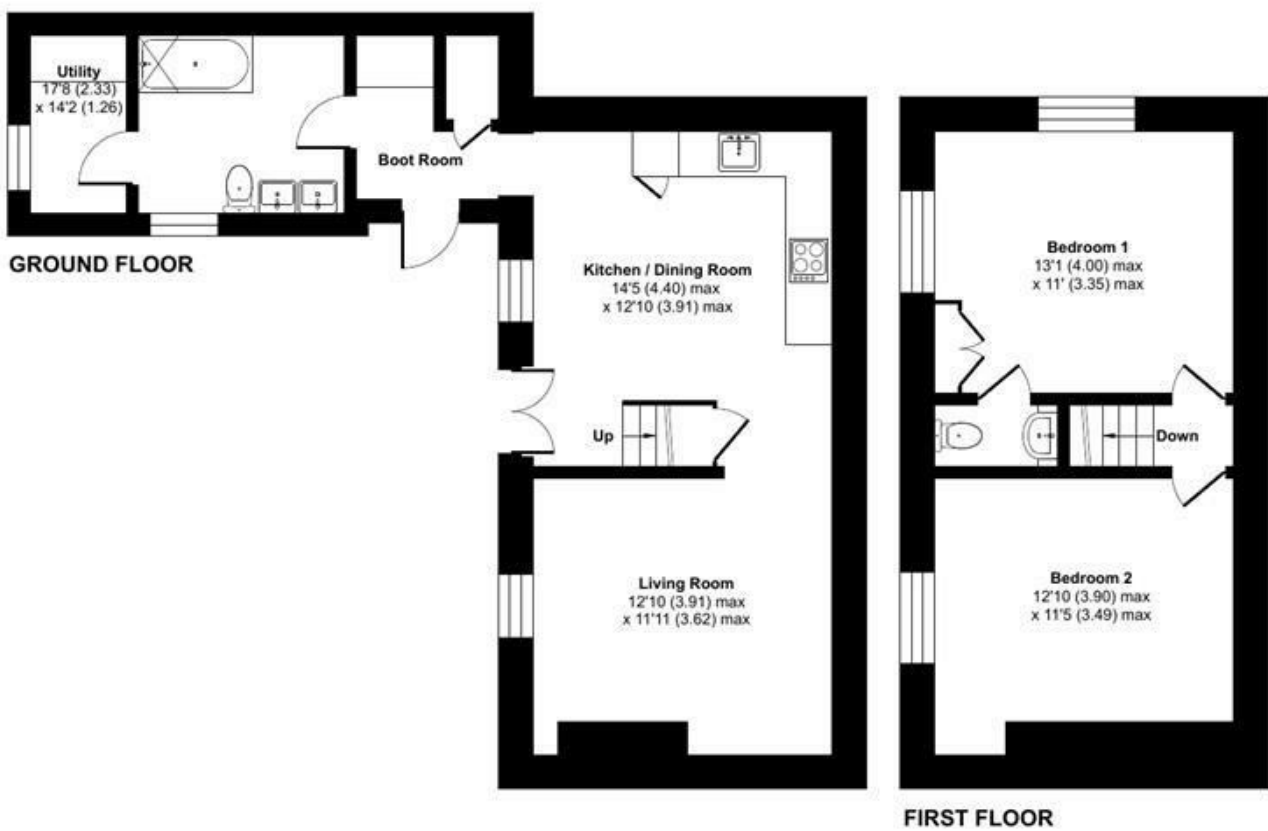


Floor Plan

Symons Hill, Falmouth, TR11

Approximate Area = 827 sq ft / 76.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2026. Produced for Laskowski & Company. REF: 1483535