



Heather & Lay

The local property experts

15 PENWERRIS TERRACE FALMOUTH TR11 2PA

Superb, historical property with pleasing water views, six bedrooms or possible annex, lovely garden plus off-road parking for as many as four vehicles.



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FALMOUTH HIGH STREET	0.2 MILES
EVENTS SQUARE FALMOUTH	0.9 MILES
TRURO	10 MILES
NEWQUAY AIRPORT	29 MILES
EXETER	97 MILES

- Believed to date back around 200 years.
- Historic stone-built home with an abundance of character and period charm.
- Not Listed, offering greater flexibility for future alterations.
- Elevated position with attractive water views across Falmouth Harbour.
- Flexible accommodation with up to six bedrooms or the option of a self-contained annexe.
- Ideal for multi-generational living, guest accommodation or potential income.
- Delightful rear gardens with a variety of sunny and shaded seating areas.
- Generous off-road parking for several vehicles, with space to add a garage if required.
- Comprehensive video tour available.



THE PROPERTY

Believed to date back around 200 years, this charming stone-built period home occupies an elevated position overlooking Falmouth Harbour, enjoying beautiful water views and an abundance of original character throughout. Offering exceptionally versatile accommodation, the property comprises up to six bedrooms, or alternatively four bedrooms with a self-contained annexe, making it ideal for extended family living, guest accommodation or potential income generation. Rich in period features and individuality, the house presents an exciting opportunity for a new owner to create a home tailored to their own lifestyle. With many of the internal walls of stud construction, the layout offers considerable flexibility for remodelling or reconfiguring, subject to any necessary consents. To the rear, the delightful, landscaped garden provides a series of attractive terraces and seating areas, allowing you to enjoy both sunshine and shade throughout the day. Beyond the garden is generous off-road parking, together with ample space for the construction of a garage should this be desired. A comprehensive walk-through video tour has been prepared and is highly recommended to fully appreciate the property's character, versatility and exceptional setting.

THE LOCATION

Penwerris Terrace is one of Falmouth's most sought after and valuable residential roads. It is set up high with phenomenal harbour and coastal views, yet within a few minutes' walk from the town and waterfront. The original Penwerris Terrace contains some of Falmouth's earliest and finest Regency houses, several of which were built for Packet Ship captains; the position no doubt chosen for its commanding marine outlook and convenience to the shore. 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.









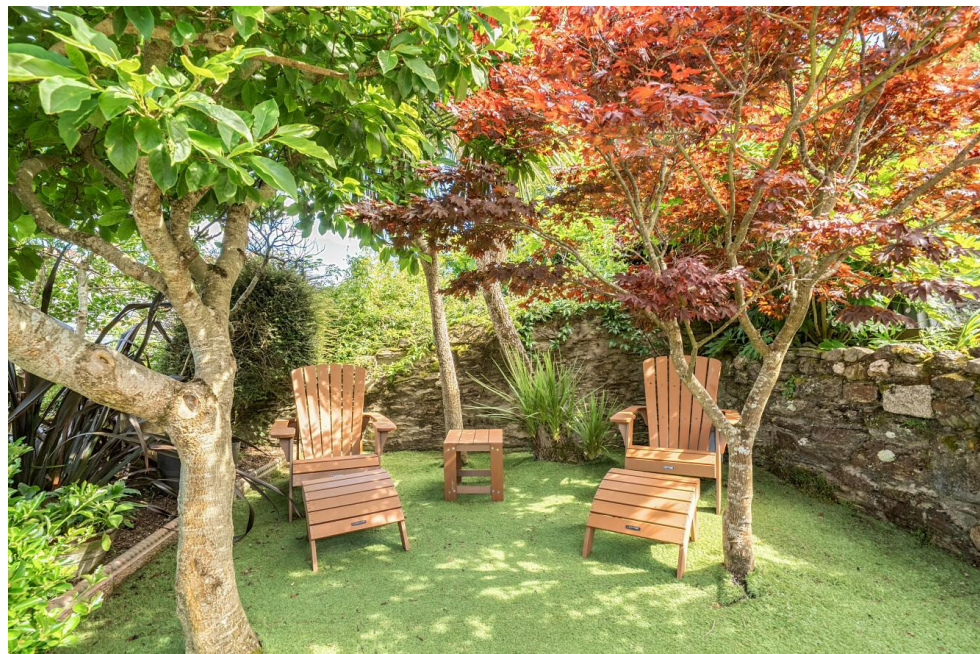














Penwerris Terrace, Falmouth, TR11

Approximate Area = 2510 sq ft / 233.1 sq m

For identification only - Not to scale



SERVICES: Mains electricity, gas & water & drainage

LOCAL AUTHORITY

Cornwall Council, Truro, TR1 3AY

Telephone 0300 1234100

COUNCIL TAX: E

EPC: C

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ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

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.



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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 contracts.