



Ashley House Emslie Road, Falmouth

Guide Price £680,000 FREEHOLD



Heather & Lay
The local property experts

- Detached bay view coastal house
- Wonderful potential for modernisation
- A few paces from seafront
- 4 bedrooms, main en suite
- 20' x 14' first floor living room
- Superb balconied sea view terrace
- Kitchen/dining room
- Large hallway with impressive spiral staircase
- Garage/workshop & parking space
- Level enclosed plot 75' x 60' reducing to 35'
- No onward chain

THE PROPERTY

This individual detached, non estate house was built in the 1980s in what is a privileged position beside and to the rear of The Royal Duchy Hotel. The spot is wonderful where one is just 100 yards from Cliff Road and the seafront, with first floor views looking out over Falmouth Bay. Ashley House lies in a level and enclosed plot, with gateway to plenty of off-road parking space. The property is spacious and functional within, providing two bedrooms downstairs and two upstairs, the main room with ensuite shower room. The generous living room is located on the first floor to take advantage of lovely sea views, through sliding patio doors which access a superb balconied terrace to enjoy the glorious outlook and summer sunshine for much of the day. The hallway is an impressive feature with its fine, concrete spiral staircase and internal access to the integral single garage. Ashley House presents a great opportunity to create a fine home in this enviable location, whether modernising to live in 'as is' or perhaps reconfiguring to owners' requirements.



THE LOCATION

Ashley House lies on Emslie Road, a prime residential address located on Falmouth's favoured southern side, just moments from beaches, the seafront and fabulous coastal walks. The town and harbour are just 1 mile away making this a wonderfully convenient, as well as an involving and uplifting area of Falmouth in which to live. Ashley House's location is a few minutes' walk to Castle and Gyllyngvase beach and café, and the extensive seafront promenade towards Pendennis Castle, passing Queen Mary Gardens and the Princess Pavilion. Nearby and opposite Gyllyngvase beach, is the excellent and invaluable 'early 'til late' Co-op convenience store. The town and its harbourside have an excellent and diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. There are five primary schools and one secondary school in the town and another in Penryn as well as highly regarded independent preparatory and senior schools in Truro. Falmouth is a wonderful place to live and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

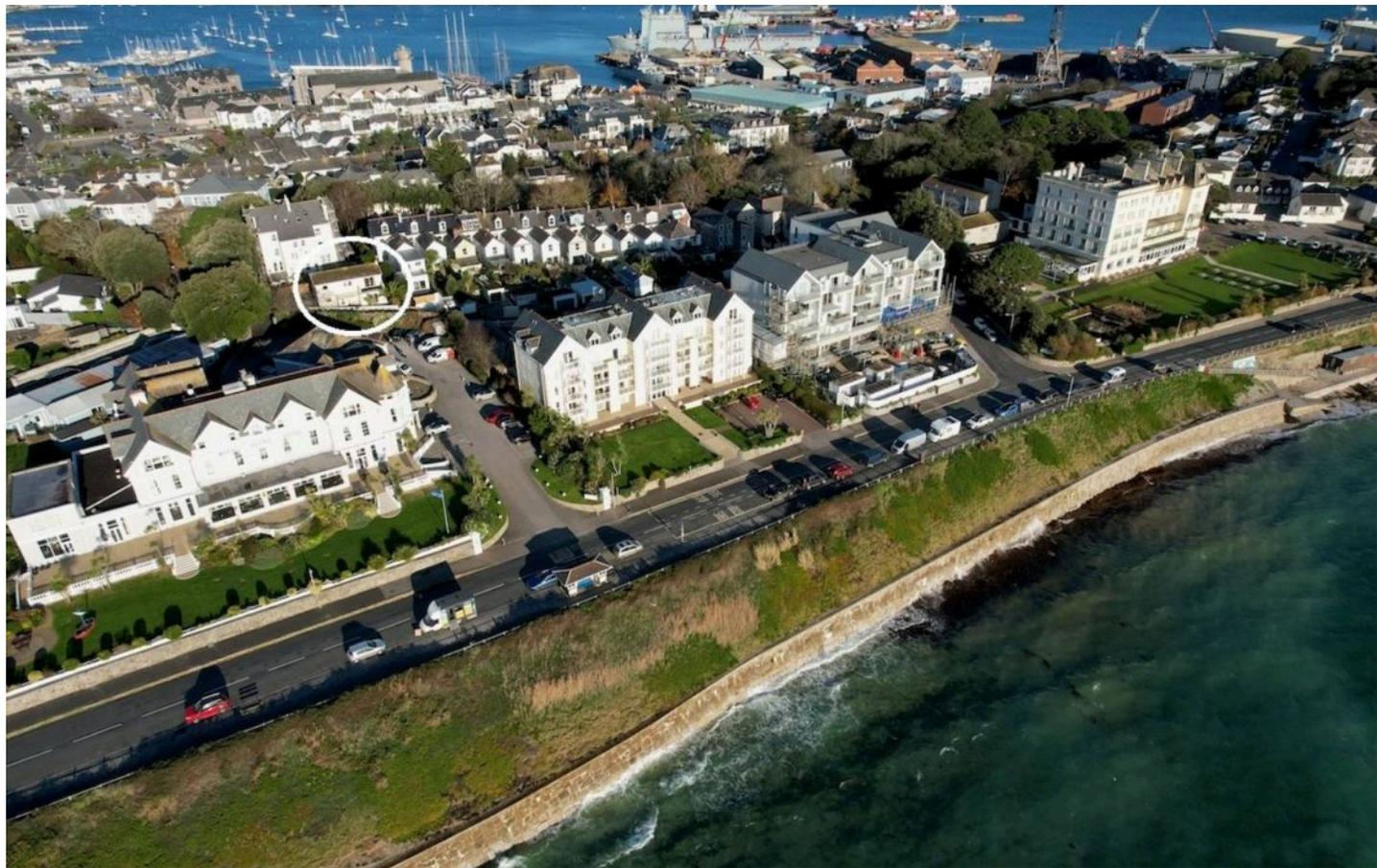
UPVC double glazed front door into entrance. Coir mat, coat hooks, opening through to.....

HALLWAY

Large and welcoming with bespoke concrete spiral staircase to the first floor. Radiator. Panel doors to cloakroom/wc, garage, kitchen/dining room, bathroom and two bedrooms.

KITCHEN/DINING ROOM

White, panel effect base and eye level units and one and a half bowl stainless steel sink and drainer with mixer tap. Built-in oven, grill and hob with extractor over. Space for fridge/freezer and space and plumbing for washing machine/tumble dryer. Two UPVC double glazed windows and door to rear. Dining area with kitchen matching cupboards and cabinets. UPVC double glazed doors to verandah.





BEDROOM TWO

Facing South and East with UPVC double glazed sliding patio doors out to the garden. Radiator.

BEDROOM THREE

UPVC double glazed window to rear. Built-in wardrobe/cupboard space. Radiator. Door to ...

UTILITY/BOILER ROOM

Gas boiler fuelling radiator central heating and hot water supply. Electric immersion.

CLOAKROOM/WC

Obscure UPVC double glazed window. WC and hand basin. Radiator.

FIRST FLOOR Concrete spiral staircase to...

LANDING

UPVC double glazed window to rear. Panel doors to sitting room and two bedrooms.

SITTING ROOM

Superb space with a glorious view through to the sea. Radiator. Access to loft space. Electric pebble effect fire. sliding double glazed patio doors to....

BALCONIED TERRACE

14' x 7' 3" (4.27m x 2.21m) timber decked with glass and stainless steel screen to glorious sea view, facing South and East to capture summer sunshine for much of the day. View to East towards Pendennis and Ships & Castles.

BEDROOM ONE

UPVC double glazed windows to front and side, looking through to Falmouth Bay and the sea. Radiator. Built-in wardrobe and cupboard space.

EN SUITE SHOWER ROOM

Electric shower in tiled cubicle, WC and hand basin. Obscure UPVC double glazed window. Towel rail.

BEDROOM FOUR

Sea facing with UPVC double glazed window. Built-in wardrobe and cupboard space. Radiator.







GARDEN

level enclosed plot measuring 75' deep x approximately 60' reducing to 35'. Five bar wooden gate onto a stone chip driveway and paved terrace all enclosed by stone and concrete walls and timber panel fencing. gates to either side around to enclosed area with paved terrace and verandah, date and dracaena palms and holly tree.

GARAGE

Single size. Up and over metal door. Power and light.

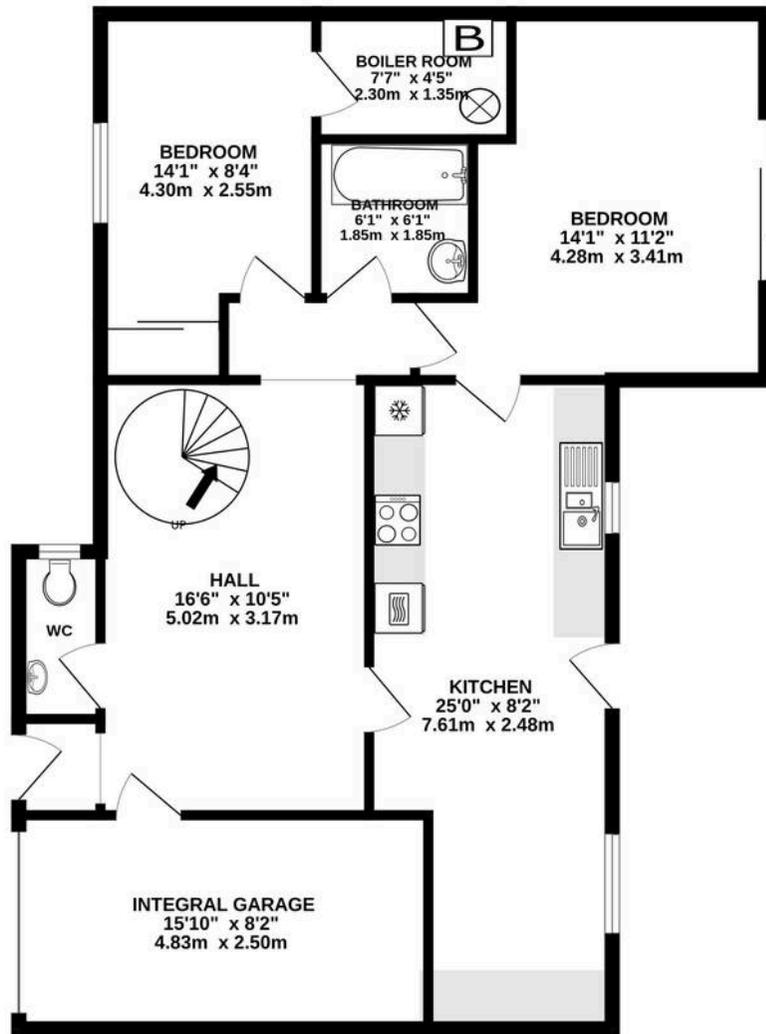
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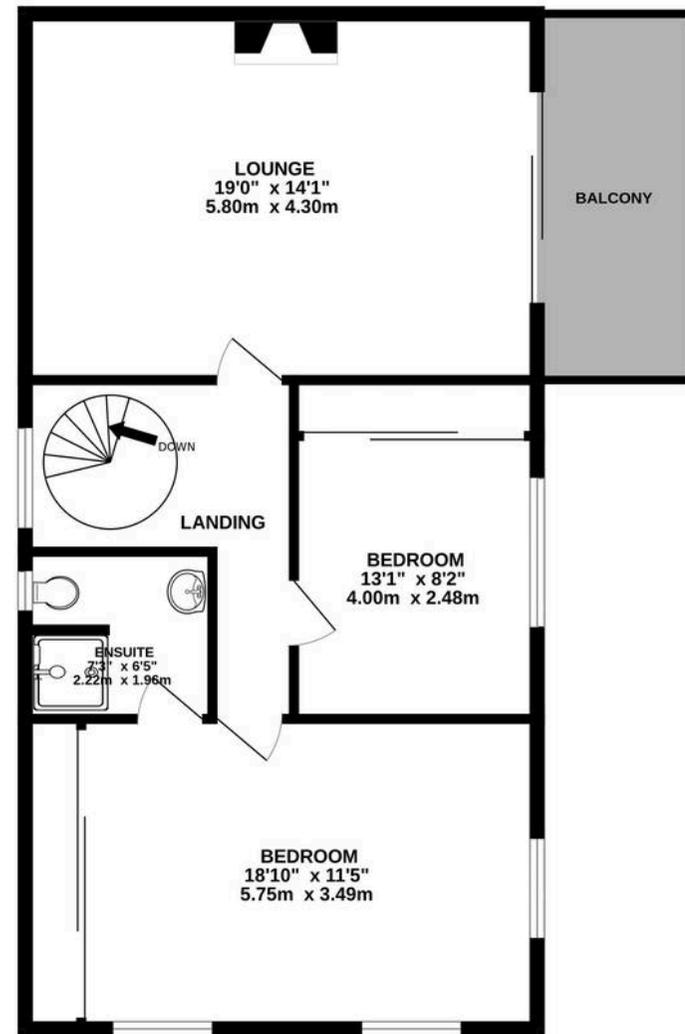
SERVICES - Mains electricity, gas, water & drainage



GROUND FLOOR
915 sq.ft. (85.1 sq.m.) approx.



1ST FLOOR
766 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 1681 sq.ft. (156.2 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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