



11a Gyllyngvase Terrace, Falmouth

Guide Price £485,000



Heather & Lay  
*The local property experts*

## THE LOCATION

Gyllyngvase Terrace is a much sought after address tucked just one road behind Falmouth's seafront, a few minutes walk from Gyllyngvase beach and cafe, Castle beach and the excellent early 'til late Co-op. It's a broad and elegant road and relatively peaceful too, where the Princess Pavilions hosts music, theatre and comedy and the delightful Gyllyndune Gardens with cafe are on the doorstep. Falmouth Town and harbourside are a leisurely 10-minute walk away. Public transport is available by way of multiple bus stops close by and a short walk to the train station which links you to Truro and its main line direct to London Paddington. Falmouth is renowned for its beautiful period buildings and wonderful sailing waters and offers a vast array of bars, restaurants and pubs to suit all tastes. Famed for its many festivals and regattas, the town also offers a good selection of shops, from boutiques to high street retailers. Little wonder the town is consistently ranked as one of the top five places to live in the UK.

- Elegant sea view maisonette
- Fantastic location
- Three bedrooms
- Stylish & immaculately presented
- Sitting room out to Southeast facing balcony
- Fitted kitchen & dining room
- Bay view master bedroom en suite
- Two superb shower rooms
- Generous off-road parking bay

**TENURE** - 999-years from 18/12/2009. Share of Freehold with ground floor apartment. Share of maintenance and building insurance. Holiday and long lets allowed. One small pet allowed.

**COUNCIL TAX:** C

**EPC:** D

**SERVICES:** Mains electricity, gas, water & drainage. Superfast fibre broadband.



## THE PROPERTY

Homes along Gyllyngvase Terrace are much in demand by those 'in the know', appreciative of the fine and individual houses it contains and its fantastic position beside Falmouth's seafront. One of the terrace's elegant Victorian town houses has been divided into two homes, where 11a comprises the first and second floor 'lion's share' of the building with sea views and over 1200<sup>2</sup>ft of delightful accommodation. Here we have a wonderful combination of the generous proportions and period detailing reflective of the late 1800s architecture, together with a magical injection of the artistic owners' no expense spared approach to its renovation and refitment. The property has a private entrance to the rear, beside a large off-road parking bay. There is plenty of space, with three bedrooms; the superb master on the top floor, bathed in light, with a luxurious en suite shower room and great views to the sea. All is beautifully conceived and immaculately presented throughout with a remarkable attention to detail, likely to impress discerning buyers and purists alike. The sitting room has sliding patio doors to South and East facing balcony to capture summer sunshine for much of the day. This boutique retreat is a very special place, ideal as an uplifting permanent or holiday home/investment.

## ACCOMMODATION IN DETAILS

(ALL MEASUREMENTS ARE APPROXIMATE)

External stairs to blue UPVC wooden effect front door with stainless steel fittings into...

## ENTRANCE

Obscure window. Shelf and coat hooks. Bevel glazed and panelled stable door to....

## DINING ROOM

UPVC double glazed windows to rear and side with outlook towards the Princess Pavilion and Trefusis Point. Custom made, storage and seating area. Shelved larder cupboard and a boiler cupboard housing the 'Worcester' gas fired boiler fuelling radiator central heating and hot water supply. Radiator. Spotlit ceiling. Quality linoleum, wooden effect flooring. Entrance to.....









## KITCHEN

Stylish, cream, panel effect range of soft closure base and eye level cupboards with roll top oak effect work surfaces and inset porcelain 'Villeroy & Boch' sink and drainer with mixer tap. Inset 'NEFF' stainless steel oven and grill and gas hob with extractor. Integrated dishwasher and space for washing machine and fridge/freezer. Quality tile splashback. UPVC double glazed window to rear. Ceiling spotlights. painted panelled door to....

## INNER HALLWAY

Central heating thermostatic control. School style radiator. Access to loft space. Sliding door to bath/shower room. Door to cloakroom/WC. Under stair cupboard. Stairs and rail up to full landing.

## BATH/SHOWER ROOM

A luxurious room with marble tile walls and floor. Deep and large bath with shower attachment. Walk-in boiler fed shower cubicle with rain and flexible spray. Porcelain sink with drawers beneath. Obscure UPVC double glazed window to side. Sensor lit circular mirror. Chrome deco wall lights. Chrome heated towel radiator. Extractor.

## CLOAKROOM/WC

WC with dual flush and integrated porcelain hand basin. Painted panelling to dado height. Obscure UPVC double glazed window.

## Four gentle steps to....

## LANDING

A spacious area with 9' ceiling height. School style radiator. Painted panelled doors to two bedrooms and sitting room. Turning staircase to first floor.

## SITTING ROOM

Wide, sliding UPVC double glazed patio doors to balcony with super views to Falmouth Bay and along the Lizard coast. Vertical radiator. Former fireplace recess.

## BALCONY

A delightful space to enjoy, facing south and with a glorious view towards sea and coast with room for a small table and a couple of chairs, or sun lounger perhaps.







### **BEDROOM TWO**

Painted panelled doors to wardrobe and cupboard space. Shuttered UPVC double glazed window to rear. Distant view to Trefusis. School style radiator. Wall-papered to picture rail height. Overbed lights.

### **BEDROOM THREE**

Shuttered front facing UPVC double glazed window looking to Falmouth Bay and along the coast to the Manacles. Window seat with lockers. Wall-papered to dado height. Radiator.

### **LANDING**

Painted panelled doors to shower room/WC and....

### **SECOND FLOOR**

Obscure UPVC double glazed half landing window to....

### **BEDROOM ONE**

A fantastic light filled room with views back and front overlooking the sea and coast via its dormer Falmouth Bay facing window with locker and cushioned seating, and to the rear, via four large double glazed Velux windows with blinds, looking into Falmouth Harbour and across to Trefusis Point. School style radiator. Extensive eave cupboard storage space. Spotlit ceiling.

### **SHOWER ROOM/WC**

Superb, luxurious and stylish floor and wall tiled room with oversized, boiler fed rain and flexible spray shower cubicle, dual flush WC and porcelain sink with cupboards beneath. Shaver point. Eave cupboard. Spotlit ceiling.

### **ENTRANCE & COURTYARD**

To the side, a pedestrian gate and area of paved terrace to sit and enjoy afternoon and evening summer sunshine. Beneath the steps to 11a is a useful store.

### **OFF STREET PARKING**

A fenced area offering a private parking area where large cars can fit easily.





# Gyllyngvase Terrace, Falmouth, TR11 4DL

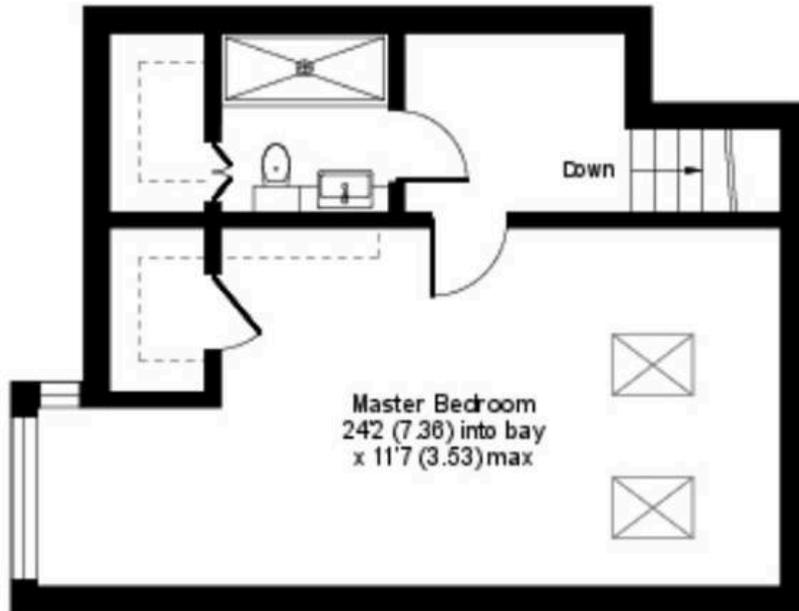
Approximate Area = 1209 sq ft / 112.3 sq m

Limited Use Area(s) = 23 sq ft / 2.1 sq m

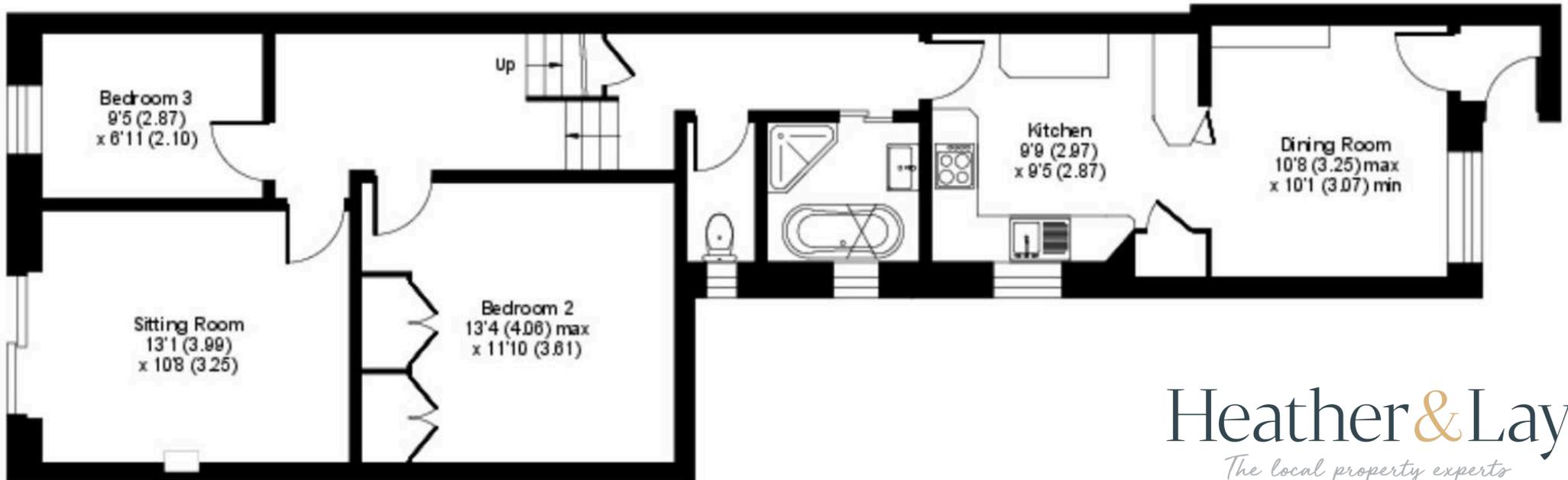
Total = 1232 sq ft / 114.4 sq m

For identification only - Not to scale

Denotes restricted  
head height



FIRST FLOOR



GROUND FLOOR

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## Heather & Lay

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