



7 Kimberley Place, Falmouth

Guide Price £695,000



Heather & Lay  
*The local property experts*

- Georgian Townhouse
- Detached
- Many original features
- Four bedrooms
- Four reception rooms
- Large and pretty gardens
- Nice location

### THE PROPERTY

Our vendor has unearthed a large amount of history with regards to number seven and it being the Old Quaker House is just one of its many uses over the last 150+ years. There are some lovely original features on show and with amazing ceiling and door heights, one might be expecting giants to be at home. On the ground floor you will find a large sitting room, a dining room/drawing room, garden room, kitchen/diner and utility room. On the first floor there are four bedrooms and family bathroom. Outside are fine gardens to both the front and rear.





## THE LOCATION

So much of what delights about Falmouth is on one's doorstep at 7 Kimberley Place. The waterside is a few minutes' walk away, as is the High Street with its individual shops and galleries.

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 South West 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 MEASUREMENT ARE APPROXIMATE) Once in through the front door you enter into a large inner porch which in turn enters into the main hallway via a half glazed door with coloured accents.

### SITTING ROOM

Large window to the front, high ceiling, fireplace in wooden surround. Radiator, wooden glazed French doors opening through to the garden room.

### DINING/DRAWING ROOM

Another generously proportioned room with window to the front and understairs cupboard to the rear that houses the gas boiler.

### GARDEN ROOM

Large windows and French doors looking over the rear garden, steps up to...

### KITCHEN/DINER

Range of white fronted base units with dark work top and a lovely, gas fired red Aga. Wooden floor and space for dinning table and chairs. Windows on two sides with doorway through to...

### UTILITY ROOM

Doors leading to the rear garden on both sides, door to pantry and a further door to a WC. Tiled floor, sink unit and plumbing for washing machine.

### FIRST FLOOR

Split landing with rooms to both sides. Airing cupboard.

### BEDROOM ONE

Window to front and rear, wash basin on vanity unit, fireplace with original slips, built-in wardrobe and radiator.

### BEDROOM TWO

Window to side elevation, wash basin on vanity unit and radiator.

### BEDROOM THREE

Window to the front, fireplace with wood surround and handwash basin on vanity unit, radiator.





## BEDROOM FOUR

Window to the front and radiator.

## FAMILY BATHROOM

White suite comprising WC, bath with shower over and glass screen to the side and pedestal handwash basin, window to the rear, tiled walls, radiator







## OUTSIDE

The front garden is very traditional with wrought iron fencing surround. Double gates lead to ...

## REAR GARDEN

The rear garden is large and beautifully stocked giving year round colour, three sheds and a turning summer house, plus a greenhouse are also included in the sale, high walling and hedging border the garden.

## SERVICES

Mains water, drainage and electric.

EPC - E

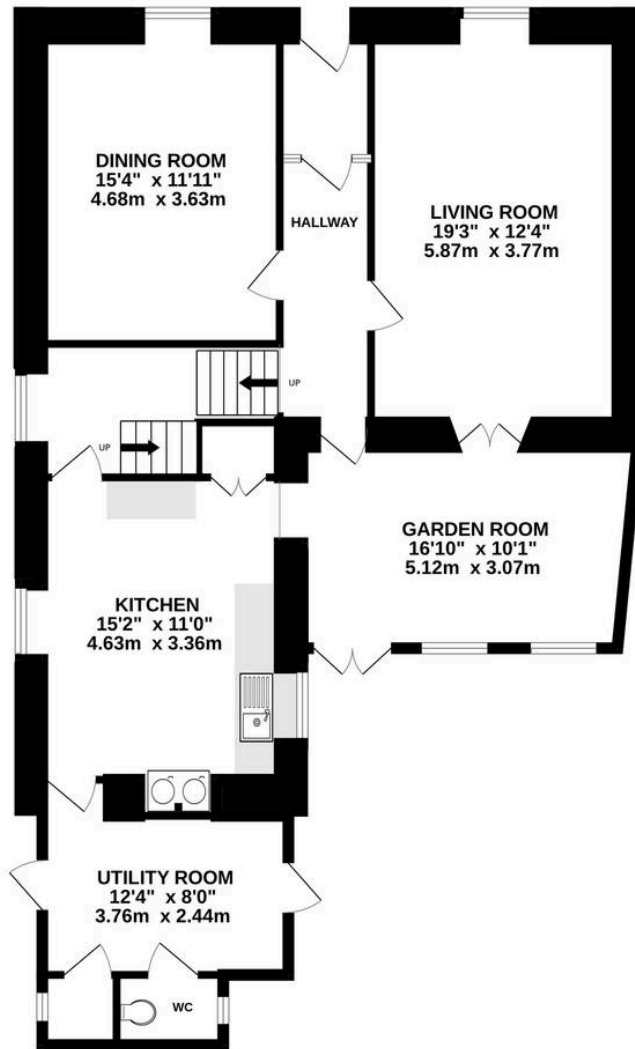
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## AGENTS NOTE

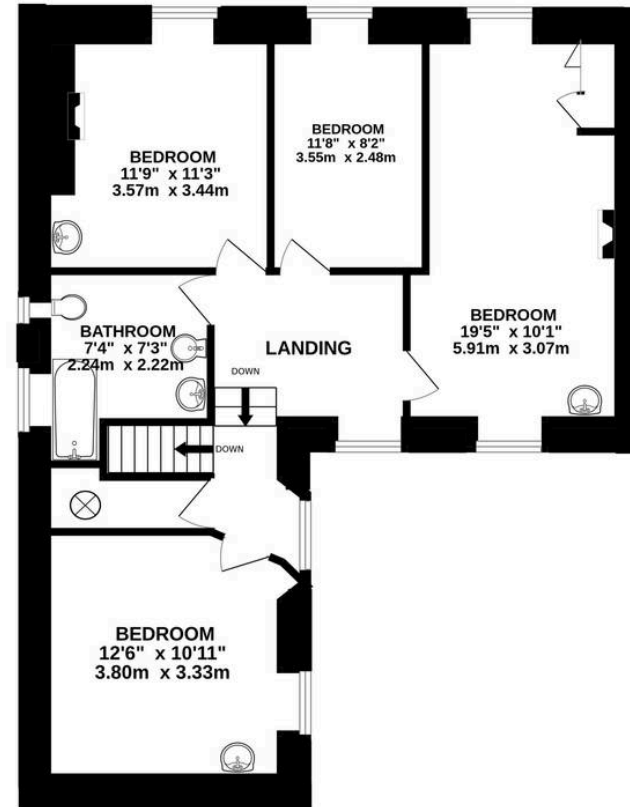
There is an easement walkway through the garden, please call for further explanation.



GROUND FLOOR  
1102 sq.ft. (102.4 sq.m.) approx.



1ST FLOOR  
792 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 1894 sq.ft. (175.9 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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