



11 Woodlane, Falmouth

Guide Price £950,000



Heather & Lay  
*The local property experts*

- Large, historical, Victorian family home
- 1886<sup>2</sup>ft of accommodation
- Four double bedrooms
- Large gardens
- Far reaching sea view
- Off-road parking

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

SERVICES: Mains water, drainage & electricity. Gas central heating with under floor heating on the lower ground and ground floor. Solar photovoltaic panels with feed in tariff.

## THE PROPERTY

This wonderful Victorian home has a long and interesting history...once home to the famous artist Sophie Gengembre, who lived at the property from 1894 - 1903 as the blue plaque on the front wall notes. Since 2016 the property has undergone a series of works that have improved and modernised this 175 year old family home to meet the standards of today. So much originality and period features still remain and the large rooms with tall ceilings means it flows well and is flooded with natural light. The accommodation is on three levels with four of the bedrooms on the top floor and a fifth study/bedroom on the ground floor. The sitting room has windows to both the front and rear, with the view from the rear worth a moment to pause and enjoy. On the lower ground floor a large kitchen/dining room and utility room both giving access to the large rear garden. The garden itself is pretty and bordered by a very nice old stone wall that give privacy and security.









## THE LOCATION

Woodlane is one of Falmouth's most sought-after and valuable addresses, set up above and a few minutes' walk from the town and harbourside. The house is so convenient for all that is lovely about Falmouth near the town and harbourside, whilst the seafront and beaches are less than a mile away. The local 'Provedore' café/tapas bar is inspirational and nearby 'Sea View Inn' and 'Jacob's ladder' are a must. Junior and secondary schooling facilities are nearby at King Charles and Trescobeas, and many faculties of the Combined University of Cornwall are within a few minutes' walk along Woodlane. An early 'til late Convenience stores is close by at Albany Road. The nearby Dell train station provides a half-hourly service to Truro's mainline station where there are frequent services for Exeter and London, Paddington.

## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Once in through the front door you enter via a useful vestibule with a door through to a bathroom and door into.....

## HALLWAY

A very elegant and impressive space with turning staircase to the first and lower ground floor that is full of natural light. A wonderful showcase entrance to this fabulous home. A high level stained glass window reflects onto the wall on sunny afternoons.

## SITTING ROOM

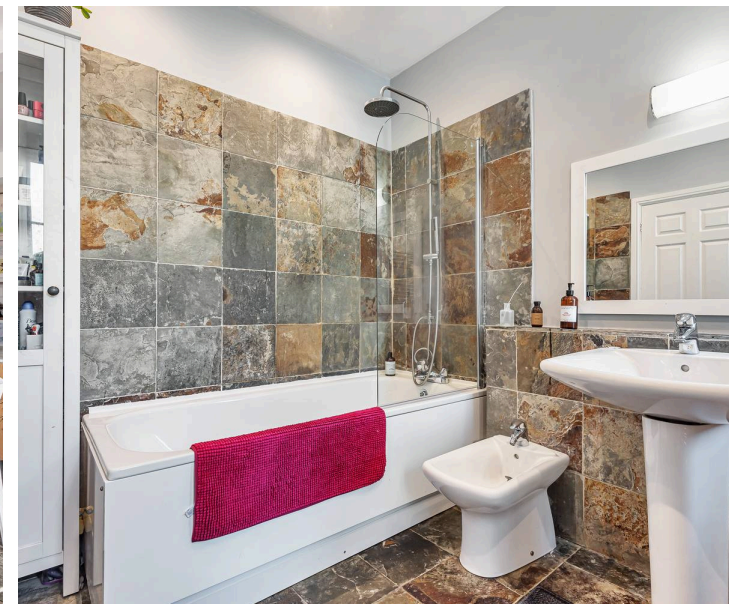
Light room with sash window to the front and French doors out to a small balcony at the rear. Beautiful exposed, sanded and oiled floorboards plus open fire in period surround. High ceilings.

## STUDY/BEDROOM FIVE

Stunning views through the bay window to the rear with far reaching views of the sea, castle and your own garden in the forefront. Very nice wall panelling and original window shutters. This room has many uses, a fifth bedroom, dining room, work from home office, or children's playroom perhaps?

## BATHROOM

Generously proportioned, fully wall and floor tiled room with white suite comprising WC, bidet, large pedestal hand wash basin and bath with mixer tap shower over and glass screen to the side. Chrome ladder style heated towel radiator. Window to front.





## LOWER GROUND FLORR

On the stair turn there is a useful storeroom. At the bottom of the stairs is the.....

## KITCHEN/DINING ROOM

A large space with distinct areas for cooking and dining. The kitchen area has a comprehensive range of base and eye level units with ample work surface and inset stainless steel sink and drainer with mixer tap. Built-in dishwasher, double oven and gas hob with extractor over. Space for a large American style fridge/freezer. Flag stone floor. Bay window and French doors out to the rear garden and doorway through to the.....

## UTILITY ROOM

Again, very large....window to the rear with freestanding sink below. Space and plumbing for washing machine and tumble dryer. Three large cupboards one housing the boiler, pressurised hot water cylinder and underfloor heating controls. Door to the side entrance.

## FIRST FLOOR

From the entrance hallway the stairs lead up to the first floor and on the turn of the stairs there is a door to the shower room and once on the top floor you find four well-proportioned bedrooms.

## SHOWER ROOM

Plumbed shower in large cubicle with glazed door and ecclesiastical window to the front and rear. WC and hand basin. Wall panelling and tiled wet areas.

## BEDROOM ONE

Triple bay windows, with shutters, facing the rear and with lovely far reaching views across to Pendennis Castle, Gyllyngvase and beyond. Exposed and painted floorboards. Link door though to...

## BEDROOM TWO/DRESSING ROOM

Exposed and painted floorboards. Window to the rear with pleasing views. Fireplace. Access to loft.

## BEDROOM THREE

Window to the front. Fireplace.

## BEDROOM FOUR

Window to front.







## OUTSIDE

### FRONT

To the front is a paved parking area with wooden gates to the side entrance. Parking for three/four cars with a central flower bed and electric car charging point. To the right a door leads to through a covered alleyway to the rear garden and a side door down to the kitchen. On the other side a gate leads again to the rear garden with a side door down to the utility room.

### REAR

The rear garden is surprisingly large being so centrally located in the town. Historical Cornish stone wall running the length of the garden on the left and timber fencing to the right. Landscaped garden that is pretty and practical with areas of terrace, lawn and raised flower beds. Shed to the rear.

### AGENTS NOTE

Approximately ten years ago the property underwent an extensive series of works which included new windows, kitchen, insulating and solar panels.

### AML COMPLIANCE

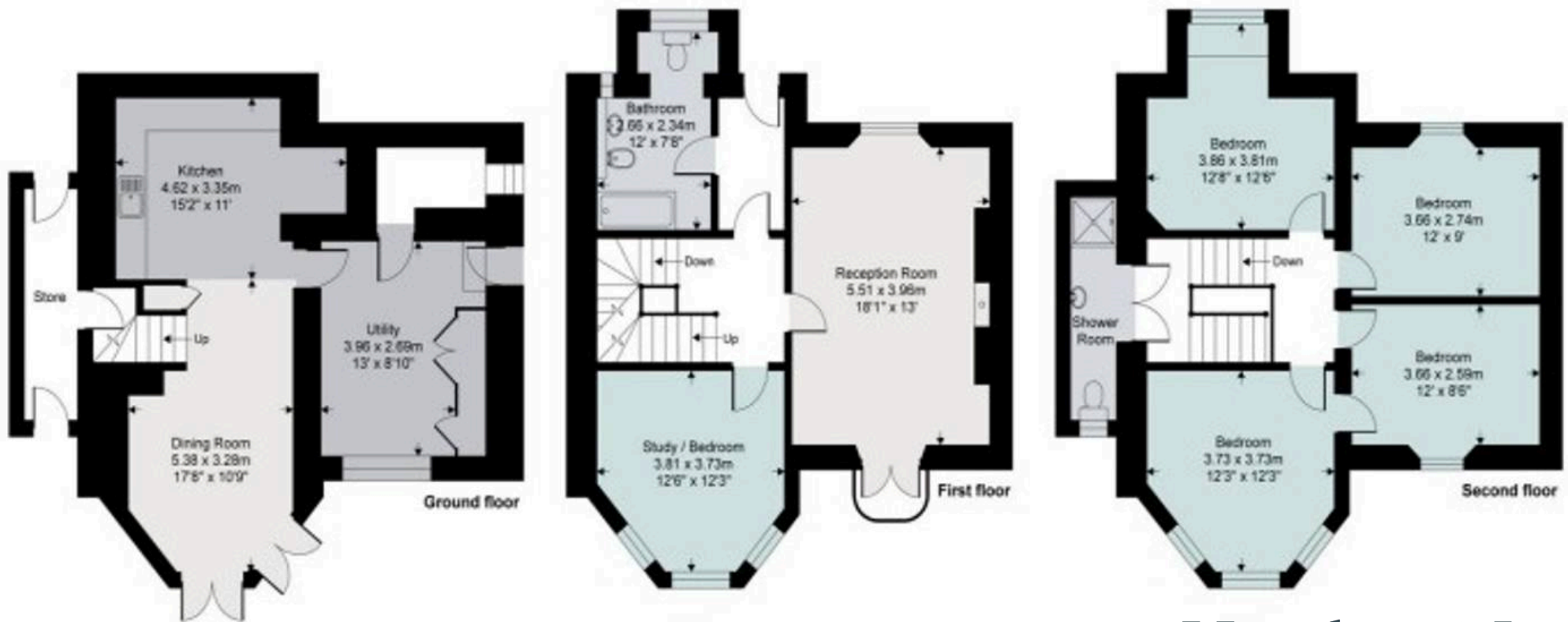
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# Woodlane, Falmouth, TR11 4RD

Approximate Area = 1886 sq ft / 175.2 sq m

For identification only - Not to scale



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