Laskowski &Co



24 Western Terrace, Falmouth, TR11 4QP

Guide Price £625,000

A substantial 4 bedroom detached residence, located on Western Terrace close to the town centre and designed by renowned architect Alfred Cornelius. The property was built in the 1920s, retaining many original features and offering an abundance of period detail. Believed to of been owned by the Churchill Family at the beginning of the Second World War, the garden is still home to an air raid shelter constructed at that time. The house now requires renovation, with the accommodation comprising, on the ground floor: porch, entrance hallway, living room, dining room, kitchen and ground floor cloakroom/WC. On the first floor are 4 bedrooms, family bathroom and separate WC. The gardens are a particular feature of the property, extending to over 100' in length and planted with an abundance of mature shrubs and trees. A paved driveway provides off-road parking for 2 cars.

Key Features

- 4 bedroom detached period home
- Retaining many period features
- Over 100' mature rear garden
- Driveway parking
- 'Cornelius' design circa 1920s
- Requiring renovation
- Popular location on the edge of town
- EPC rating F











LOCATION
Western Terrace is situated close to Melvill Road, which leads to the seafront, beaches, Castle Drive and Pendennis Point. Within just a few moments' walking distance of the property are day-to-day amenities including Falmouth Tennis and Squash Club with doctor's surgery, junior schooling, convenience store on Albany Road, chemist, church and regular bus services. The Moor and town centre are a circa 10 minute walk away; railway stations at Penmere and Falmouth Town are even closer, with the hospital and Falmouth Secondary School on Trescobeas Road, within a twenty minute walk or thereabouts. Consequently, the property is well positioned for all the town's amenities.

THE ACCOMMODATION COMPRISES
Broad front door with glazed window over, to:-

PORCH
Window to side aspect, picture rail, central ceiling light, tiled flooring, night storage heater. Open to:-

ENTRANCE HALLWAY
Continuation of original tiled flooring, original internal doors with original wood handles to kitchen, living room and dining room. Stairs to first floor with under-stair storage cupboard. Picture rail, wall mounted lighting.

KITCHEN
Range of eye and base level units with inset stainless steel sink/drainer unit with mixer tap. Fireplace housing oil fired Rayburn (previously used for cooking and heating hot water). Two sash windows to front aspect, electric cooker, four-ring electric hob. Tiled flooring, part tiled walls. Space and plumbing for washing machine and dishwasher. Glazed stable door providing access to the side pathway.

PANTRY
Built-in shelving, obscure glazed window to side aspect. Space for fridge/freezer, wall mounted fuse box.

GROUND FLOOR WC
Original door with wooden door handle. Low level flush WC, wash hand basin. Part tiled walls, obscure double glazed window to side aspect.

LIVING ROOM
A spacious reception room with large floor-to-ceiling, south west-facing, double glazed window overlooking the garden, with two smaller sash windows to either side. Double glazed window to side aspect. Open fireplace with slate surround and hearth. Original dado rail, night storage heater.

DINING ROOM
A generous second reception room with double glazed French doors opening onto a paved terrace and garden beyond. Two double glazed sash windows to either side of the French doors. Original central ceiling rose with pendant lighting. Chimney breast with former fireplace, now currently boarded, with ornate wood mantel surround. Built-in shelving to one wall.

FIRST FLOOR

LANDING
Tall double glazed window providing the stairs and landing with plenty of natural light. Doors to all four bedrooms, family bath/shower room and separate WC. Airing cupboard with shelving housing hot water cylinder.

BEDROOM ONE
A good sized double bedroom with double glazed window to the rear aspect overlooking the garden. Range of built-in wardrobes, central ceiling light. Wall mounted electric heater.

BEDROOM TWO
A double bedroom with double glazed window to rear aspect overlooking the garden. Built-in wardrobe, wall mounted electric heater.

BEDROOM THREE
A dual aspect bedroom with sash window to front aspect and small double glazed window to side aspect. Central ceiling light, range of built-in wardrobes. Original picture rail.

BEDROOM FOUR
Sash window to front aspect, central ceiling light. Original picture rail, built-in shelving. Over-stair storage cupboard, wall mounted electric heater.

FAMILY BATH/SHOWER ROOM
Corner bath with mixer tap, walk-in shower cubicle with tiled surround and Mira Sport electric shower, wash hand basin with storage under. Part tiled walls, obscure double glazed window to side aspect. Wall mounted electric heater.

SEPARATE WC
Low level flush WC. High level double glazed window to side aspect.

THE EXTERIOR

REAR GARDEN
An extensive rear garden, accessed via the side passageway or from the French doors in the dining room. A paved terrace extends to an area of lawn, extensively planted with a vast number of various shrubs and trees, including camellias, rhododendrons, fig and magnolia. A pathway extends to the lower area of garden, loosely divided by a stone wall with a further area of central lawn and the same abundance of shrubs and trees. This area of garden is home to a block-built garden store and former underground air raid shelter, believed to have been constructed by the Churchill family during their ownership at the beginning of the Second World War. At the bottom of the garden are a number of larger trees, including firs and a substantial palm tree.

FRONT
Double gates give access to a paved driveway providing off-road parking for two cars. Two timber gates give pedestrian access to the left and right-hand side of the property around to the rear garden. The left-hand path gives access through a glazed garden store.

GENERAL INFORMATION

SERVICES
Mains electricity, water and drainage are connected to the property. Economy night storage heating.

COUNCIL TAX
Band E - Cornwall Council.











TENURE
Freehold.

VIEWING
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.













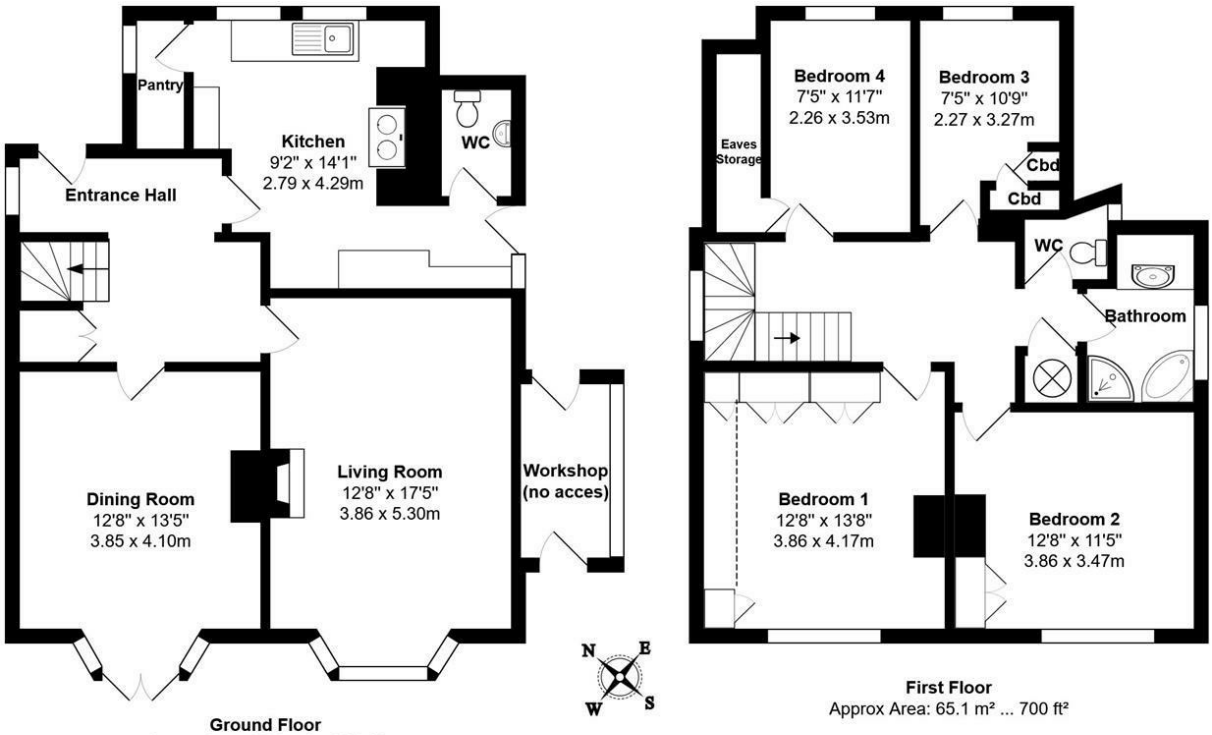







Marlborough Cres
Marlborough Cres
A39
Approximate boundary
for marketing purposes only

Floor Plan



Western Terrace, Falmouth, TR11 4QP

Total Approx Area: 137.9 m² ... 1484 ft² (excluding workshop (no acces), eaves storage)

All measurements are approximate and for display purposes only