Laskowski &Co



5 Western Terrace, Falmouth, TR11 4QN

£580,000

A substantial and expansive town house, arranged over 3 levels, beautifully appointed internally and decorated neutrally creating a light and warming interior, benefiting from 5 bedrooms, 3 bath/shower rooms, recently installed heating system, modern wiring, enclosed rear courtyard and off-road parking for 1 vehicle, together with additional garage/workshop. With excellent proximity, on foot, to the seafront and town alike, this 'turn-key' home provides a superb opportunity for those purchasers looking for 'doorstep' convenience within the vibrant port of Falmouth.

Key Features

- Substantial mid terrace town house
- 5 bedrooms, 3 bath/shower rooms
- Period detailing including exposed floorboards and open fireplaces
- Garage with workshop and off-road parking space
- Beautifully appointed internally with warm neutral aesthetic
- Enclosed rear courtyard
- Close to Falmouth's seafront, beaches and town centre
- EPC rating D






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LIGHT
WORK





THE ACCOMMODATION COMPRISES

Granite gateposts with wrought iron gate opens onto a garden pathway which approaches and recessed and covered entranceway featuring a raised threshold, part-panelled and obscure glazed front entrance door with lead-lined header panel, exterior courtesy light. Door opens into the:-

ENTRANCE LOBBY

Period floor tiling, inset coir matting, high ceiling with light. Feature panelling to two walls, together with coat hooks. Part-panelled and glazed door opens into:-

HALLWAY

A deep walkway, light and welcoming, with staircase rising to first floor level, characterful stripped timber floorboards, high ceiling with inset downlights, dado railing, radiator and two cupboards, one under-stair, providing useful storage. Wall-mounted Honeywell heating thermostat. Panel doors to living room, guest bedroom and finally, the kitchen/breakfast room.

LIVING ROOM

Well proportioned, with continuation of stripped timber floorboards and deep recess to front aspect providing much natural light via broad and tall glazing offering an outlook over the enclosed front garden. Picture railing, radiator, ceiling rose with hanging light. High ceiling, high skirting boards, TV aerial point. Impressive central stone fireplace featuring open fire with cast iron grill, stone hearth, painted backsplash and sandstone mantel and surround.

GUEST BEDROOM/BEDROOM FIVE

Currently utilised as a well sized double bedroom, yet providing potential, particularly for those purchasers wishing to utilise for further reception purposes, with tall double glazing offering much natural light and outlook over the enclosed rear courtyard, radiator, picture rails, high ceiling and pendant light. Central Victorian-style cast iron fireplace with stone hearth, painted hardwood surround and mantel.

KITCHEN/BREAKFAST ROOM

A deep and light filled room with a variation of glazing to the side elevation providing a wonderful bright and airy feel with two sets of glazed doors allowing access onto the courtyard garden and to the far side, a breakfast area suitable for dining.

KITCHEN AREA

An array of fitted white units both above and below a rolltop worksurface and set to two sides, one of which with inset stainless steel sink, drainer and mixer tap, recessed gas fired Aga set within the original fireplace. Space and plumbing for white goods including dishwasher, washing machine, dryer. Further space for electric oven, if required. Pattern-tiled splashback to preparation area. Alcove with shelving and cupboard under. Further cupboard housing electrical consumer units and meter. Door to pantry cupboard with shelving and light. Ceiling spotlights, two double glazed windows to side elevation, one with deep sill, and part-glazed side entrance door with quarry tiled threshold leading to the enclosed rear courtyard. Contemporary wood-effect flooring. Broad square-headed opening leading into:-

Particularly bright with clear glazed uPVC sliding door to rear courtyard. Space for ancillary fridge/freezer, radiator. Continuation of wood-effect flooring.

BREAKFAST AREA

A particularly pleasant space with glazed sliding door to the side elevation allowing access onto the paved courtyard garden. Continuation of contempoary wood-effect flooring, radiator, ceiling light. Further space for white goods including tall fridge/freezer, if required.

FIRST FLOOR

Staircase from hallway rises to the:-

MID-LANDING

A small number of steps rise to a front and rear landing. Dado railing. High-level multi-pane window at ceiling height. Hanging light. Door to boiler cupboard housing recently installed Vaillant combi boiler providing domestic hot water and heating, together with light and storage space under. Two steps rise to the:-

REAR LANDING

Panelled doors to bathroom and shower room. Dado railing, telephone point, BT master socket with internet connection.

BATHROOM

Of a classical style with heritage towel rail featuring column radiator, low flush WC, pedestal wash hand basin with separate taps and wood panelled bath with mixer tap, glazed and folding shower screen and Mira Jump electric shower set over. Tiling to sink and bath area, recessed double glazed window, feature panelling to one and a half walls. Further feature panelling to ceiling, ceiling light. Mirror-fronted medicine cabinet, water resistant flooring.

SHOWER ROOM

Beautifully appointed and particularly spacious, with white and modern sanitaryware including dual flush WC, wash hand basin with mixer tap, heritage-style towel rail with radiator and broad double-width walk-in shower cubicle with full-height glazed side screen, mains powered shower with rainfall showerhead and fully tiled walls. Contemporary wood-effect tiling to floor, recessed double glazed window to rear elevation with deep sill. Inset downlights, loft hatch, extractor fan, mirror-fronted medicine cabinet. Further touch activated LED back-lit mirror.

From the mid-landing, four steps rise to the:-

FRONT LANDING

Part-galleried to stairwell below, panelled doors leading to bedrooms one, two and study/bedroom three. Further door to loft room and useful door to under-stair storage, together with hanging rail and light. Radiator, dado railing, high ceiling.

BEDROOM ONE

A bright and spacious double room with high ceiling, two tall double glazed windows to the front elevation providing an elevated view across Western Terrace. High ceiling, ceiling light, plentiful space for bedroom furniture, radiator.

BEDROOM TWO

Of similar proportions to bedroom one and roughly square in shape with recessed and tall double glazed window to the rear elevation, ceiling light, TV aerial point and radiator.

STUDY/BEDROOM THREE
A classic 'box room'/study, with recessed and glazed window providing an elevated outlook over Western Terrace. High ceiling, radiator, ceiling light, TV aerial point.

Stairs rise, with courtesy handrail, wall light, and opening leading into:-

BEDROOM FOUR/LOFT ROOM
A particular highlight, with incredibly bright double aspect. A double dormered spacious principal bedroom suite with contemporary fan installed ceiling lights, deep alcove with shelving and TV aerial point, two radiators and broad glazing to the front and rear aspects with exceptional views taken in over tree-lined Western Terrace, rooftops of outer Falmouth and an oblique glimpse of the open bay set within the distance. Opening leads into the:-

EN-SUITE SHOWER ROOM
A white three piece suite, with part-sloped ceiling, comprising dual flush WC, pedestal wash hand basin and shower cubicle with glazed door and electric shower. Wall light, extractor fan, two towel rails, water resistant flooring. Tiling to shower cubicle and wash hand basin.

THE EXTERIOR

TO THE FRONT
An enclosed and mature front garden with two small areas of lawn, central garden pathway and hedged boundaries providing privacy from neighbouring properties and Western Terrace. Gated pedestrian access and traditional, recessed period entranceway leading to front door.

TO THE REAR
An enclosed, paved courtyard with painted walling to the boundary, providing an ideal space for al fresco dining including water tap and a small number of steps to the far side, with timber fencing for privacy including garden gate opening onto:-

OFF-ROAD PARKING AND GARAGE
Accessible from a lane to the rear, the property benefits from one, well-sized, off-road parking space and timber side door leading into a garage with workshop space to the rear and pitched roof for further storage, if required. Electric up-and-over door to garage and exterior courtesy side light.

GENERAL INFORMATION

SERVICES
Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX
Band D - Cornwall Council.

TENURE
Freehold.

VIEWING
Strictly by prior appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.


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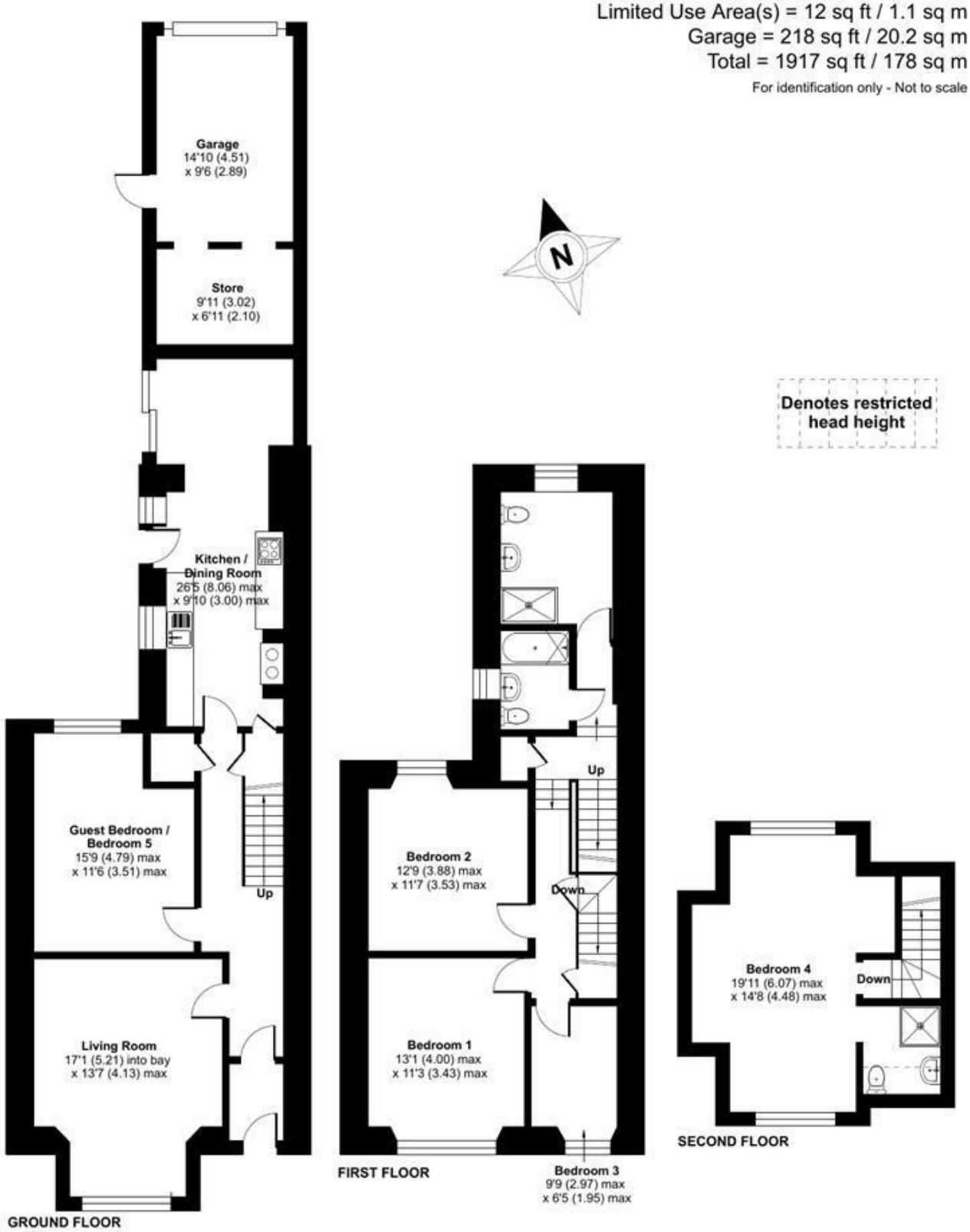




Floor Plan

Western Terrace, Falmouth, TR11

Approximate Area = 1687 sq ft / 156.7 sq m
Limited Use Area(s) = 12 sq ft / 1.1 sq m
Garage = 218 sq ft / 20.2 sq m
Total = 1917 sq ft / 178 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom2026. Produced for Laskowski & Company. REF: 1501107