Laskowski &Co



12 Penwerris Terrace, Falmouth, TR11 2PA

£655,000

A fine example of a 3 bedroom Victorian townhouse occupying an elevated, highly sought-after position above the town centre and Greenbank. From this enviable terrace, the property enjoys breath-taking panoramic views across Penryn River and Greenbank, to Flushing, Trefusis Headland, Carrick Roads, the Roseland Peninsula, Falmouth Harbour and Docks, as well as both St Mawes and Pendennis Castle to the east. Benefiting from the addition of a detached garage, which, in this immediate area, is certainly rare and highly desirable.

Key Features

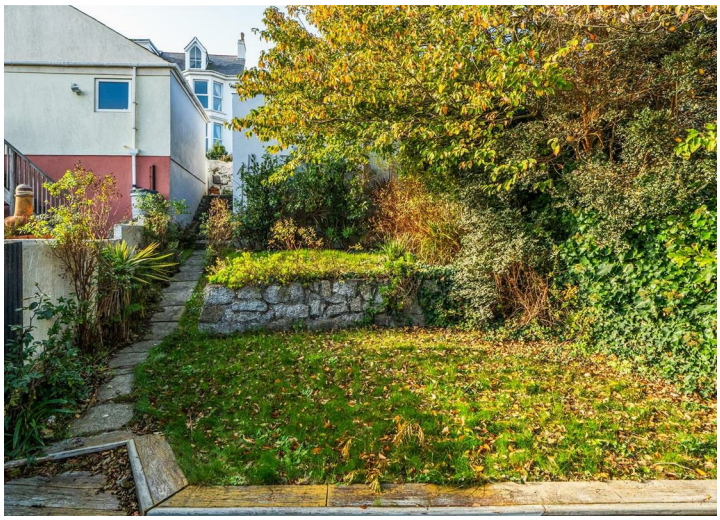
- 3 bedroom terraced house
- Low maintenance garden
- Breath-taking views
- Occupying a prime position on this sought-after terrace
- Detached garage
- EPC rating D











THE ACCOMMODATION COMPRISES

From the pedestrian walkway, a small timber gate leads to the front patio, with uPVC double glazed front door opening into the:-

ENTRANCE VESTIBULE
Electric meters. Original stripped pine internal door with fleur-de-lys motifs, opening into the:-

RECEPTION HALL
An impressive introduction to the property, with carpeted flooring, dado rail, radiator. Staircase rising to first floor level, under-stair storage with cupboard and shelving.

LOUNGE/DINING AREA
A bright and welcoming dual aspect reception room.

LOUNGE
Broad uPVC double glazed bay window to the front elevation enjoying superb views across the Penryn River, to Flushing, Trefusis Headland, the Roseland Peninsular, Carrick Roads, harbour, docks, and Pendennis Castle. Focal point pine fireplace with inset gas coal-effect stove and solid wood mantel set on a raised slate hearth. TV aerial point, coved cornicing, double radiator. Open to the:-

DINING ROOM
Providing ample space for a dining table and chairs. Bordered up fireplace, recess with shelving to either side, double radiator, coved cornicing, carpeted flooring. Tilt-n-turn double glazed window to the rear elevation.

KITCHEN
Accessed from reception hall through a sliding door and designed by JJ's of Penryn, a fully fitted kitchen with a full range of matching wall and base level high-gloss units with brushed steel handles, stone-effect worksurface, glass splashback. Inset stainless steel sink/drainer with mixer tap, range of built-in Bosch appliances to include: single oven with four ring gas hob, central wok burner and stainless steel extractor hood, matching combination microwave oven, concealed refrigerator, freezer, and dishwasher. Breakfast bar feature. Tiled flooring with underfloor heating. TV aerial point, radiator. Recessed double glazed window with roller blind, overlooking the side elevation. Light oak and glass internal door leading to the:-

UTILITY ROOM
Equipped with a range of matching wall and base high-gloss units, alike to the kitchen, with inset stainless steel sink/drainer with mixer tap, and stone-effect work surface. Space and plumbing for washing machine. Radiator, inset downlights, ceramic tiled flooring with underfloor heating. Double glazed door to the rear patio. Door to the:-

CLOAKROOM/WC
A white suite comprising low flush WC and shelving. Inset downlights, ceramic tiled flooring.

From the reception hall, a turning staircase with original stripped pine balustrades and spindles rises to the:-

MEZZANINE LEVEL

BATHROOM
A well appointed three piece suite comprising low flush WC, ceramic wash hand basin with mixer tap and vanity unit under, freestanding bath with mixer tap, walk-in shower cubicle with overhead shower and separate handheld attachment. Wood-effect flooring, heated towel rail. uPVC double glazed window to the rear elevation.

From the mezzanine level, a staircase rises to the:-

FIRST FLOOR
Doors to all bedrooms.

BEDROOM ONE
A nicely proportioned double bedroom with broad bay window and large almost full-length double glazed windows enjoying fabulous views across the Penryn River to Flushing, Trefusis Headland, Carrick Roads, the Roseland Peninsular, harbour, docks, and Pendennis Castle. Coved cornicing, radiator, carpeted flooring.

BEDROOM TWO
Another nicely proportioned double bedroom with uPVC double glazed window enjoying a pleasant outlook over the rear gardens. Double radiator, carpeted flooring, coved cornicing.

BEDROOM THREE
With recessed double glazed window enjoying fabulous views across the river to Trefusis Headland and Carrick Roads. Radiator.

From the landing, a turning staircase rises to the:-

SECOND FLOOR
Door opening in to the:-

ATTIC ROOM
A light and bright dual aspect room with pitched roof and canopied ceilings either side, giving limited head height in some areas. Two double glazed Velux windows, one overlooking the rear garden, and the other overlooking the front elevation with views across to the river, Carrick Roads and beyond. Eaves storage with cupboards, painted exposed stone walling to one wall. Radiator, inset downlights, TV aerial point, carpeted flooring.

THE EXTERIOR

FRONTAGE
The front of the house is approached through a wooden gateway and has a white rendered wall enclosing a flagstone paved patio area.

REAR GARDEN
From the enclosed paved patio area, a set of turning granite steps pass a garden store measuring 2.74m (9' 0") x 2.49m (8' 2"), of stone and brick construction with pitched roof, lighting, power and multi-paned window. From the top of the steps, a non-slip decked patio area, ideal for relaxing and entertaining, leads to an area of lawn. At the end of the garden, there is a further tiered area of lawn with granite wall. The garden attracts plenty of sunshine throughout the day.











DETACHED GARAGE

19'5" x 13'3" (5.94m x 4.06m)
Approached from Frobisher Terrace, with electric roller door, power and light. Cold water supply, non-slip flooring. Window to the rear elevation, door to the rear garden. New roof in 2013.

GENERAL INFORMATION

SERVICES

Mains gas, water, drainage and electricity are connected to the property. Telephone points (subject to supplier's regulations). Gas-fired central heating.

COUNCIL TAX

Band D - 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.











Floor Plan

Penwerris Terrace, Falmouth, TR11

Approximate Area = 1362 sq ft / 126.5 sq m
Limited Use Area(s) = 35 sq ft / 3.2 sq m
Garage = 278 sq ft / 25.8 sq m
Outbuilding = 75 sq ft / 6.9 sq m
Total = 1750 sq ft / 162.4 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). © nichecom 2025. Produced for Laskowski & Company. REF: 1340666