

TOM WILLS

TOM WILLS
PERSONAL PROPERTY AGENTS

# 11 Park Terrace

Falmouth, TR11 2DJ

**£795,000**

6 2 3 E

11 Park Terrace is a mid-terraced Victorian house of 2,464 sq ft, arranged over three floors and set directly opposite Kimberley Park, Falmouth's largest public park. The house retains much of its period character, with high ceilings, ceiling roses, cornicing, original fireplaces and stripped timber floorboards, and offers six bedrooms, three reception rooms and three separate outdoor spaces, together with a parking space to the rear.

- Victorian house of 2,464 sq ft
- Directly opposite Kimberley Park, with a leafy outlook from all floors
- Six bedrooms arranged over three floors
- Two formal reception rooms and a further reception room on the half landing
- Kitchen breakfast room with gas-fired Aga, plus utility room
- Refitted ground floor shower room and large second floor bathroom
- High ceilings, ceiling roses, cornicing, dado rails and period fireplaces
- Front garden, enclosed courtyard plus upper garden terrace with composite deck
- Parking space to the rear
- One large house or potential for multi-generational living


























THE PROPERTY

The entrance hall, with its arched screen and dado rail, leads to two formal reception rooms which can be opened up with original double doors in between. The sitting room at the front has a bay window looking across to the park, with panelled reveals, a ceiling rose, cornicing and a period fireplace. Behind it, the dining room opens through glazed doors onto the courtyard. In the rear wing, the breakfast room is arranged around a gas-fired Aga set within a tiled surround, with stripped boards, space for a family table and glazed doors to the courtyard. Beyond are a kitchen/utility room and a refitted shower room.

Stairs rise to a galleried, split-level first floor. On the half landing in the rear wing is a further reception room/snug with a cast iron fireplace, alongside an adjoining room currently fitted as a kitchenette, which would serve equally well as a study or additional bedroom with direct access to the upper garden/terrace. At the front are the principal bedroom, with its bay window overlooking the park, a second double bedroom with fitted pine cupboards, and a single bedroom. The second floor has a galleried landing, three further bedrooms, two with views over the treetops, and a large family bathroom.

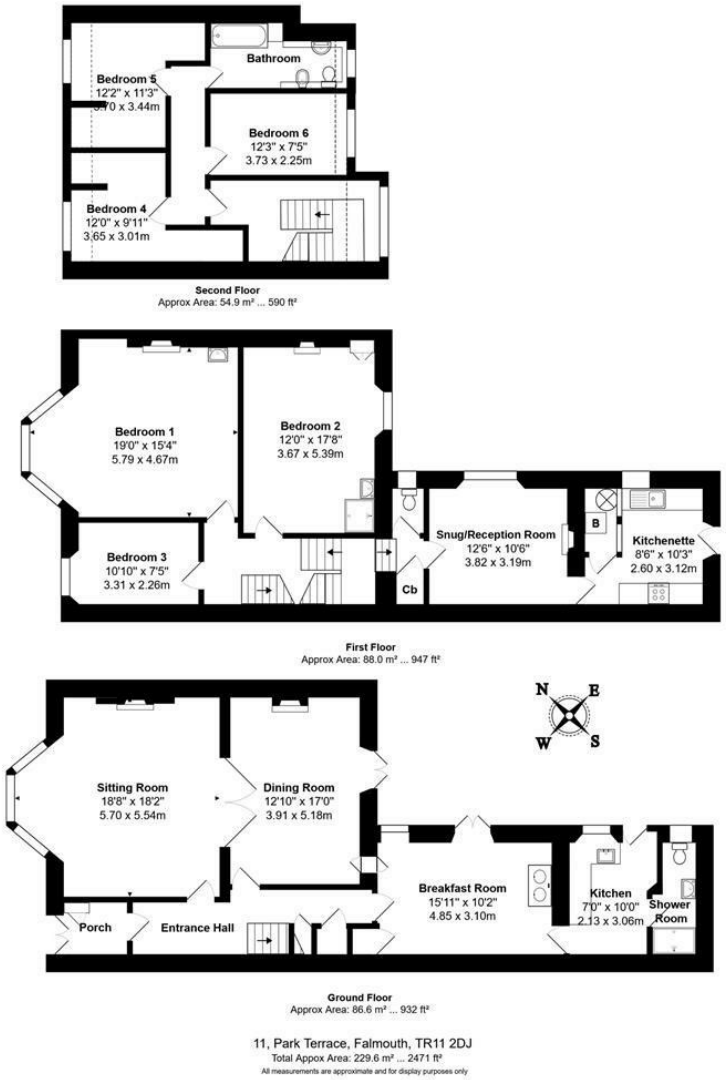
To the rear, the enclosed lower courtyard is paved, sheltered and opens from both the dining room and the kitchen breakfast room. Steps rise to the upper garden, laid with recently relaid composite decking and with space for outdoor dining, from where a gate leads to the parking space.

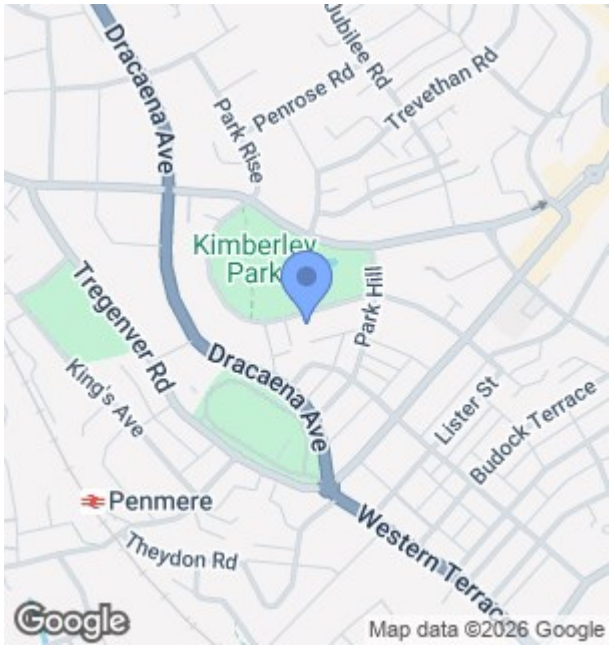
THE LOCATION

Park Terrace is an elegant and imposing terrace of Victorian properties on the upper side of Kimberley Park, lying immediately opposite. Consequently, access to open green space could not be easier, and the terrace is a preferred location for families and dog owners. Kimberley Park is Falmouth's largest public green space, with meandering pathways, a children's playground and mature, heavily wooded grounds, giving the house a leafy outlook from every floor. The town centre and harbourside are just a five minute walk from the front door, with the town's main bus station on The Moor only 500 metres away. A minute further on lies the harbourside, with ferry links to St Mawes and other stunning Fal River locations. Falmouth seafront and Gyllyngvase Beach are a 20 minute walk from the property.

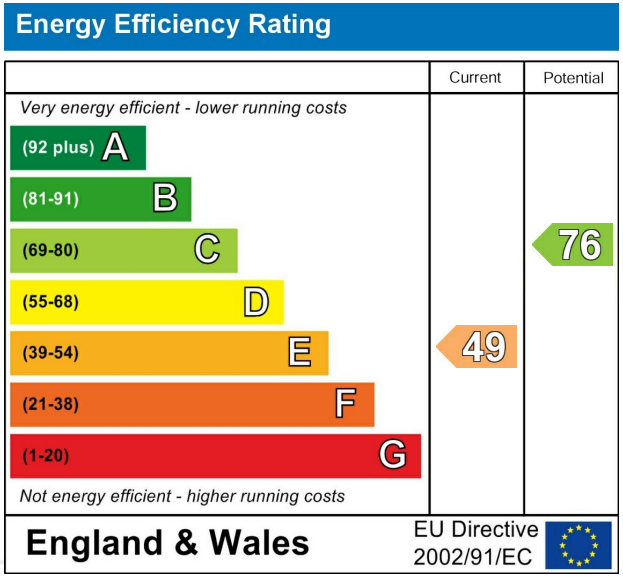
ADDITIONAL INFORMATION

Tenure: Freehold, Possession: Vacant possession upon completion, to coincide with our client's onward purchase (to be confirmed). Services: Mains water, drainage, electricity and gas are connected. Gas-fired central heating. Council tax: Band E. EPC rating: E (49)




## Energy Efficiency Graph




**Viewing** Please contact us on 01326 352302
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

9 Bar Terrace, Falmouth, Cornwall, TR114BP
01326 352302 | info@tomwillsproperty.co.uk | www.tomwillsproperty.co.uk