

FOR SALE



Dunstanville Terrace
Guide Price £995,000


MARTIN&CO

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- EXQUISITE WATER VIEWS
- SYMPATHETICALLY REFURBISHED
- FLEXIBLE ACCOMMODATION
- SHORT WALK TO THE HIGH STREET
- BEAUTIFUL TERRACED GARDEN

For sale for the first time in over 40 years is this completely refurbished Georgian property, providing flexible accommodation spread across a ground floor flat, a maisonette and a small cottage. Beautifully positioned on Dunstanville Terrace with exquisite water views.



For sale for the first time in over 40 years is this completely refurbished Georgian property, a much-loved family home, beautifully positioned on Dunstanville Terrace with exquisite water views, looking directly across the Penryn River towards the Carrick Roads and St Mawes.

The property is divided into a one-bedroom ground floor flat, a three bedroom first and second floor maisonette and a one bedroom cottage to the rear, each with their own private entrance.

There is a beautiful, established, terraced garden to the rear, with pleasant seating and bar-be-que areas, a garden shed and a quaint, historic 'smoke-house' which would have been used for smoking fish. From the top terrace which has a summer house, you can enjoy stunning far-reaching sea views.

The property would be ideal for those looking for multi-generational living or, perhaps, someone looking for one property to live in whilst letting out the other two.

Having undergone a thorough refurbishment, with a high level of attention to detail, including new, good quality bathrooms and kitchens, rewiring, plumbing and heating, the property is now ready for the next owners to move into and enjoy immediately!

Viewing is highly recommended to appreciate the outstanding position of this handsome property.



THE ACCOMMODATION – Approximately 194 sq m / 2099 sq ft in Total

Ground Floor Flat:

The entrance is positioned on the Dunstanville Terrace side, set back a little from the road by a small patio garden and seating area. There is an entrance porch which leads through to a corridor taking you to the open-plan kitchen / lounge / diner, a separate utility cupboard, a WC, a shower room and a double bedroom. The kitchen / lounge / diner is a large, open-plan room, with a modern fitted kitchen to the rear and a lovely large bay window with gorgeous sea views at the front. The ground floor is slightly raised above the road level, as well as being set back by the front patio garden, thereby giving the flat a good amount of privacy from passers-by. There is a double bedroom to the rear of the flat which has useful built-in cupboards to make the most of the space.

Maisonette:

The maisonette is accessed via a gate which leads down the side of the property and is a shared access with the property to the right. At the rear there is a small, gated courtyard with the entrance to the maisonette and a gateway leading to the old 'smoker', the garden and the cottage. As you enter the property on the ground floor you come into an entrance hall which leads through to a useful utility / laundry room and stairs to the first floor landing. There is a large, modern, shower room off the landing and another door takes you into the open-plan kitchen / lounge / diner. There is a very smart bespoke kitchen with a variety of quality fitted units, butcher's block style worktops with ceramic sink & drainer, inset double oven with 6 ring induction hob and space for an American style fridge-freezer. The splash backs are attractively tiled with natural stone mosaic and there is a breakfast bar set into the window reveal, as well as ample space for a dining table and chairs. An archway leads through to the lounge which has, as it's focal-point, a stunning bay window from where you can enjoy the spectacular views of Falmouth Bay. The panelling around the bay window has been beautifully restored, along with the traditional deep skirting boards and picture rails. On the second floor, a small landing leads to three bedrooms and a second shower room. The principal bedroom is an excellent size with a lovely far-reaching water view across to Flushing and St Mawes and plenty of room for either traditional free-standing bedroom furniture or for the addition of fitted wardrobes if you prefer. The second and third bedrooms both fit a small double bed.

Melrose Cottage:

To the rear of the main house is an architecturally pleasing, two storey, one bedroom cottage which, we are informed, has been virtually rebuilt in recent years during the renovation process, including a new, traditional slate roof. The cottage is entered from the raised garden level at the rear and provides contemporary reverse living accommodation with a light and airy double height, open-plan kitchen / lounge / diner with Velux windows. Stairs lead down to a large double bedroom with ensuite shower room on the ground floor.

21 Dunstanville Terrace has been thoughtfully and neutrally decorated throughout. Recently insulated with newly plastered walls and ceilings, restored woodwork, quality kitchen and bathrooms fittings, and a high level of attention to detail in the finishes throughout make this a rare find. A traditional Georgian townhouse with all the modern additions you would hope for to make this an exceptionally comfortable property to live in.

Features:

UPVC double glazed windows and doors throughout

Modern electric radiators throughout

Electric immersion heaters for hot water

Beautifully restored woodwork

Insulation added to walls and floors

Council Tax band D

EPC Ratings: Ground Floor Flat : C / The Maisonette : D / Melrose Cottage : D

Parking : Dunstanville Terrace and adjacent streets have unrestricted on-road parking

LOCATION

Dunstanville Terrace is one of Falmouth's finest water fronting streets, lined with splendid Georgian, Victorian and Edwardian townhouses, and of course home to The Royal Cornwall Yacht Club and the four star Greenbank Hotel. The terrace overlooking the stretch of water known as the 'Kings Road', where packet ships were moored, was named for Francis Basset who became Baron de Dunstanville in 1796. Noble terraces and detached villas, built for Packet Captains and wealthy merchants from the 1790s onwards were developed along 'the Green Bank'. With many properties now listed, the area has retained much character and charm and the walk to the High Street, taking in the river views across to St Mawes, is one of Falmouth's most pleasant.



Melrose Cottage



Lower Ground Floor
Approx 16 sq m / 174 sq ft



Ground Floor
Approx 24 sq m / 260 sq ft

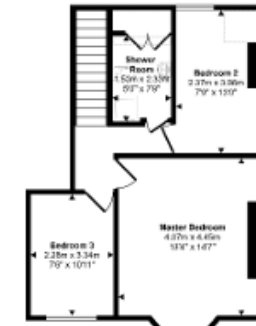


Ground Floor
Approx 6 sq m / 62 sq ft



First Floor
Approx 16 sq m / 174 sq ft

First & Second Floor Maisonette



Second Floor
Approx 18 sq m / 195 sq ft



Ground Floor Flat

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