

FOR SALE



Thetis Place, Wodehouse Terrace
Guide Price £495,000


MARTIN&CO

Thetis Place

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- MAGNIFICENT COASTAL VIEWS
- TUCKED AWAY LOCATION
- OPEN PLAN GROUND FLOOR
- ENCLOSED COURTYARD GARDEN
- CENTRAL LOCATION

360° PANORAMIC COASTAL VIEWS!
The middle property in a small terrace of three town cottages, with magnificent views across Falmouth Harbour to the Roseland Peninsula. Just 300 meters to the amenities of the town centre, with comfortably laid-out accommodation.

This characterful cottage is tucked away on Thetis Place, nestled between Wodehouse Terrace and Gyllyng Street. Direct access to the property is pedestrian only, however there is on street parking nearby. The elevated position provides magnificent water views to the front from both the ground and first floors, whilst to the rear there is an enclosed, two-tiered courtyard garden where you can enjoy the sunshine and sea air!

From Thetis Place, a pedestrian gate opens out onto an enclosed paved terrace which runs in front of the three properties and provides shared access. Number 2 is the



middle cottage and there is a clapperboard porch at the entrance which leads into the hall, with a coat cupboard next to the stairs.

There is a spacious interconnecting lounge and dining room, leading through to a kitchen at the rear. The lounge has incredible coast and water views, framed by a large window which has traditional internal shutters. There is a chimney breast and fireplace with a granite surround and hearth, currently fitted with an electric stove. The dining room has alcove shelving and a door on one side leads into a utility area and a small study, with a downstairs cloakroom positioned under the stairs.

The kitchen is at the rear, with a back door that leads into the garden. It is fully fitted with an excellent range of white gloss floor and wall units, making the most of the space available. There is a wall hung double oven, butcher's block style wooden worksurfaces, an integrated induction hob with stainless steel and glass extractor hood, a stainless steel sink and a half with mixer tap, orange acrylic splashbacks, an integrated dishwasher and a free-standing American style fridge-freezer. The kitchen has a lovely traditional flagstone floor, whilst the dining room and lounge has wooden flooring.

Back in the entrance hall, stairs lead up to the first-floor landing where there is an airing cupboard and two spacious, double bedrooms which are both lovely and light. There is a third, single bedroom/ study on the front aspect and both this room and the principal bedroom have breathtaking views across the water to the Roseland. The second bedroom has built-in wardrobes and all three bedrooms have traditional internal shutters on the windows. There is a bathroom with a modern three-piece suite, with shower over bath and a folding bath screen.

From the rear entrance, a flight of external steps leads up to the rear garden which has a lovely, enclosed paved



courtyard with a small storage shed. Metal steps lead up to a roof terrace which is positioned over the kitchen extension. There is also a back gate set into the rear garden wall which leads into a narrow pedestrian pathway which runs along the back of the terrace and comes out on Thetis Place.



A viewing appointment is highly recommended to appreciate what this stunning property has to offer! Sympathetically presented accommodation, combined with elevated 360° panoramic views across the town and harbour, spanning the glistening waters of the Carrick Roads, including Flushing and the Roseland Peninsula.

EPC C

Council Tax Band C

Gas Central Heating and Hot Water

Freehold

Mains Gas, Electricity, Water and Sewage

No Allocated Parking

Broadband : Ultrafast Broadband available at this postcode

Mobile Phone Coverage: O2 / EE / Three / Vodafone - Please contact individual providers for further information

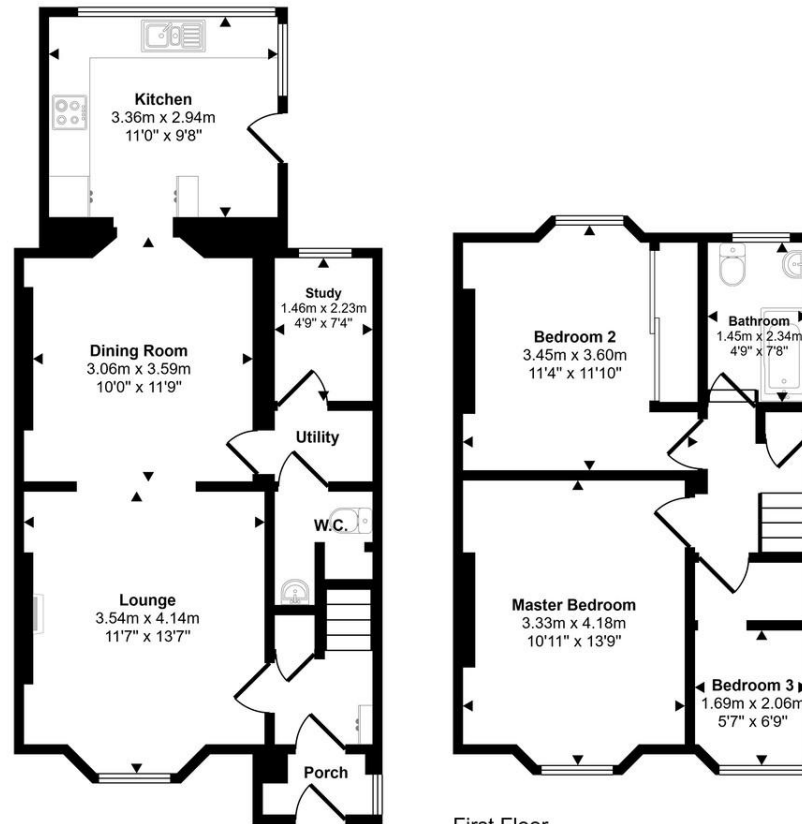
Source: www.ofcom.org.uk

LOCATION

Thetis Place is ideally situated for all the shops, cafes, pubs and other amenities of central Falmouth, with Church Street being less than 300m away and Gyllyngvase Beach just over 1 km mile away. Falmouth is exceptionally located on the south coast of Cornwall, well connected by roads and train services to the rest of the county and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous hiking trails and water sports opportunities just a stone's throw away and there are numerous yacht and sailing clubs with some of the finest sailing waters in the UK. Falmouth is also a centre for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.



Approx Gross Internal Area
91 sq m / 976 sq ft



Ground Floor
Approx 52 sq m / 556 sq ft

First Floor
Approx 39 sq m / 420 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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