



**3 The Old Schoolhouse, Clare Terrace,
Falmouth, Cornwall TR11 3ES**



PROPERTY DESCRIPTION

An opportunity to purchase a stunning period home located in the sought after area of Clare Terrace, Falmouth. This period home forms part of a converted Victorian school building, it is set in an elevated position that provides amazing views to the rear over Falmouth town to the inner harbour, Trefusis Point, and across to the Roseland. The property would make a fantastic main home, alternatively it would also make a lovely second home with amazing views, Falmouth town on your doorstep with the convenience of two parking spaces.

This particular home has been updated and improved throughout by the current owner and now provides a lovely standard of modern living with that all important character feel. The spacious feel is immediately felt with the wide entrance hallway, this hallway providing access to a full depth dual aspect living room with focal point woodburning stove and French doors that open to the stunning rear terrace. The deep full width rear terrace enjoys a good level of privacy and provides not just amazing views, it also provides an ideal area for outside dining. There is also on the ground floor a full depth kitchen dining room, ground floor cloakroom and a utility cupboard. The first floor continues the spacious feel and provides three double bedrooms, the two larger of these bedrooms enjoying views of the water. The main bedroom also features a walk in wardrobe /dressing room. There is also a modern four piece main bathroom on this floor.

The property further benefits from double glazing and gas central heating. As mentioned previously the property also has the advantage of parking for two cars, this being a particularly rare feature in this location.

A very unusual opportunity in the market at this time. A viewing is very highly advised.

FEATURES

- Victorian Town House
- Stunning Water Views
- Private Full Width Terrace
- Three Double Bedrooms
- Full Depth Living Room With Views
- Full Depth Kitchen Dining Room
- Modern Four Piece Bathroom
- Parking For Two Cars





ROOM DESCRIPTIONS

Entrance Porch

Double glazed door to the front, tiled flooring, double glazed window to the side, radiator, panel door to cloaks cupboard, door through to the entrance hallway.

Entrance Hallway

A spacious broad entrance hallway, part turn stairs ascending to the first floor landing, engineered oak herringbone flooring, beamed ceiling, radiator, panel door to utility cupboard with space for washing machine, additional cupboard set to side with fitted shelving, part glazed doors leading to the living room and kitchen, additional door to the ground floor cloakroom.

Cloakroom/W.C

Comprising a modern white suite of a vanity wash hand basin with tiled surround, low level w.c with concealed cistern, Victorian style chrome heated towel rail, tiled flooring, double glazed window to the rear.

Living Room

3.76m x 6.25m (12' 4" x 20' 6") Part glazed door rom the entrance hallway. A stunning dual aspect full depth reception room, two double glazed windows to the front, double glazed French doors opening to the full width rear terrace that provides views to the the inner harbour, Trefusis Point and across to the Roseland, focal point fireplace with inset wood burning stove set on hearth, engineered oak herringbone flooring, beamed ceiling, radiator.

Kitchen Dining Room

2.84m x 6.30m (9' 4" x 20' 8")

Kitchen Area:

Part glazed door from the entrance hallway providing access to a further dual aspect full depth room. The kitchen area is fitted with a range of modern units with woodblock effect working surfaces over and high gloss tiled surrounds, fitted eye level stainless steel oven with stainless steel gas hob set to side and stainless steel cooker hood above, inset twin bowl stainless steel sink with mixer tap over, beamed ceiling, ceiling spotlights, double glazed window to the rear that provides views of the water, open access through to the dining area.

Dining Area: Two double glazed windows to the front overlooking the garden area, radiator, space for dining table.

Landing

Stairs ascending from the entrance hallway, panel door to the airing cupboard with fitted shelving, access to loft space, panel doors to the bedrooms and bathroom.

Bedroom One

2.69m x 4.65m (8' 10" x 15' 3") Panel door from the landing. A spacious double bedroom, double glazed sash style window to the rear that enjoys far reaching views to the inner harbour, Trefusis Point and across to the Roseland, Victorian style radiator, panel door through to the walk in wardrobe/dressing room.

Dressing Room: Space for dressing table, chests of drawers and wardrobes, double glazed Velux window to the front.

Bedroom Two

3.50m x 3.56m (11' 6" x 11' 8") Panel door from the landing. A second spacious double bedroom, double glazed sash style window to the rear that enjoys far reaching views to the inner harbour, Trefusis Point and across to the Roseland, radiator, coved ceiling.

Bedroom Three

2.36m x 3.81m (7' 9" x 12' 6") Panel door from the landing. A third double bedroom set to the front of the property, double glazed Velux window to the front, built in wardrobe with panel door, radiator, coved ceiling.

Bathroom

Panel door from the landing. A modern four piece bathroom suite that comprises a panel bath with tiled surrounds and tap and shower attachment over, corner shower enclosure with inner tiled walling and chrome mixer shower over, vanity wash hand basin with chrome mixer tap over, low level w.c with concealed cistern, Victorian style radiator, double glazed Velux window to the rear.

Terrace

The rear terrace is an amazing feature to have at the property. The terrace runs across the full width at the rear of the property and enjoys a great deal of privacy whilst also enjoying fantastic views out over Falmouth town to the water and countryside beyond. The terrace provides both space for a seating area that is accessed directly from the living room and a separate dining area to the side. The terrace has tiled flooring, there are glass panels to the rear set within the block walling, these glass panels really allowing you to fully enjoy the lovely views whilst being seated.

Garden

At the front of the property the current owners have created a lovely Mediterranean style garden area. This garden area is set out for ease of maintenance with a broad full width paved terrace. This area of garden also enjoys a good degree of privacy and is set down from Clare Terrace itself.

Parking

The property has the advantage of two parking spaces, these spaces can be found to the side of the terrace and are marked with the number of the property.

Additional Information

Tenure - Freehold

Services - Mains Gas, Electric, Water And Drainage

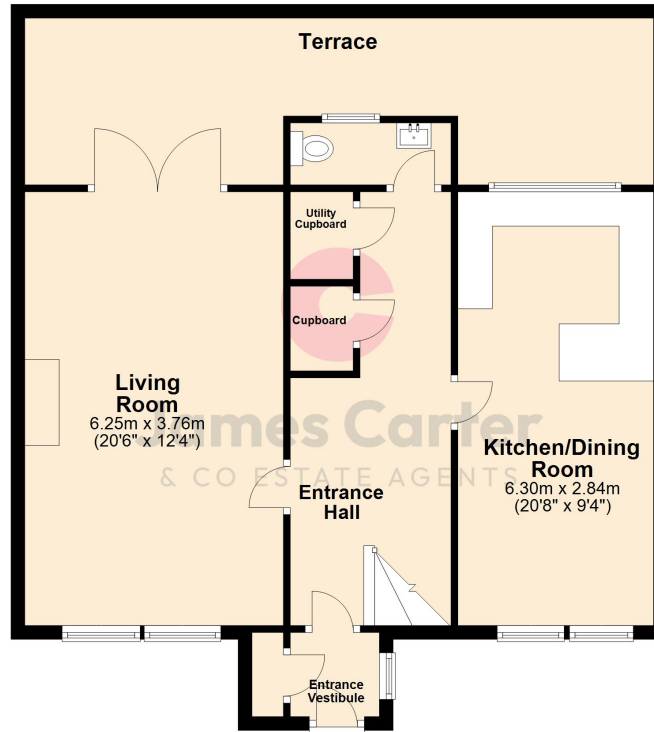
Council Tax - Band E, Cornwall Council

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		71	82
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

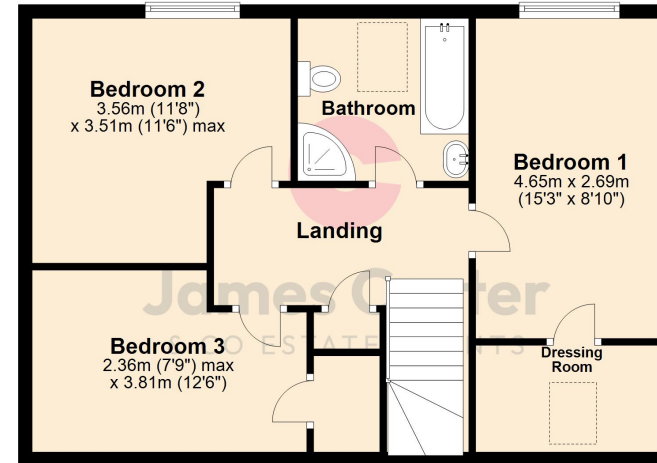
Ground Floor

Approx. 82.8 sq. metres (891.7 sq. feet)



First Floor

Approx. 56.4 sq. metres (607.1 sq. feet)



Total area: approx. 139.2 sq. metres (1498.8 sq. feet)

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