



**3 Arwenack House, Grove Place,
Falmouth, Cornwall TR11 4AU**



PROPERTY DESCRIPTION

A very rare opportunity to own your own piece of Falmouth's history. This stunning ground floor garden apartment is set within Arwenack House on Grove Place, Falmouth, a Grade II listed historical home that provides the rarity of almost level access to the town centre. This garden apartment is located on the ground floor, it is in our opinion a truly prime location that enjoys triple aspects to the front, side and rear, this allowing an owner to follow the sun during the day whilst also affording the apartment light and airy accommodation throughout. The living room and the kitchen dining room both enjoy the morning sunshine, whilst the two bedrooms and the private rear terrace enjoy the later afternoon and evening sunshine. The two bedrooms and private broad slate sun terrace also enjoy stunning established Westerly facing communal gardens. Internally the apartment has been comprehensively improved by our owner client, it now provides a very comfortable standard of modern living within one of Falmouth's most Historic buildings.

Approach From Grove Place:

You approach Arwenack House on foot from Grove Place, you initially enter through double gates that lead through a lovely enclosed courtyard area with box hedging to the front of this particular apartment, to one side of the courtyard there is a central circular feature before approaching the front door and porch of the apartment. Alternatively by car you approach from the rear, this approach is through a driveway entrance that provides access to the parking space and then the carport area. A pathway from the driveway leads to the rear door of the apartment.

Location:

An enviable position being set back from Grove Place with established gardens that afford an unusually high level of privacy, seclusion and tranquility for a property located in the heart of Falmouth. Arwenack house provides any buyer the most unusual benefit of almost level access to Falmouth town centre. Maritime Square is less than 300 yards from the apartment whilst the Dell railway station is within a 5 minute walk. The apartment also benefits from the most unusual additions of both a car port and an additional parking space. This stunning historic apartment really is a rare find in such a central location.

FEATURES

- Historical Home In Falmouth
- Ground Floor Garden Apartment
- Updated And Improved Throughout
- Fitted Kitchen With Integrated Appliances
- Stunning Living Room With wood Burner
- Two Double Bedrooms
- Modern Fitted Bathroom
- Parking For Two Cars





ROOM DESCRIPTIONS

Entrance Hallway

Part glazed timber door from the open fronted porch, oak engineered flooring throughout, timber fronted cupboards to either side with timber doors, telephone socket, exposed timber beam, ornate broad original painted granite archway that provides access to the living room.

Living Room

4.29m x 6.94m (14' 1" x 22' 9") This room enjoys views to the side of the apartment and overlooks the gardens through the triple mullioned window with granite surrounds. Focal point broad fireplace with inset Contura wood burner that is set on a granite hearth with additional granite surrounds and large timber lintel over, oak engineered flooring throughout, twin mullioned painted granite window surrounds that provide views through to the kitchen, LED ceiling spotlights, two radiators, open access to the inner hallway area, part glazed door to the rear porch, broad squared archway providing access to the dual aspect kitchen dining room.

Kitchen Dining Room

2.87m x 5.31m (9' 5" x 17' 5") A light and airy dual aspect kitchen dining room that enjoys the most of the morning sunshine.

Dining Area: A dual aspect area with paned glazed window with deep sill under overlooking the gardens, further paned glazed window that overlooks the courtyard area. The dining area has a continuation of the oak engineered flooring, space for dining table, radiator, LED ceiling spotlights and open access through to the kitchen.

Kitchen Area: The kitchen has been updated by our client and comprises a modern range of high gloss grey units with white Quartz low profile working surfaces over, inset one and a half bowl sink and drainer with chrome mixer tap over, complimentary white Quartz splash back, fitted eye level Neff oven with microwave over, fitted Neff ceramic hob set within the central breakfast bar area, integrated fridge freezer, integrated dishwasher, continuation of oak engineered flooring, LED ceiling spotlights.

Inner Hall Area

Oak engineered flooring, radiator, Internal painted granite mullioned window to the bathroom, LED ceiling spotlights, timber doors providing access to the two bedrooms.

Bedroom One With En-Suite W.C

3.35m x 3.98m (11' 0" x 13' 1") A lovely dual aspect main bedroom suite that features a dressing area with space for a wardrobe, squared archway from the dressing area that opens through to the bedroom area. The bedroom enjoys the benefit of being dual aspect and having views out over the established communal gardens. The windows in this room are set to both the side and rear, the rear being set within a deep recess and enjoying views over the gardens, This side of the apartment enjoys the later afternoon and evening sunshine, At one side of the bedroom there is a focal point painted cut granite fireplace with exposed timber beam over, built in double wardrobe with timber doors, oak engineered flooring, two radiators, LED ceiling spotlights, timber door through to the En-Suite cloakroom.

En-Suite W.C

Comprising a modern white suite of a vanity wash hand basin set on high gloss fronted units to one side, low level w.c set within matching unit, mirror fronted wall cabinet with lighting over, chrome heated towel rail, oak engineered flooring, extractor fan.

Bedroom Two

2.49m x 3.25m (8' 2" x 10' 8") Timber door from the inner hallway. This room being a second double bedroom that is once more set to the rear of the property. This bedroom like the main bedroom enjoys views out over the gardens as well as taking in the evenings sunshine, oak engineered flooring, built in double wardrobe with timber doors, radiator, LED ceiling spotlights.

Bathroom

Timber panelled door from the entrance hallway. The bathroom has been tastefully refitted with a modern white suite that comprises of a panelled bath with tiled surrounds, chrome taps and separate chrome mixer shower over, low level w.c, vanity wash hand basin set on countertop with high gloss white cupboard units under, broad multi paned glazed window to the front with sill under, heated chrome towel rail, engineered oak flooring, recessed LED ceiling spotlights, painted granite mullioned internal window to the inner hallway area,

Rear Porch

Part glazed door from the living area, further part glazed door that opens to the private patio area and communal gardens.

Private Sheltered Terrace

Set to the rear of the apartment is a lovely private slate laid terrace area that enjoys a westerly aspect and views out over the communal gardens. This terrace runs across the rear of the apartment and enjoys access from two sides out to the gardens. Due to the direction that this terrace faces it makes the ideal place for late afternoon and evening dining.

Car Port And Parking

Entering the grounds of Arwenack House from the rear a driveway leads you around the far side of the communal grounds. As you continue along this drive the apartment has one parking space to your left hand side marked with the number of the apartment, beyond this there are the car ports. The apartment benefits from a larger than average car port that provides space for one car, It is also deep enough to have a storage area as the current owner does. There is a full height storage cupboard located here that will remain with the property.

Communal Grounds

The communal gardens really are a big feature of the property, they provide an oasis like feel yet the property is incredibly well located for access to Falmouth town centre. These Westerly facing gardens can be accessed from the rear porch of the apartment, initially you are greeted by your own private terrace area that has a small number of granite steps that lead out to the lawned communal grounds. The main grounds have a variety of maturing shrubs, bushes and plants set within, these adding to the feeling of privacy. There is also an outside cupboard located to the side of the terrace that has space for a washing machine.

Additional Information

Tenure- Leasehold 999 Years From Approx 1984 (No short term holiday letting permitted)

Services - Water, Electricity, Gas And Drainage

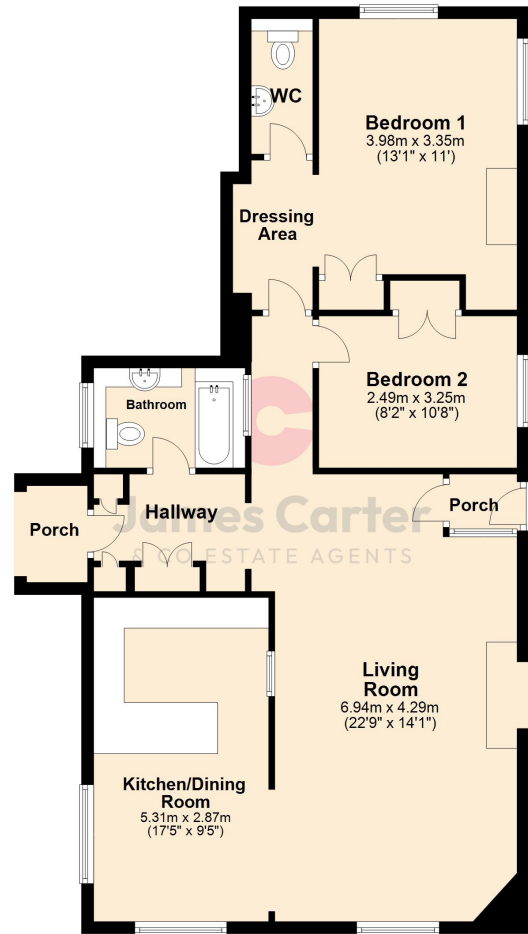
Council Tax - Band D Cornwall Council.



FLOORPLAN

Ground Floor

Approx. 89.9 sq. metres (967.7 sq. feet)



Total area: approx. 89.9 sq. metres (967.7 sq. feet)

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