STAGS



4 Raleigh Place

4, Raleigh Place, Falmouth, Cornwall TR11 3QJ







Truro 11 miles - Helston 12.5 miles - Redruth 10 miles

Beautifully presented two bedroom terraced property with a useful loft room set in a vibrant position of sought-after Falmouth.

- Period Terrace House
- Tastefully Modernised
- Southerly Walled Garden
- No Onward Chain
- Two Bedrooms
- Versatile Attic Room
- Popular Neighbourhood
- Viewing Recommended
- Council Tax Band: B
- Freehold

Guide Price £350,000

DESCRIPTION

Tucked away in a quiet and desirable residential setting, this period house presents an exceptional opportunity to acquire a beautifully positioned home in the heart of the historic port of Falmouth. Combining comfort, practicality, and coastal charm, this property is perfectly suited for families, professionals, or those seeking a tranquil retreat by the sea.

The accommodation is thoughtfully arranged to offer a bright and welcoming atmosphere throughout. A well-proportioned living room provides an ideal space for relaxation and entertaining, while the adjoining kitchen is both functional and stylish, offering ample storage and workspace. Natural light flows effortlessly through the property, enhancing the sense of space and warmth. Upstairs, the property boasts two generously sized bedrooms, each offering flexibility for modern living whether as comfortable sleeping quarters, a home office, or guest accommodation. A well-appointed contemporary styled bathroom compliments the first floor layout whilst to the second floor, a useful loft room can be accesses via a fixed paddle staircase from the main landing, this room enjoys natural light via a Velux window and can be used for many purposes.

Externally, the property benefits from a private courtyard style garden area, perfect for outdoor dining, relaxing, or simply enjoying the fresh coastal air. The location is a particular highlight, with Falmouth's vibrant town centre, picturesque harbour, beaches, and local amenities all within easy reach.

4 Raleigh Place offers a rare blend of peaceful residential living with convenient access to everything this sought-after coastal town has to offer. Viewing is highly recommended to fully appreciate the charm and potential of this delightful home.

SITUATION

The property is situated in the heart of the popular town of Falmouth. This location enjoys close and easy access to the town centre, historic port, art college and outstanding beaches and coastal walks along the south coastline towards Gyllingvase,Maenporth and Swanpool beaches.

Falmouth is a colourful, bustling town, home to one of the world's most beautiful natural harbours opening out on one side to the fine day sailing waters of the Carrick Roads. To the other side sits Gyllyngvase, one of the most popular beaches in Cornwall with award winning cafe and wide arc of sand carrying Blue Flag status. Pendennis Castle stands majestically on the headland between. The town is recognised as one of the most sought after locations on the south coast with a range of shops, restaurants, bars and galleries together with a wide variety of banking, schooling and leisure amenities.

There are golf courses at Falmouth, Budock Vean, Killiow and Truro. Within approximately 12 miles is the Cathedral City of Truro which now forms the commercial heart of the county. There is a branch line railway station in the town linking with Truro and from here there is a direct service to London Paddington.

ACCOMMODATION

Front door to:

ENTRANCE HALL Laminate flooring, coat hanging area, further door to:

MAIN ENTRANCE HALL Laminate flooring, radiator, stairs rising to first floor with storage cupboard below.

KITCHEN Range of cream wall and base units with wooden work surfaces, ceramic 1.5 bowl sink unit, space for fridge freezer and slimline dishwasher, radiator, window to the rear, integrated electric oven and ceramic hob, gas fired boiler. Through to:

LIVING ROOM Ornate gas fire set on slate hearth (not in use), window to the front, radiator.

UTILITY ROOM Base cupboards with work surfaces, space and plumbing for washing machine, stainless steel sink unit, window and door to the rear.

FIRST FLOOR LANDING Window to the rear, paddle staircase to second floor.

BEDROOM 1 Double room, window to the rear, radiator, wooden floorboards.

BEDROOM 2 Double room, window to the front, wooden floorboards, ornate fireplace (not in use).

BATHROOM Modern suite comprising WC, claw and ball foot bath with telephone style shower attachment and wall mounted mixer shower over, wash hand basin set in vanity unit. Obscured window to the front, ladder style heated towel rail.

SECOND FLOOR LOFT ROOM Eaves storage cupboards, radiator, Velux window, smoke alarm.

OUTSIDE

To the rear of the property is a southerly walled garden with courtyard area and steps up to a further concrete seating area with raised borders containing mature pants and shrubs.

SERVICES

Mains water, drainage, electricity & gas. Ofcom predicted broadband services - Standard: Download 22 Mbps, Upload 1Mbps. Ultrafast: Download 1000 Mbps, Upload 220 Mbps. Ofcom predicted mobile coverage for voice and data: Internal - EE & Three- Limited. O2 & Vodafone- Likely. External - EE, Three, O2 & Vodafone- Likely. Conservation area - Yes.

VIEWINGS

Viewings are permitted stricltly via Stags, Truro office.

DIRECTIONS

From our office at 61 Lemon Street in Truro, proceed up the hill to Arch Hill junction and continue on the A39, following signs towards Falmouth. Continue past Carnon Downs and through Perranarworthal, then take the left turning at the roundabout onto the B3292 towards Penryn. Drive through Penryn, joining Falmouth Road which leads into Dracaena Avenue. Turn left just before the park onto Kimberley Park Road, then take a right onto Park Hill, where Raleigh Place can be found at the third turning.



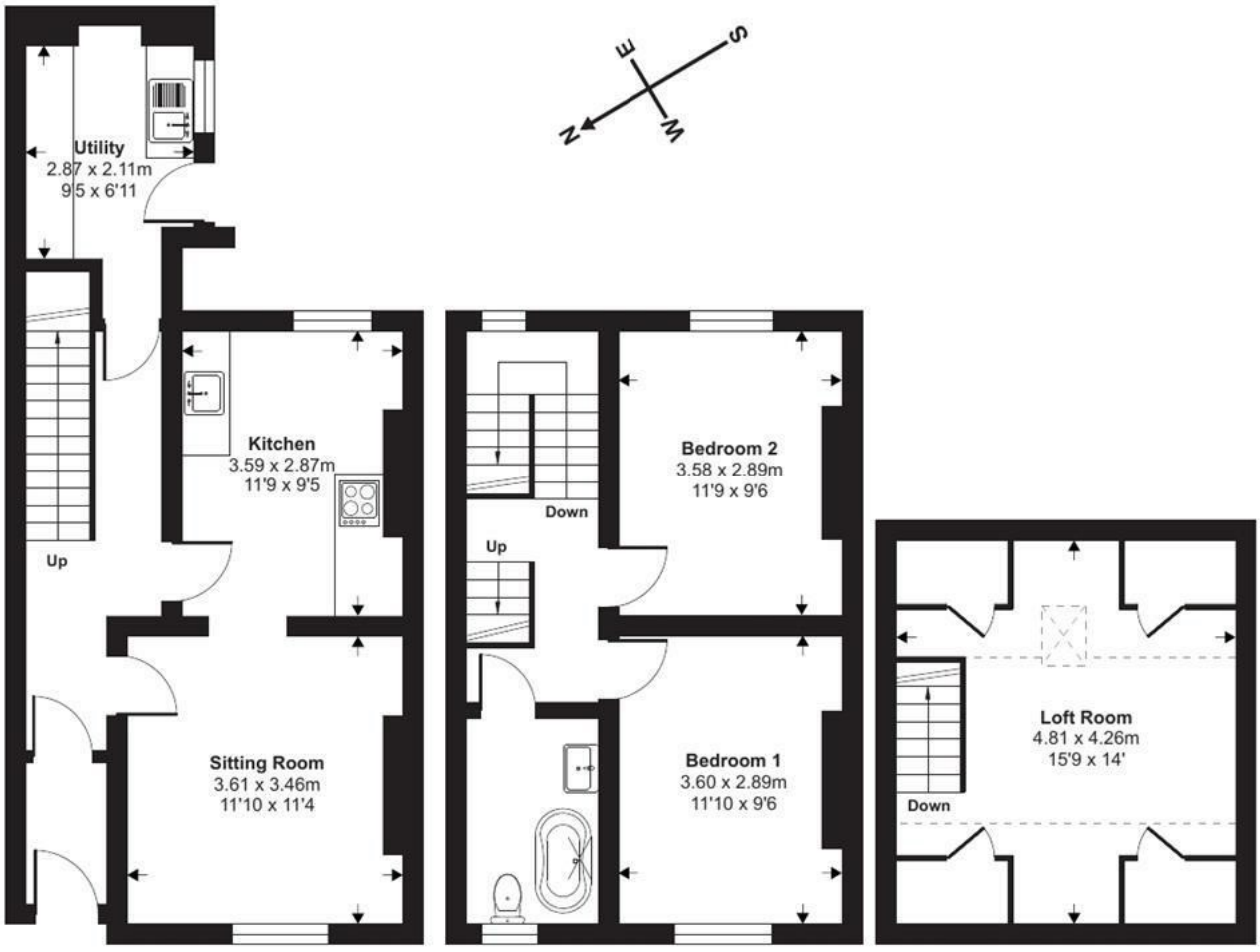








Approximate Area = 932 sq ft / 86.5 sq m
Limited Use Area(s) = 125 sq ft / 11.6 sq m
Total = 1057 sq ft / 98.1 sq m
For identification only - Not to scale

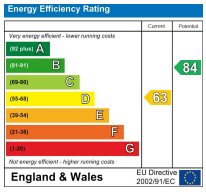


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1180759

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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