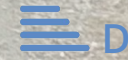




TOM WILLS
PERSONAL PROPERTY AGENTS

1 Waterloo Place
Falmouth, TR11 3NX
£275,000



1 Waterloo Place

Falmouth, TR11 3NX

A rare opportunity to acquire a gorgeous end terrace cottage, tucked away on a quiet street just a short walk from Falmouth's town centre, harbourside and beaches. Beautifully and stylishly refurbished, with much thought given to the restoration of the building while adding modern luxuries, the cottage offers a spacious living/dining room, a well appointed kitchen, a double bedroom with exposed stone fireplace and a luxuriously fitted bath/shower room. Owned by our clients for around 20 years and offered for sale with no onward chain (subject to the cessation of the holiday bookings), this is a rare combination of genuine character and stylish modern additions.

- Gorgeous end terrace cottage, beautifully and stylishly refurbished
- Spacious living/dining room and double bedroom with exposed stone fireplace
- Luxuriously fitted bath/shower room with roll-top bath and deep walk-in shower
- Superb position within a short walk of the town centre, harbourside and beaches, on a quiet street with on-street parking
- No onward chain (subject to the cessation of the holiday bookings)
- Many exposed stone walls, oozing with character and soul
- Bespoke fitted shutter blinds and UPVC double glazed windows for efficiency
- Stylish retro tiling and panelling, with column radiators and a modernised central heating system
- A mixture of oak and slate flooring, with exposed timber floorboards in the bedroom
- Sheltered courtyard with space for a small table and chairs





THE PROPERTY

This charming cottage has been renovated with a care that is immediately apparent, retaining and celebrating the original fabric of the building while introducing the comforts of modern living. Many natural materials have been used throughout, from the oak and slate flooring on the ground floor to the exposed timber floorboards in the bedroom, and the exposed stone walls provide a constant reminder of the era of the build.

The front door opens into a spacious living/dining room, a bright and versatile space with oak flooring, bespoke fitted shutter blinds and ample room for both seating and dining. An exposed stone wall leads through to the kitchen, which is fitted with a stylish range of units beneath oak worktops, complemented by retro tiling and with a pleasant outlook. Slate flooring continues underfoot, and a door gives access to the sheltered courtyard, a lovely spot for morning coffee, adjacent to a useful store/potential utility room.

Upstairs, the double bedroom is a particularly characterful room, with painted timber floorboards, shutter blinds and a striking exposed stone fireplace. The adjoining bath/shower room is luxuriously fitted with a freestanding roll-top bath, a deep walk-in shower, retro tiling and panelling, and a traditional heated towel rail, all set upon slate flooring.

Column radiators feature throughout, served by a modernised central heating system, and the UPVC double glazed windows add efficiency without compromising the cottage's appeal. The result is a home that combines character and soul with the practicality of a thorough, high quality refurbishment.

THE LOCATION

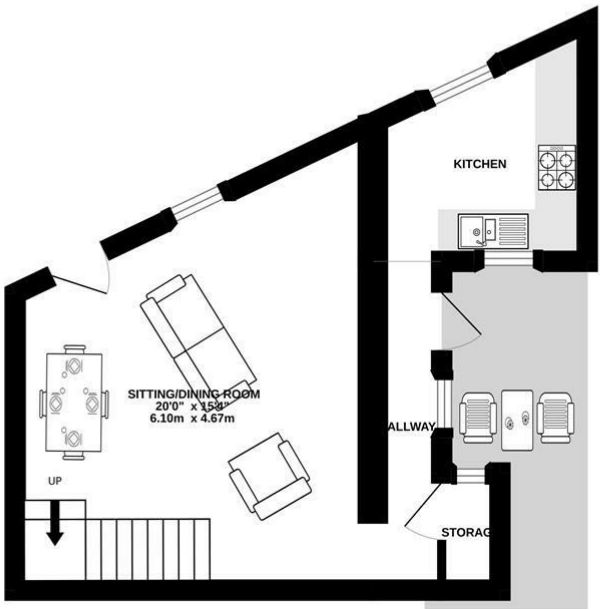
Waterloo Place is a quiet residential street with on-street parking, superbly positioned within a short walk of Falmouth's town centre, harbourside and beaches. Falmouth itself is a vibrant harbour town, renowned for its maritime history, its thriving mix of independent shops, galleries, cafés and restaurants, and its year-round calendar of events. The town enjoys some of the finest sailing waters in the country, together with a choice of popular beaches, and benefits from branch line rail services connecting to Truro and the mainline beyond.

ADDITION INFORMATION

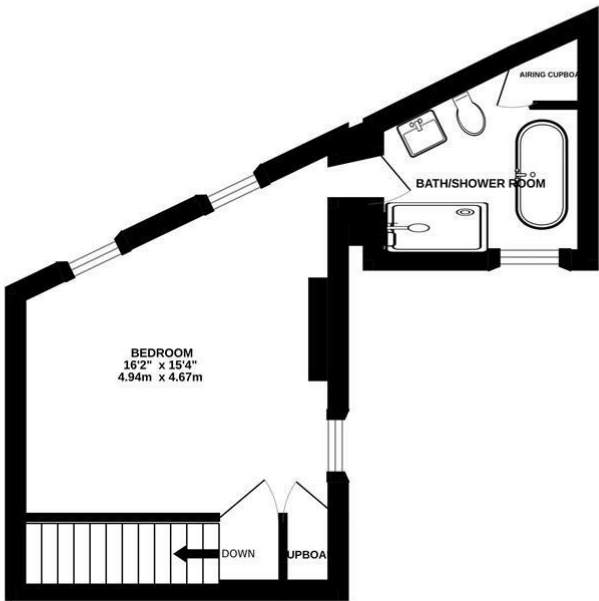
Tenure - Freehold. Possession - Immediate vacant possession upon expiration of the final holiday booking, with the benefit of no onward chain. Services - Mains gas, electricity, water and drainage. Council Tax - Formerly Band A, although our client currently pay business rates for holiday rental use. EPC - 57(D). VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.



GROUND FLOOR



1ST FLOOR



WATERLOO PLACE, FALMOUTH, CORNWALL TR11 3NX.

TOTAL FLOOR AREA : 721sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Graph

