

TOM WILLS
PERSONAL PROPERTY AGENTS

9 Bar Terrace

Falmouth, TR11 4BP

£795,000

TOM WILLS

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Built around 1880 and set in an elevated position on a well regarded period terrace a three bedroom townhouse occupying one of the deepest plots on the street. The three storey accommodation has been comprehensively renovated by the current owners. Original cornicing, ceiling roses, high ceilings and sash windows sit alongside a new kitchen with a gas fired three oven Aga, a sun room extension floored in Delabole slate, a Termatech woodburning stove and upgraded central heating. The plot extends to around 55 metres in depth, and comprises landscaped front and rear gardens with three patios all laid with slate, plus an upper lawn leading to a double carport with an electric door onto Bar Lane. The harbourside, town centre and Castle Beach are each about five minutes away on foot.

- Period townhouse of c.1880, fully renovated and extended
- Approximately 169.5m² (1,824 sq ft) over three floors
- Three large double bedrooms, including a loft bedroom open views towards the harbour
- Sitting room with bay window and Termatech 7kW woodburning stove
- Dining room with Delabole slate fireplace surround, open to the sun room extension
- Kitchen/breakfast room with gas fired three oven Aga, island and underfloor heating
- Sun room extension with Delabole slate floor and aluminium bifold doors
- Rear garden of approximately 75ft total depth, with courtyard, outdoor shower, slate patios and lawn
- Double carport with electric remote door from Bar Lane, plus bespoke timber store
- Level five minute walk to the harbourside or seafront, two minutes to the railway























The house is approached through a raised front garden, landscaped with a Delabole slate patio and pathway and planted with established shrubs, with granite steps rising to the front door. A tessellated tiled porch opens into the reception hall, where the ceilings reach around 2.95m and an arched architrave marks the midpoint of the hallway.

The sitting room lies at the front of the house, with a walk-in bay window, moulded cornicing, a central ceiling rose and high skirting boards, and a Termatech 7kW woodburning stove set into the chimney breast. Behind it, the dining room has its own fireplace, renovated with a Delabole slate surround, and a wide opening into the sun room. This extension links the dining room to the kitchen/breakfast room, so the rear of the house works as one connected living space while the front rooms keep their original proportions. The sun room has a Delabole slate floor and aluminium bifold doors opening onto the sheltered, private and sunny courtyard.

The kitchen/breakfast room measures 6.55m in length and has been fully renovated, with a gas fired three oven Aga, a central island and electric underfloor heating, which is rarely required. Beyond it, a utility room houses the Worcester boiler, a sink and space for laundry appliances. A ground floor WC and a storage cupboard open off the hall.

On the first floor, a half landing with a sash window leads to two double bedrooms and the family bathroom. Bedroom one sits at the rear, measuring 4.26m x 3.86m with built-in wardrobes and an outlook over the gardens, while bedroom two faces the front with a view across Port Pendennis towards the town. The bathroom is also at the front, fitted with a bath, basin and WC.

A turning staircase continues to the second floor and bedroom three, a 6.10m x 5.55m loft room with three skylights with a glimpse of the harbour and Carrick Roads. Those to the front give elevated views over Port Pendennis, parts of the town and a glimpse of the water, and eaves storage runs alongside.

Throughout the house, many of the original sash windows have been retained, with aluminium and timber double glazing in other positions, and the heating has been upgraded with column style radiators with a modern Worcester boiler and a pressurised hot water tank.

To the rear, the courtyard is sheltered, sunny and completely private, with a luxury outdoor shower beside the sun room bi-folding doors. A granite steps lead up to a middle slate patio, fully landscaped in 2017, that catches the sun throughout the day, and beyond it an upper lawned garden with trees, enclosed by re-built stone walling. A hand-built bespoke timber store sits in the garden, and at the top of the plot the double carport, 6.30m x 6.42m, provides parking for two cars plus generous dry storage for bikes, boards and garden equipment, opened by an electric remote controlled door from Bar Lane.

Location

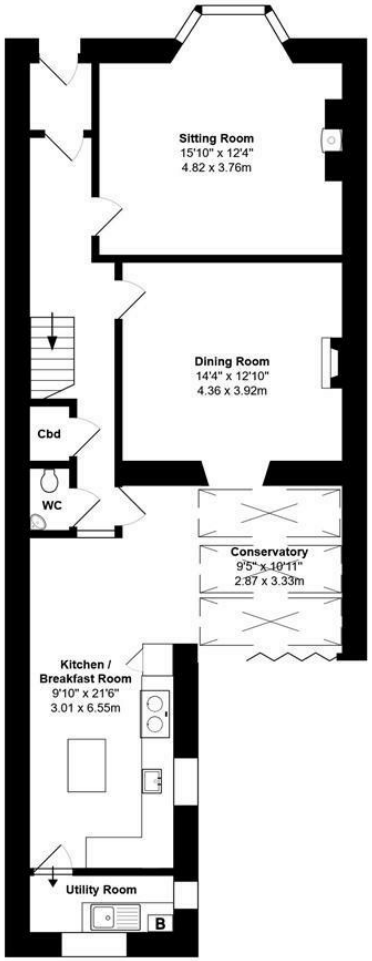
Bar Terrace is a level five minute walk from the harbourside and town centre, with Falmouth's independent shops, restaurants, galleries and sailing clubs. Castle Beach and Cliff Road are also around five minutes walk away, close enough to wheel a paddleboard down from the carport, and from there the seafront leads round Pendennis Point and onto the South West Coast Path towards Swanpool and Maenporth. Both Falmouth Town and Falmouth Docks stations are about two minutes on foot, on the branch line to Truro with connections to the main line.

Additional information

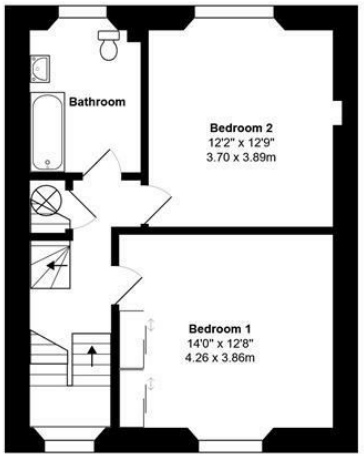
Tenure: Freehold. Services: Mains gas, electricity, water and drainage are connected, with gas fired central heating. Council tax: Band D, Cornwall Council. EPC rating: C (70). Viewing: Strictly by appointment with Tom Wills Property.

Disclosure

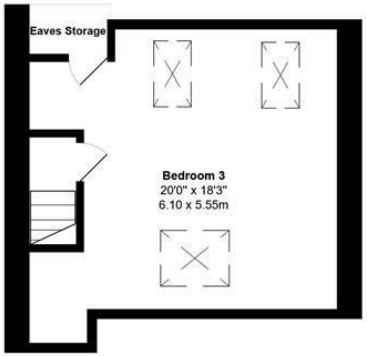
In accordance with Section 21 of the Estate Agents Act 1979, we confirm that the vendor of this property is a director of Tom Wills Property Limited.



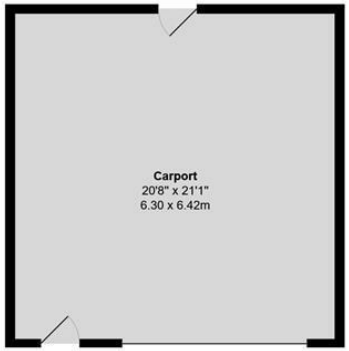
Ground Floor
Approx Area: 87.1 m² ... 937 ft²



First Floor
Approx Area: 49.4 m² ... 532 ft²



Second Floor
Approx Area: 33.9 m² ... 365 ft²



Carport
Approx Area: 40.5 m² ... 436 ft²

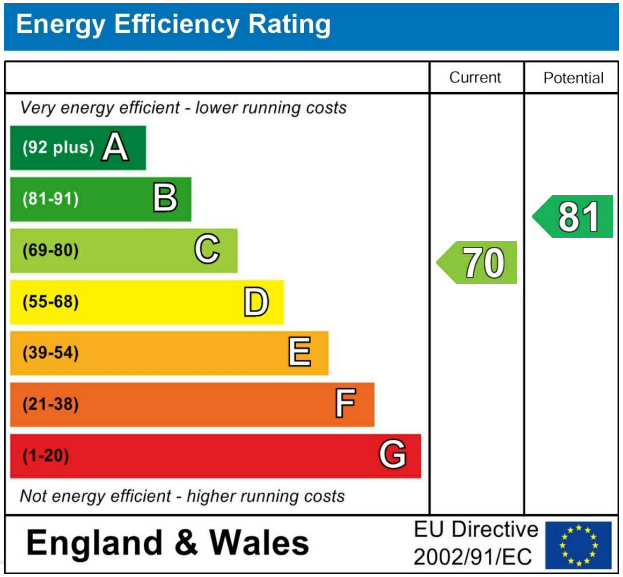


9, Bar Terrace, Bar Road, Falmouth, TR11 4BP
Total Area: 1824 ft² ... 169.5 m² (excluding carport, eaves storage)

All measurements are approximate and for display purposes only



Energy Efficiency Graph



Viewing

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

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