



Laskowski
&Co



7 Beacon Terrace, Falmouth, TR11 2LY

Guide Price £510,000

A highly intriguing and most deceptive 3-storey house, suspected to date from the early 1900's, occupying a convenient yet 'tucked away' position, close to Greenbank, the harbour and Falmouth High Street, providing versatile, thoroughly updated and well maintained 5 bedroom, 3 bath/shower room accommodation. Views are enjoyed from the first and second floors over the constant marine activity within the Falmouth harbour, the reception rooms are well proportioned and adaptable, there is comprehensive gas fired central heating, uPVC double glazing and, to the rear, a sunny, secure, well-enclosed garden, with direct access into a large double garage with electronic roller door.

Key Features

- 3-storey townhouse
- 5 bedrooms, 1 en-suite
- Far-reaching harbour and estuary views
- Well enclosed, secure and sunny rear courtyard garden
- EPC rating D
- Double glazed and centrally heated throughout
- Block-built double garage with electronic roller door
- Well-proportioned and versatile reception rooms
- Early viewing unhesitatingly recommended



THE PROPERTY

7 Beacon Terrace is situated towards the 'top' of this short terrace, 'tucked away' off Basset Street, just a few moments walk from Greenbank, the Royal Cornwall Yacht Club, harbourside and Falmouth High Street. The well proportioned and highly versatile accommodation includes a deep reception hall, lounge with bay window and real flame gas fire, dining room, sun room with doors opening directly onto the lower courtyard, comprehensively appointed kitchen with integrated appliances, fully-tiled ground-floor cloaks/wet room and large utility room.

Upstairs, a deep split-level landing leads to four bedrooms and a well appointed family bathroom. The 'principal' of these bedrooms features a bay window which enjoys the harbour and estuary views, together with its own private en-suite shower room. One bedroom towards the rear is currently utilised as an office and the 'back' bedroom has a doorway providing 'independent' access to the rear courtyard garden, if required. On the top floor, there is a large double aspect fifth bedroom with two dormer windows to the front providing panoramic views over the town and harbour, to the Fal estuary and shoreline of The Roseland Peninsular beyond.

The rear courtyard gardens are two-tier and have been most attractively landscaped with raised flower/shrub beds and extensive paved terracing which enjoy a high degree of sunshine. A door then opens directly into the substantially constructed, block-built two-car garage with light and power, and electronic roller door and easy access from the broad lane to the rear.

In all, a complete family home providing over 2000 sq ft of accommodation, to be sold for the first time in approximately 40 years.

THE ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE

Replacement uPVC double glazed door with glazed fan light from the front gardens. Ceramic tiled flooring, dado rail. Doorway opening into the:-

RECEPTION HALL

One wall in part exposed stone and with timber panelling to dado height. Broad easy-rising staircase leading to the part galleried first floor landing. Under-stair recess, wall light point, radiator, central heating thermostat.

LOUNGE

Replacement uPVC double glazed window to the front elevation with views over the neighbouring properties to the Carrick Roads, mouth of the Percuil River and shoreline of The Roseland peninsula. Picture rail, casement door with bevelled glazing from the reception hall, radiator, polished stone fireplace with raised hearth and inset real-flame gas fire. Broad archway with fluted columns opening into the:-

DINING ROOM

Picture rail, radiator, full height fitted book and display shelving. Double casement doors opening into the:-

SUN ROOM

A delightful feature - Mediterranean in feel, with ceramic tiled flooring and tall replacement uPVC double glazed doors with

matching side screens opening onto and overlooking the attractively landscaped rear courtyard garden. Archway to the:-

KITCHEN

Hardwood casement door with bevelled glazing from the reception hall. Extensively fitted with a comprehensive range of wall and base units with brushed steel handles, granite-effect worksurfaces between and complementary tiled splashbacks. Glass-fronted display cabinets with downlighters, additional pelmet lighting. Sink unit with mixer tap and shower attachment with further worksurfaces to either side, integrated Hotpoint dishwasher and Indesit washing machine. Integrated fridge and freezer with tall larder cupboard to one side. Further integrated fridge, Bosch four-ring ceramic hob with illuminated filter canopy over. Wine shelving, spice rack and stainless steel door, Bosch double oven and grill and separate Neff microwave with further cupboards above and below. Broad replacement uPVC double glazed window to the courtyard garden, ceramic tiled flooring throughout, radiator, archway to the:-

REAR LOBBY

Ceramic tiled flooring, obscure uPVC double glazed window to the rear courtyard, part ceramic tiled wall, small pane casement doors to the cloaks/wet room and utility room.

CLOAKS/WET ROOM

Fully ceramic tiled floors and walling, Mira instant shower, low flush WC and circular wash hand basin with mixer tap. Extractor fan, towel rail/radiator, inset downlighters.

UTILITY ROOM

Replacement uPVC double glazed window to the rear elevation. Ceramic tiled flooring continuing from the lobby and kitchen. Fitted wall shelving, one wall in timber panelling, radiator.

FIRST FLOOR

GALLERIED LANDING

A particularly deep landing, split level, with staircase from the front landing area continuing to the second floor. Panelled doors to the bedrooms and bathroom, radiator. The rooms from the back of the building to the front elevation.

BEDROOM FOUR/FIRST FLOOR SITTING ROOM

An adaptable room with uPVC double glazed door and replacement window overlooking and opening directly onto the attractively landscaped, paved rear garden. Built-in full height wardrobes with louvre doors. Radiator.

BEDROOM THREE

Replacement uPVC double glazed window to the side elevation, radiator, access to loft storage area, cupboard housing Worcester gas fired boiler providing domestic hot water and central heating. A smaller bedroom, currently used as the office.

BATHROOM/WC

Attractively appointed with a contemporary white three-piece suite comprising a low flush WC, wash hand basin with mixer tap and cupboard under, moulded bath with mixer tap, curved glazed shower screen and Mira instant shower. Fully

ceramic tiled walls, towel rail/radiator, two replacement uPVC double glazed windows to the side elevation, shaver socket, ceramic tiled flooring.

BEDROOM TWO

Double glazed casement windows to the rear elevation, picture rail, radiator, built-in wardrobes the full breadth of one wall with dresser recess, louvre doors, open shelving and storage lockers.

BEDROOM ONE

A well proportioned 'principal' bedroom with triple bay window in replacement uPVC double glazing to the front elevation enjoying elevated views over the town to the constant marine activity within the inner harbour and beyond, to Flushing, surrounding countryside, the deep waters of the Carrick Roads, mouth of the Percuil River, St Anthonys Lighthouse and shoreline of The Roseland peninsula. Picture rail, radiator, two full height double wardrobes with louvre doors and dresser recess between. Wall light points, door to:-

EN-SUITE SHOWER ROOM/WC

Replacement obscure double glazed window to the front elevation, three walls in ceramic tiling, the other in exposed (painted) stone. White three-piece suite comprising a broad wash hand basin with mixer tap and cupboards under, low flush WC, walk-in shower cubicle with mains-powered shower. Ceramic tiled flooring, radiator, two wall light points, shaver socket.

SECOND FLOOR

Turning staircase rising from the front landing with, at mid point, replacement uPVC double glazed windows to the rear elevation.

LANDING

Doorway to:-

BEDROOM FIVE

A highly adaptable room, double aspect with replacement uPVC double glazed window to the rear elevation and two uPVC double glazed windows to the front, both enjoying panoramic views of Falmouth Harbour and port area, to the bay, Pendennis Castle, mouth of the Carrick Roads, Percuil River and shoreline of The Roseland Peninsula. Eaves storage cupboards, radiator, fitted worksurface with inset stainless steel sink unit, ideal for use therefore as an upstairs hobbies/work room etc.

THE EXTERIOR

FRONT GARDEN

Front retaining wall with granite coping stones. Pedestrian timber gate with brick pavia pathway leading to the sheltered front entrance with courtesy light. Brick pavia terrace, flower bed with mature shrubs.

REAR COURTYARD

Attractively landscaped with a lower courtyard area, fully paved, with raised planter, doors from the accommodation, exterior courtesy light, cold water tap, storage area and broad, easy-rising, paved steps leading to the:-

UPPER TERRACE

Again, attractively landscaped, fully paved, well enclosed to all sides by block walling and timber fencing. Timber balustrading, courtesy door to the upstairs (fourth) bedroom. Raised shaped flower beds, brick patio, exterior light and power, door to the:-

GARAGE

A particular feature of the property, two-car wide, of block construction under a slightly pitched roof with steel RSJs. Electronic roller door, light and power connected, broad lane leading from Polwhaverall Terrace.

GENERAL INFORMATION

SERVICES

Mains electricity, water, gas and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

AGENT'S NOTE

A Survey Procedure and Mundic Report was conducted in 2021 and provides a clear A1 Classification.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

From Falmouth town centre and the Prince of Wales Pier, walk up the High Street and, at the brow of the hill, turn left onto Beacon Street. Continue past the Boathouse Pub on the left and Penwerris Terrace on the right. Within approximately 150 metres, Beacon Terrace will be found on the left-hand side and Number 7 is the penultimate property on the right-hand side.





Floor Plan

Beacon Terrace, Falmouth, TR11

Approximate Area = 1905 sq ft / 176.9 sq m
Garage = 199 sq ft / 18.4 sq m
Total = 2104 sq ft / 195.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2025. Produced for Laskowski & Company. REF: 1254425