



## 3 Portland Gardens, Falmouth, TR11 2QT

Guide Price £395,000

An exciting opportunity to acquire an immaculately presented and superbly maintained 3 bedroom terraced property, arranged over split levels, with a beautifully landscaped rear garden incorporating a detached studio/workshop, driveway to the front providing off-road parking for 2 cars, and the addition of a purpose-built, attached, 1 bedroom annexe boasting nicely proportioned modern accommodation with stylish wet room, open-plan kitchen/living/dining room and separate front entrance. An ideal property for those purchasers who require multi-generational living or wish to house a dependant relative. Viewing highly recommended!

### Key Features

- 3 bedroom house, attached 1 bedroom annexe
- Private rear garden, detached studio/workshop
- Peaceful and quiet location, close to Falmouth town
- Driveway parking for 2 vehicles
- Exceptionally well presented throughout
- Deep front terrace with elevated outlook
- Ideally suited for multi-generational living
- EPC rating E



## THE ACCOMMODATION COMPRISES

From the tarmac driveway, a painted hardwood gate opens to a sandstone-paved courtyard, ideally suited for pot plants and garden furniture. Passing the entrance for the 'annexe', an inner courtyard area leads to a covered entrance, with obscure glazed door, together with matching glazed side panels, opening into the:-

### RECEPTION AREA

Bright and welcoming, with stairs rising to a split level landing with access to the first floor, together with a part glazed door to the kitchen. Open under-stair storage, night storage heater, ceiling light. Door to living room, further panelled door opening into the:-

### CLOAKROOM/WC

Dual flush WC, vanity unit with wash hand basin, mixer tap and tiled splashback. Space for coat hooks. Ceiling light, electrical consumer unit, obscure glazed window to side elevation.

Stairs rise from the reception area to the:-

### KITCHEN/DINER

Double aspect with plentiful light via glazed sliding doors to the rear, offering a pleasant outlook over the rear patio and garden, together with an additional uPVC awning-style window, offering an outlook over the front courtyard. A particularly social room, incorporating both kitchen and dining areas, and linking to the utility.

### KITCHEN AREA

A quality fitted kitchen with much care and attention provided to aspects, particularly with the varying drawers, cupboard units and appliances. Pelmet lighting, kickboard lighting, ceiling light. Composite one and a half bowl sink with drainer and mixer tap. Appliances include a Stoves electric oven, matching grill over, Russell Hobbs four-ring ceramic hob with glass tiled splashback and concealed backlit extractor unit over. Space for dishwasher and tall freestanding fridge/freezer. Tiled splashbacks, tile-effect flooring. Glazed door to utility, open to the:-

### DINING AREA

Space for table and chairs, together with glazed sliding door to the rear offering immediate access onto the patio and beautifully maintained garden. Ceiling spotlights, electric wall heater. Continuation of tile-effect flooring.

Door from the reception area opening into the:-

### LIVING ROOM

A spacious double aspect living area, with glazed sliding door to the rear elevation providing access onto the lower patio and rear garden, together with awning-style window to the side elevation. Wood-burning stove set on a broad slate hearth, with exposed flue. Panelled ceiling with two lights, two wall lights. Electric wall heater, TV aerial point.

### FIRST FLOOR

#### SPLIT LEVEL LANDING

Part galleried to the stairwell below, with four further steps rising to an upper landing. Two ceiling lights. Doors to

principal bedroom, main bathroom and, at upper landing level, bedrooms two and three, together with a door to the airing cupboard, with slatted shelving and insulated hot water cylinder. Exposed brick 'column'.

### PRINCIPAL BEDROOM

An incredibly spacious, double aspect and exceptionally bright room, with surplus room for bedroom furniture. A pleasant elevated outlook over the beautifully maintained rear garden. Loft hatch, ceiling light, electric wall heater, TV aerial point.

### FAMILY BATHROOM

A white modern three-piece suite comprising a dual flush WC, pedestal wash hand basin, panelled bath with handgrips, glazed shower screen, mixer tap and Triton Passion electric shower. Tiling to wet areas. Obscure glazed window to front elevation. Heated towel rail, extractor fan, shaver socket, ceiling light. Low level storage cupboard with sliding doors. Water resistant flooring.

### BEDROOM TWO

Incredibly light, with broad glazing to the front elevation offering a far-reaching view over the outskirts of Falmouth. Ceiling light, loft hatch, electric wall heater. Particularly useful walk-in storage cupboard providing plentiful space for clothes, shoes, etc.

### BEDROOM THREE

A small double bedroom, with ceiling light, double glazed window to rear elevation, electric Haverland wall mounted heater.

From the kitchen, a rear door opens into the:-

### UTILITY

A connecting room, bridging the main house with 'the annexe'. Three steps down, from the kitchen area, to a galley-style utility, with beechwood-effect tall cupboards offering useful storage, together with roll-top work surface, tiled splashback and space and plumbing for washer, dryer and surplus fridge/freezer. Inset downlights, lino flooring. Part glazed entrance door leading onto the inner courtyard and glazed window. Door to:-

### THE ANNEXE

#### ANNEXE BEDROOM

Doors leading into the reception area to the annexe, together with ancillary door leading to the utility, a nicely sized double bedroom with space for bedroom furniture. uPVC double glazed casement window to front elevation. Haverland electric wall heater, loft hatch, ceiling light with dimmer switching. Door opening into:-

#### ANNEXE RECEPTION

Broad and particularly light. uPVC entrance door with part obscure glazed panel and matching part obscure glazed side panel. Doors to wet room and cloaks cupboard, together with contemporary glass pane door leading into the kitchen/living/dining room. Inset door mat, Haverland electric wall mounted heater, ceiling light. Walk-in cloaks cupboard with ceiling light and electrical consumer unit. Door to:-



## **ANNEXE WET ROOM**

Adapted specifically for the needs of the elderly or those with disabilities, a beautifully appointed wet room, fully tiled throughout, incorporating a dual flush WC, wall mounted vanity unit with inset sink and mixer tap, together with broad walk-in shower providing handgrips, wall mounted shower seat and Mira Sport electric shower. Wall mounted heated towel rail, inset downlights, extractor fan.

From the reception area, a glass pane door leads into the:-

## **ANNEXE KITCHEN/LIVING/DINING ROOM**

Another light and bright double aspect room, with views across outer Falmouth via casement uPVC double glazed windows. An exceptional room, providing those discerning purchasers the option to house a dependant relative, adolescent child, etc, with the opportunity to explore independent living.

## **ANNEXE KITCHEN AREA**

Quality panelled units, set in an L-shape, incorporating tiled splashback at mid point, stainless steel sink with drainer and mixer tap, appliances including Lamona electric oven, matching four-ring ceramic hob set over, pelmet lighting, concealed backlit extractor. Built-in under-counter fridge/freezer. Casement window to side elevation, inset downlights.

## **ANNEXE LIVING/DINING AREA**

A bijou space, with inset downlights, carpeted flooring and two sets of casement windows to the side and front elevations, providing a pleasant elevated outlook over the surrounding area. Broad wall mounted Haverland electric wall heater, TV aerial point, telephone point. Space for small sofa, together with table and chairs.

## **THE EXTERIOR**

### **DEEP FRONT COURTYARD**

Laid to stylish Indian-sandstone for ease of maintenance, a broad area initially exists for convenient space, partly covered by the canopied roof of the annexe, with inset downlighting and surrounding ACO drains for surface water. A pleasant space to sit out and enjoy the morning and midday sunlight, with low walling to ensure the far-reaching view across outer Falmouth is maintained. The courtyard opens into a broader section, providing access to both the utility and front entrance door for the main property, both of which with coverings and inset downlights to the utility entrance. Exterior water tap, courtesy lighting, double external power point.

### **REAR GARDEN**

Beautifully maintained, well landscaped and offering westerly sunshine through the late afternoon and evening, this exquisite garden provides two outdoor seating areas in the form of a split level patio, paved for ease of maintenance, and accessible via the living room and kitchen, linked via four shallow steps. A small area of lawn, bordered by stone chippings, raised beds and stone walling, together with two mature camellias, showcase time, care and attention by the current owners. An enclosed and safe space for those purchasers with pets and children alike, offering a degree of shelter and privacy. A stone-laid pathway leads to:-

## **GARDEN STUDIO/WORKSHOP**

Glazed front entrance door, awning window. An insulated garden structure, currently utilised as a workshop, with exposed timber throughout. Work bench, power and light connected.

Coloured paving leads to an area containing a shed and wood store to the rear of the garden.

## **DRIVEWAY/PARKING**

From the descending approaching leading into Portland Gardens, the tarmac-laid driveway for Number 3 is accessible immediately on the way down and second in on the right-hand side. Providing space sufficient for two vehicles in tandem.

## **GENERAL INFORMATION**

### **SERVICES**

Mains water, electricity and drainage are connected. Telephone point (subject to supplier's regulations). Electric heaters in each room.

### **COUNCIL TAX**

Main property : Band C - Cornwall Council.  
The annexe: Band A - Cornwall Council. We understand exemptions may apply, depending on the circumstances of the occupier.

### **TENURE**

Freehold.

### **VIEWING**

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





**Annexe Living Room**



**Annexe Entrance**



**Annexe Kitchen**



**Annexe Bedroom**



**Annexe Wet Room**

# Floor Plan

## Portland Gardens, Falmouth, TR11

Approximate Area = 1472 sq ft / 136.7 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). © ncthemcom 2026. Produced for Laskowski & Company. REF: 1429896