

# 5 Stratton Terrace

FALMOUTH



savills

# 5 Stratton Terrace

FALMOUTH, CORNWALL, TR11 2SY

Positioned within a select and highly sought after terrace within a charming and short walk of the town, an exceptional period home enjoying superb views over the constant boating activity, towards Falmouth's harbour and beyond.

- Superb location along Falmouth's Greenbank
- Far reaching river, countryside and harbour views
- Short walk to town and Royal Cornwall Yacht Club
- Elevated position
- Up to four bedrooms
- Reverse level accommodation to maximise views
- Open plan living / kitchen area
- Professionally landscaped, deep rear gardens
- Lawned and private front garden
- Grade II Listed

## Distances

- Greenbank Garden and dog-friendly beach (tidal)  
– 250 yards
  - Royal Cornwall Yacht Club – 350 yards
  - Falmouth Town Centre – 800 yards
  - Gyllyngvase Beach – 1.5
  - Mylor Yacht Harbour – 4.5
  - Truro – 10
  - Cornwall Airport (Newquay) – 29
- (all distances are approximate and in miles)





## THE LOCATION

Stratton Terrace, known for its peace and tranquility, enjoys the most beautiful views of the river, across to Flushing, the surrounding countryside of Trevissome and the entrance to the harbour. The location is perfect for the town and the walk towards Falmouth's vibrant centre must surely be one of the most picturesque in the west country.

Falmouth lies at the entrance to the Carrick Roads, a beautiful estuary bordered by countryside and small waterside villages and home to sheltered anchorages and yacht marinas. Falmouth also has wonderful sandy south facing beaches and is consistently voted within one of best places to live in the south west (The Sunday Times).

Falmouth Harbour itself provides an ever-changing outlook and has hosted transatlantic races in addition to many other sailing and water sport championships. For the keen day sailor or dedicated yachtsman, the South Cornish coast offers some of the finest sailing waters in the UK. While a short boat or ferry ride away are beautiful creeks and wonderful waterside pubs and restaurants. Falmouth itself is a colourful and historic port with an eclectic mix of galleries, coffee shops, artisan bakeries, bars and restaurants. Falmouth is also home to the National Maritime Museum Cornwall and several universities including Exeter's Cornwall Campus and Falmouth University. Falmouth Golf Club sits on the headland above Falmouth Bay, while much of the surrounding coastline is protected by the National Trust.

There is a branch line rail service from Falmouth to Truro, where

there is a mainline rail link to London Paddington. Cornwall Airport (Newquay) is around 29 miles away, offering four daily return flights to London Heathrow as well as other domestic and European destinations.

## THE PROPERTY

5 Stratton Terrace is a well presented townhouse providing up to four bedrooms arranged over three floors of characterful accommodation, designed in such a way as to maximise the inspiring views. Dating back to the early 1800s and enjoying views across the river towards Flushing, the surrounding countryside of Trevissome, Falmouth harbour and beyond, there is a wonderful combination of traditional period elegance blending beautifully with contemporary finishes throughout the property.

Entering the property, the elegant hallway leads through to three bedrooms and the family bathroom. The master bedroom, complete with full-width fitted wardrobes, is situated to the front of the property and enjoys fine views over the front garden and of the water. The second bedroom is a well proportioned room and includes a fitted wardrobe. To the rear, the third bedroom is double aspect and is currently used as a music room. The three bedrooms are serviced by a quality family bathroom. A rear lobby provides additional storage to the understairs cupboards as well as a door to the back steps rising to the garden.

On the first floor, the living room, dining area and kitchen occupy the full width and depth of the house and look out to the beautiful views. The living room area is defined by two large sash windows with window seats to the front, a woodburner with slate hearth and ornate surround, detailed corning and picture rails. The dining area has an additional door to the landing (where the two original pillars add to the character) and fitted bench seating with discreet storage.

The high quality kitchen features a central island with inset sink and Insinkerator (separate boiling water and cold filtered water), polished granite tops and induction hob. There is an abundance of natural light and the area communicates perfectly with the living areas and rear garden. Views of the water can also be enjoyed from the kitchen and fitted appliances include a NEFF double oven, fridge, freezer and dishwasher. The separate utility includes a new boiler (2018), WC and space for a washing machine.

On the top floor, the en suite bedroom is currently used as a study/guest bedroom and also enjoys the wonderful harbour and river views.

## GARDEN

The property is set back from the road and footpath behind a pretty front garden, laid to lawn and affording great privacy. Defined by an impressive and blossoming Judas tree, a rarity in Falmouth, the garden enjoys morning sun and a lovely view of the water. A pathway extends along the side of the property and provides plenty of storage space for kayaks, bikes, boards and bins.

To the rear, the garden has been professionally landscaped and features a series of terraces and well stocked beds providing texture, scent and colour. Enjoying all day sun, the terraces and patios provide a choice of areas to eat and drink outside whilst enjoying glimpses of the water, Flushing and harbour.



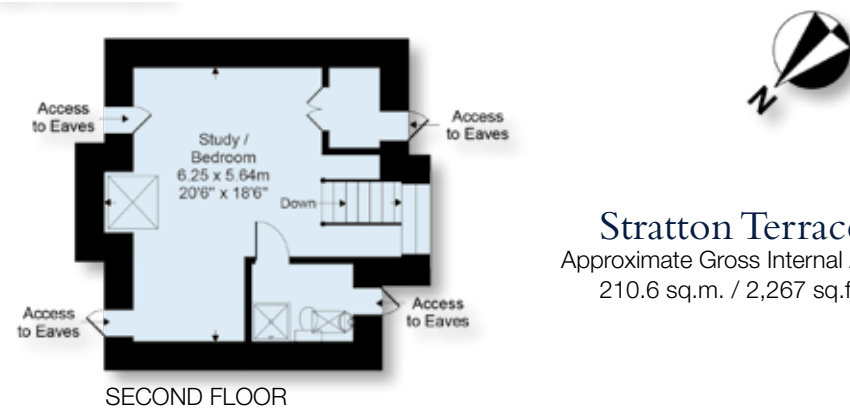
## ADDITIONAL INFORMATION

**SERVICES:** Mains water, drainage, gas and electricity. Gas central heating. Broadband: superfast is available in the postcode.

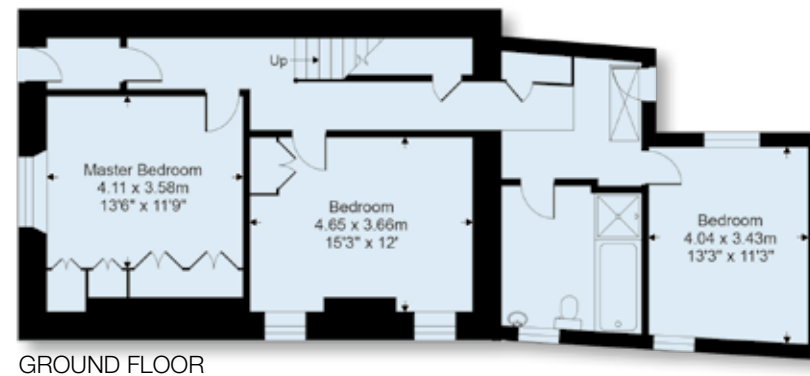
**DIRECTIONS:** Upon entering Falmouth, fork left signposted for Falmouth Marina. Proceed along North Parade past the marina and continue towards the town. Stratton Terrace is situated on the right, before the Greenbank Hotel and Symons Hill.

**VIEWINGS:** Strictly by prior appointment with Savills.

**FIXTURES AND FITTINGS:** Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments, etc. are specifically excluded but may be available by separate negotiation.



**Stratton Terrace**  
Approximate Gross Internal Area:  
210.6 sq.m. / 2,267 sq.ft.



### Important Notice:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. BMD 5/6/19 Kingfisher Print and Design Ltd. 01803 867087.



savills