



19 Trevethan Road

Falmouth



19 Trevethan Road Falmouth, TR11 2AS

Located within a short walk of the riverside and town centre, enjoying fascinating, iconic and panoramic water views over Falmouth's harbour, a reverse level and refurbished late Victorian townhouse with a contemporary interior and modern layout.

Distances

Falmouth's High Street – 400 yards;
Falmouth Marina (North Parade) – 0.65;
National Maritime Museum (Events Square) – 0.75; Gyllyngvase beach – 1.3; Mylor Yacht Harbour – 4.5; Truro – 11; Cornwall Airport (Newquay) - 30

(All distances are approximate and in miles)

The property

- Superb far-reaching views
- Completely refurbished in 2020/21
- Dating back to around 1890
- Reverse level and stylish accommodation
- Sitting room with bay window enjoying the superb views to Flushing, across the harbour, the Carrick Roads, shoreline of the Roseland Peninsula and Pendennis Castle
- Open-plan kitchen dining room with part-vaulted ceiling
- Study / fourth bedroom
- First floor WC
- Three ground floor bedrooms
- Family bathroom with separate walk-in shower
- Enclosed courtyard with steps leading to an enclosed lawned garden with access from the kitchen / dining room





The location

For generations, Falmouth has been considered one of Cornwall's most desirable places in which to live and the town has repeatedly been voted as one of the best coastal towns in the whole of the UK. 19 Trevethan Road enjoys a highly convenient position, close to Greenbank's riverside and the old High Street. Falmouth's vibrant, energetic and creative town is just a short distance away, providing a wide range of amenities including an eclectic mix of traditional harbourside pubs, bars and boutiques.

Commanding iconic, fascinating and mesmerising views across the water to Flushing, over the neighbouring chimney stacks and roof tops, towards the harbour and as far as the shoreline of the Roseland, Pendennis Castle and beyond, this wonderful townhouse provides a lifestyle centred around the exceptional opportunities that Falmouth provides.

Tenure, services and general information

Freehold. Mains water, drainage and electricity. Gas fired central heating. Council Tax: D. Broadband: Ultrafast fibre available in the postcode

Shore recommendations

- Take a stroll to Gylngvase Beach and enjoy a sundowner overlooking the bay
- Explore King Henry VIII's castle and garrison on Pendennis Point
- Walk the South West Coast Path to Swanpool, Maenporth and The Helford beyond
- Unrivalled sailing facilities on your doorstep
- Enjoy the numerous festivals including Fal River, Sea Shanty, Oyster and Falmouth Week
- Learn to sail from RYA level 1 to advanced seamanship courses in the sheltered waters of The Carrick Roads.

Fixtures and fittings

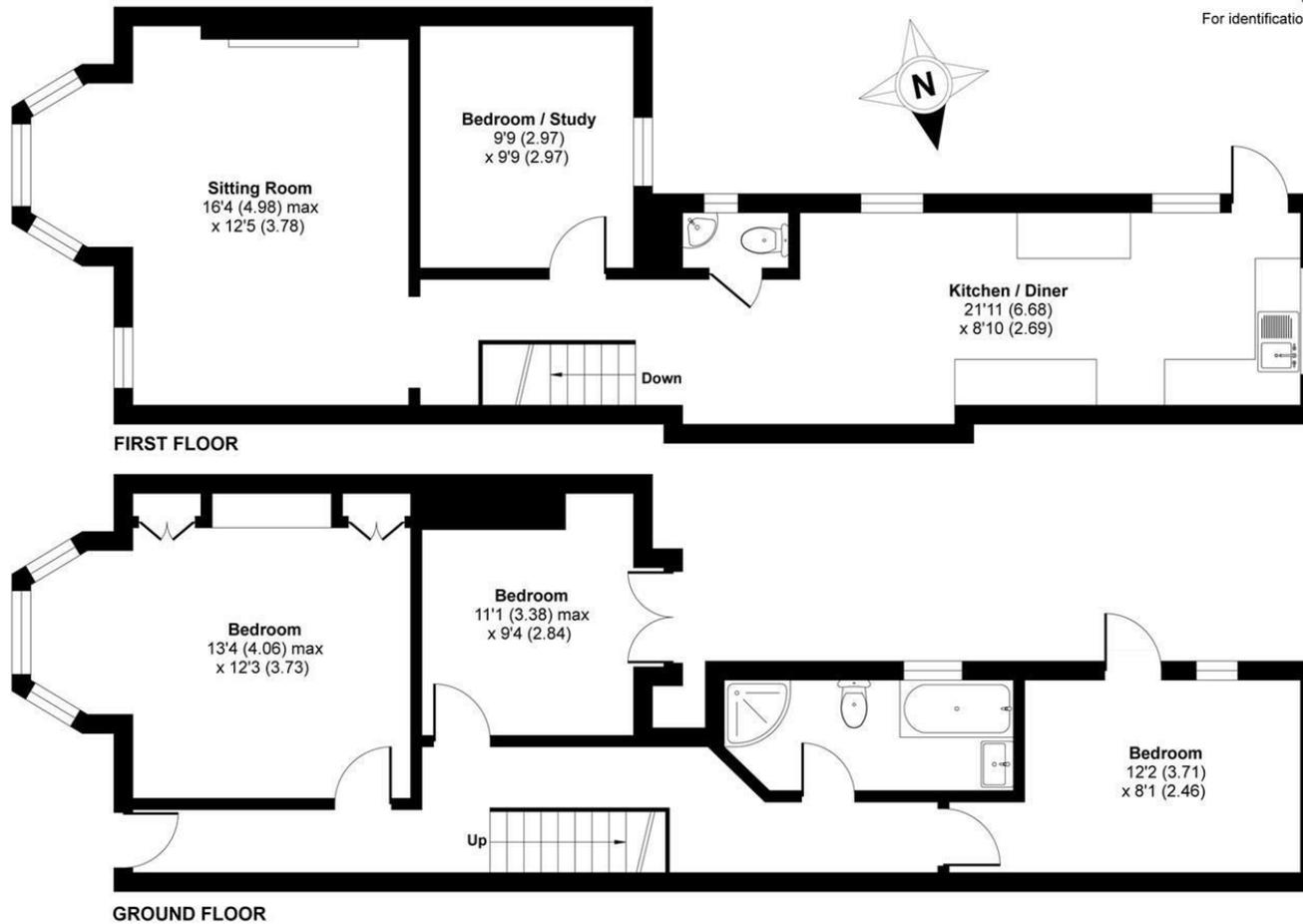
Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.



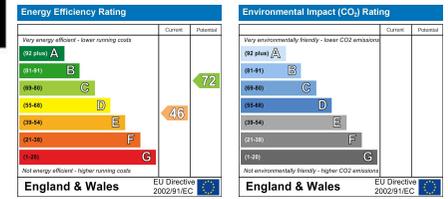
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Main House = 1288 sq ft / 120 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Shore Partnership Limited. REF: 695447



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