



Oakroyd

Woodlane, Falmouth

4, Oakroyd, 15 Woodlane, Falmouth, TR11 4RD

A beautifully spacious, classically proportioned and superbly renovated apartment, occupying the entire ground floor of this prominent Victorian villa, perfectly located for the town centre, harbourside, seafront and beaches.

Distances

Events Square – 350 yards; Falmouth Town branchline rail – 500 yards; Gyllyngvasc beach – 700 yards; Swanpool beach – 1; Falmouth Marina (North Parade) – 1.6; Mylor Yacht Harbour – 6; Truro – 12; Cornwall Airport (Newquay) – 30

(All distances are approximate and in miles)

The property

- Extremely spacious and elegant ground floor apartment
- High quality and beautifully appointed throughout
- Sympathetically renovated and remodelled
- Occupying the entire ground floor
- Retaining many period features including ornate cornicing, high skirtings, window shutters, dado rails, original doors and architraves
- Private entrance porch with original tessellated tiled floor
- Cloakroom / WC with original tiled floor and far reaching view
- Wide, beautiful and spacious hallway with original tessellated tiled floor and inner door with obscure glazing
- Stunning, elegant and spacious living room with magnificent ornamental fireplace, wide bay window, far reaching views (including





seasonal sea glimpses) and timber floorboards.

- Superb kitchen / breakfast room with granite and timber worktops, professional standard Falcon cooker with two ovens, grill, warming drawer, 5-gas rings and matching extractor. Integrated Bosch dishwasher.
- Separate utility / boiler room with far reaching view
- Large walk-through pantry
- Covered all-weather garden room with access to side walkway
- Two spacious double bedrooms, both with boutique en suites (fittings by St James and Burlington)
- Spacious study / bedroom three with fitted shelving and tiled feature fireplace recess
- Single garage and parking space
- Private entrance forecourt featuring reclaimed cobbles from King's Cross, London

Tenure, services and general information

Leasehold with share of freehold. 999 years (from 1971). Pets are allowed, subject to authority from the management company. No holiday letting is allowed and the lease states that the apartment must be 'a private dwelling house in occupation of one family only', consequently, subletting of rooms is not allowed.

Maintenance charge - 20-21 - £1,714.38 all inclusive.

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

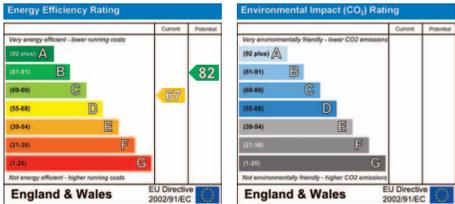
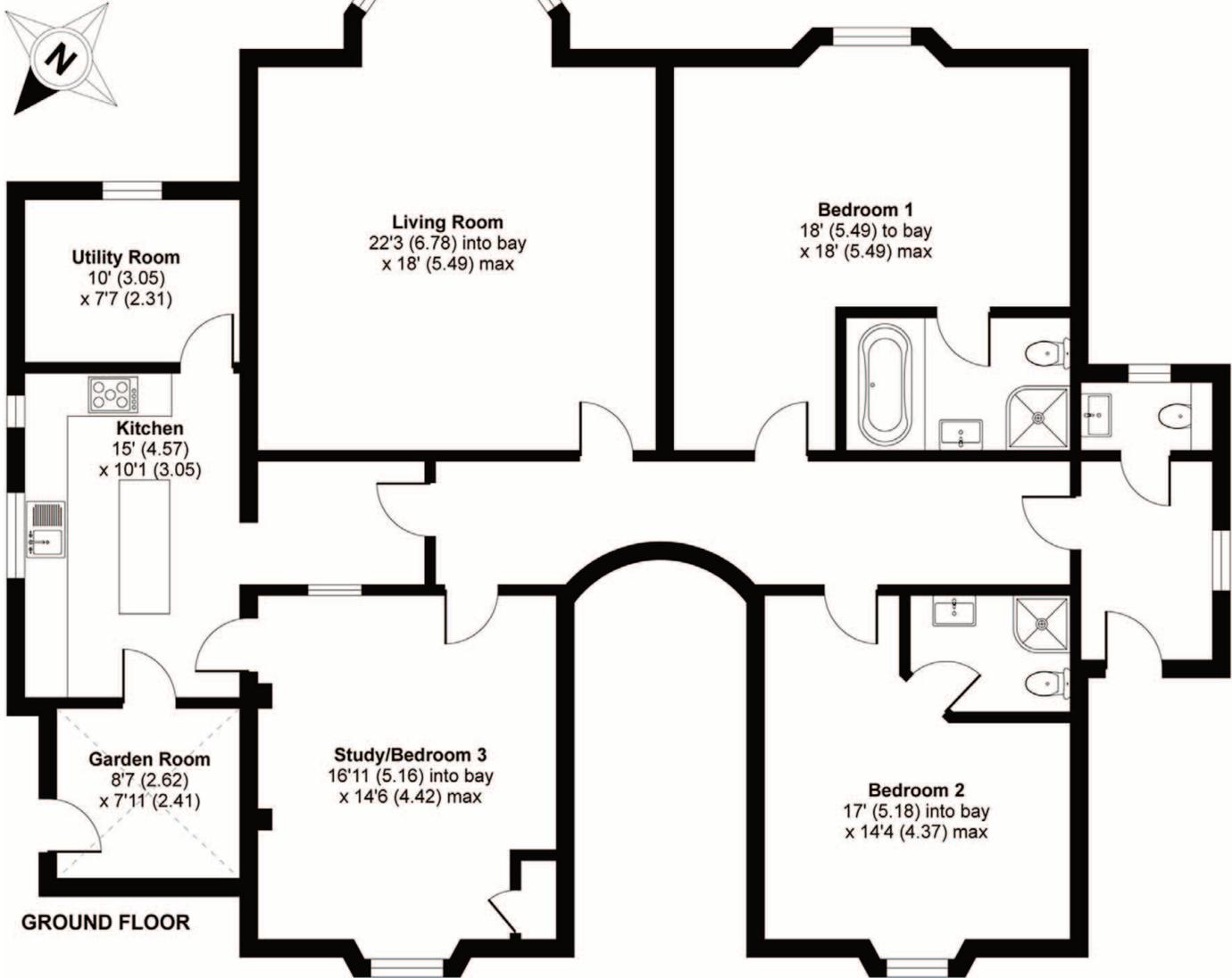
Fixtures and fittings

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 = 1841 sq ft / 171 sq m

For identification only - Not to scale



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