



Oakroyd, Woodlane

Falmouth



Oakroyd

4 Oakroyd, 15 Woodlane, Falmouth, TR11 4RD

This surprisingly spacious, classically proportioned and carefully renovated apartment occupies the entire ground floor of this prominent Victorian villa located along Woodlane, one of Falmouth's most highly regarded addresses. Perfectly located for the town, harbourside and beaches, the panoramic view takes in the trees and rooftops around the famous art college with sea glimpses in the distance.





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 Falcon cooker with two ovens, grill, warming drawer, 5-burners and matching extractor. Integrated Indesit dishwasher.
- Separate utility / boiler room with far reaching view
- Walk-through pantry
- Two spacious double bedrooms, both with boutique en suites (fittings by St James and Burlington)
- Dining room / third bedroom with fitted shelving and tiled feature fireplace recess

Outside space and parking

- Covered all-weather garden room with access to side walkway
- Private entrance forecourt featuring reclaimed cobbles from King's Cross, London
- Single garage and parking space





Distances

Events Square – 350 yards
 Falmouth Town (branchline rail) – 500 yards
 Gyllyngvase 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 Location

Situated on highly regarded Woodlane, one of Falmouth's most timeless, original, convenient and historic addresses with the very best that this vibrant town has to offer within a short walk, Oakroyd is a highly distinctive Victorian property arranged as six individual apartments. Within easy reach are Falmouth's famous art college, branchline railway station, National Maritime Museum, town centre, Fox Rosehill Garden, Gyllyngvase and Castle beaches, and Swanpool.

Woodlane is considered to be one of Falmouth's most highly regarded addresses with its central location, Georgian and Victorian architecture, heritage and provenance.

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'.

Maintenance charge – around £2,084 all inclusive for the current year.

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

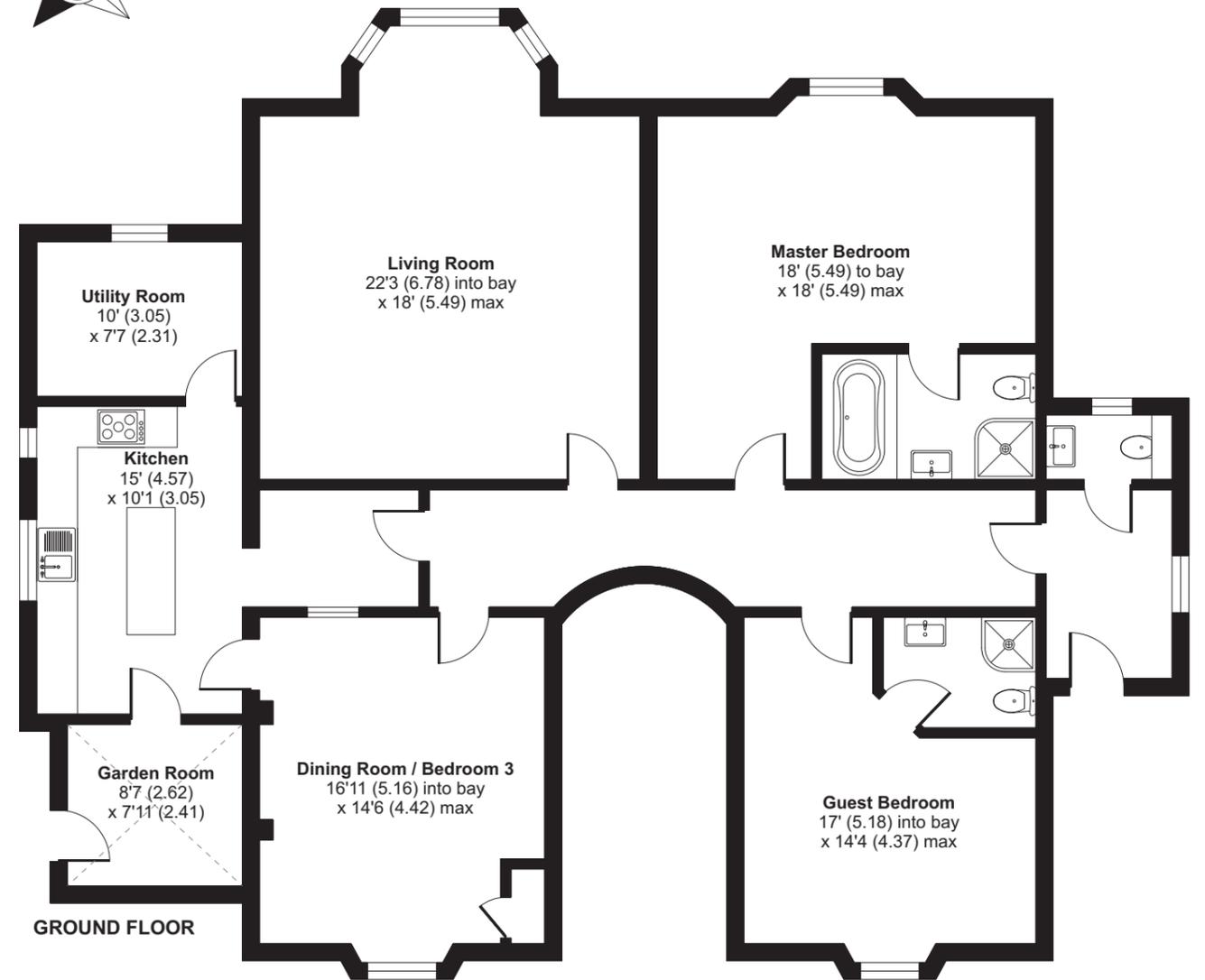




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Main House = 1841 sq ft / 171 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2024. Produced for Shore Partnership Limited. REF: 662829

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

FIXTURES & 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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