



3 Dunstanville Terrace

Falmouth

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Falmouth, TR11 2SW

A distinguished three-storey townhouse on Dunstanville Terrace offering panoramic harbour views, three double bedrooms and two bathrooms, combining period elegance with modern living and featuring an open-plan kitchen/family room, separate sitting room and a sunny, terraced rear garden — all just moments from Falmouth's waterfront and town centre.



The Location

Perfectly positioned on the prestigious and historic Dunstanville Terrace, this exceptional property enjoys one of Falmouth's most coveted waterfront settings. Overlooking the active waters of the harbour and the picturesque village of Flushing, the location offers uninterrupted views stretching across the harbour and towards the Carrick Roads and the Roseland Peninsula. Just a short stroll from the renowned Greenbank Hotel and Falmouth's vibrant town centre, residents benefit from easy access to boutique shops, acclaimed restaurants, galleries and excellent sailing facilities. With coastal walks, beaches and ferry links all nearby, this is a truly enviable place to call home.

The Property

- Beautifully presented townhouse
- Enjoying stunning uninterrupted views over the constant boating activity within Falmouth's harbour, towards Flushing, The Carrick Roads and surrounding countryside
- Canopied entrance porch
- Lobby and hallway
- Stunning double-aspect open-plan kitchen / dining room spanning the full depth of the house
 - Deep bay window with panoramic harbour views
 - Modern kitchen with quartz and oak tops. Pantry cupboard.
 - Integral appliances including oven, combi microwave/oven, warming drawer, hob with down draught extraction and dishwasher.
 - Inset contemporary gas fire
- Separate utility room with access to courtyard
- First floor sitting room with contemporary gas fire and deep bay window showcasing the fantastic views
- Versatile bedroom/study with full-width fitted wardrobes
- Master bedroom with en suite shower room and deep bay window framing the fabulous outlook
- Double bedroom with two fitted cupboards and garden outlook
- Staircase rising to a large accessible loft (with hatch access). Subject to consents, this area of the house provides potential for conversion.

The Garden

- Front terrace with low granite wall, period balustrade and gravel finish
- Rear courtyard accessed from the kitchen, enclosed and private, with steps leading to the terraced garden
- Sunny, tiered garden arranged over three levels
- Summerhouse / chalet and a separate slab providing the base of a garden studio / home office if required





Distances

Royal Cornwall Yacht Club – 100 yards;
Greenbank Park (water access) 150 yards;
Falmouth High Street – 120 yards;
Falmouth Marina (North Parade) – 0.6;
Events Square – 0.7; Penmere (branchline rail) – 1;
Gyllyngvasc beach – 1.4; Swanpool beach – 1.8;
Mylor Yacht Harbour – 4.5; Truro – 10.7;
Cornwall Airport (Newquay) - 32

(All distances are approximate and in miles)

What 3 Words

///emeralds.sounding.ounce

Tenure, services and material information

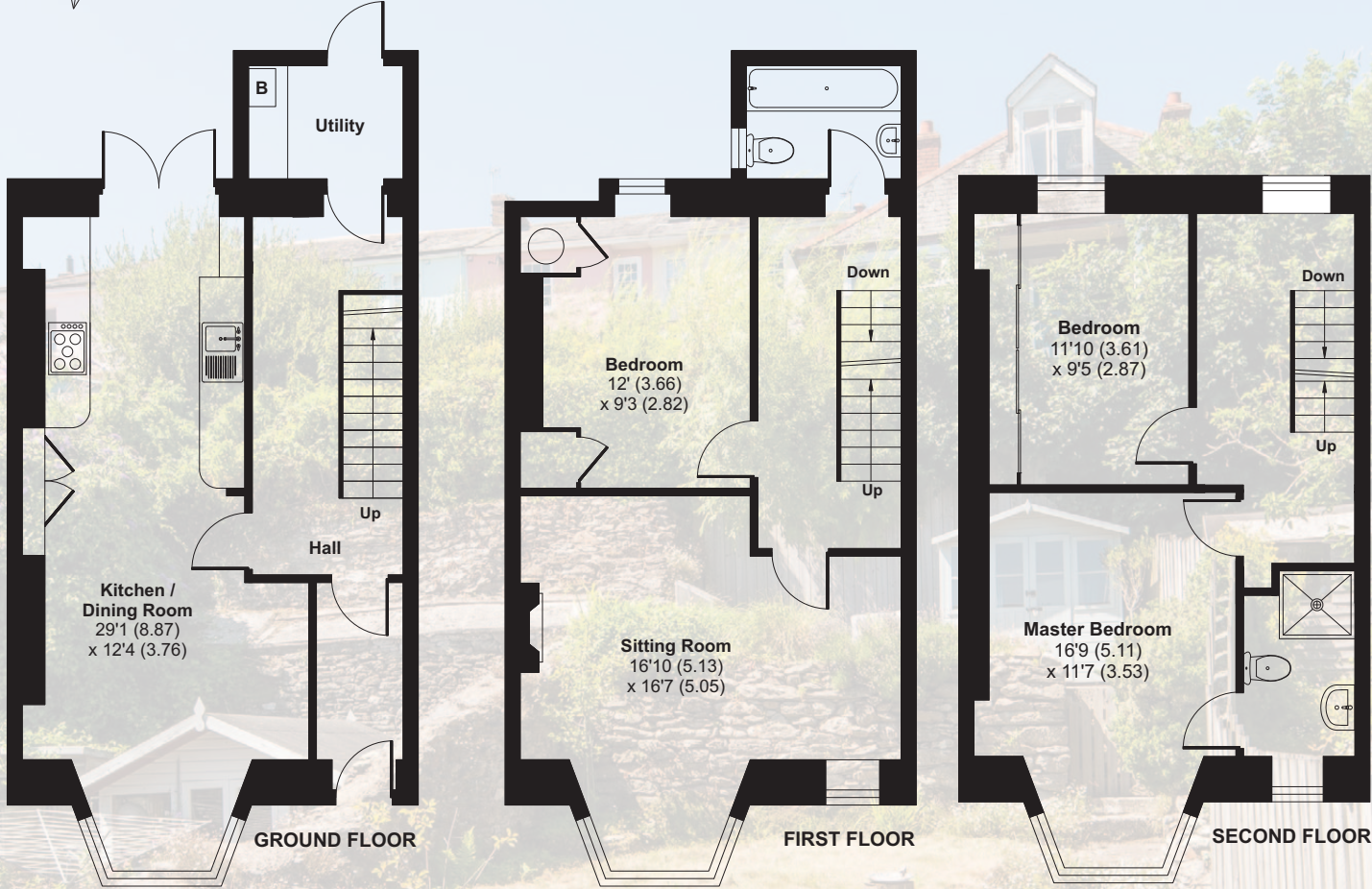
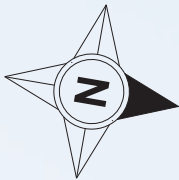
Mains electricity, gas, water and drainage.

Council Tax: band E

Broadband: Full Fibre is available (source:
<https://www.openreach.com/broadband-network/fibre-availability>)

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Main House = 1329 sq ft / 123.5 sq m
For identification only - Not to scale



This floor plan was constructed using measurements provided to © nichecom 2025 by a third party.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	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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