



## Pilots Cottage , 14 Gyllyng Street, Falmouth, Cornwall, TR11 3EJ

Guide Price £200,000 Freehold

Pilots Cottage lies end of terrace, tucked along a no through road moments from the town and harbourside. The charming three storey accommodation requires some modernisation but with water and coastal views from the top floor living room, two bedrooms and a lovely sociable living/kitchen, out on to a walled courtyard with store, this 19th century home is an absolute gem!

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## REF NO. 10942

- 1800s end terrace cottage
- Charming accommodation over 3 floors
- Views to harbour & coast
- 2 Bedrooms; gas fired radiator central heating
- Top floor living room
- Lower ground floor kitchen/dining room with gas fired Range
- Walled, slate floored courtyard
- Moments from town & harbourside

**THE LOCATION** Gyllyng Street is a lovely old no through road tucked above and just a few minutes walk from Church Street, the town and waterfront.

The position is relatively traffic free but convenient, where so much of what delights about Falmouth is on one's doorstep.

**THE PROPERTY** There is a charm and honesty to this delightful three storey cottage, where one feels right at home from the start. Its well cared for interior is perfectly 'liveable' as is, but does require some modernisation. The 'top' floor is a 'living' room with three windows flooding in light and lovely involving views to the Parish Church, harbour and coast.

On the 'middle' floor are two bedrooms, one a small single, the other with pleasing outlook.

The lower ground floor is a kitchen/dining room with space for a small sofa and a chair; this room accesses an old slate floored, wall courtyard with room to enjoy.

A modern gas fired boiler fuels radiator central heating and windows are UPVC double glazed.

We love this period cottage and appreciate how rare it is - unhesitatingly recommended!

### ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Two fine granite steps up to UPVC double glazed front door, entering to the middle of three levels into a....

**HALLWAY** Staircase rising to the top floor (living room and bathroom) and descending to the lower ground floor (kitchen/dining room). Radiator. Dado rail. Plate rack. Telephone point. Cupboard housing electrical tripping switches. Over stairs cupboard. Doors to two bedrooms.

**BEDROOM ONE** 9' 4" x 8' 4" (2.84m x 2.54m) increasing to 9' 5" (2.87m) into UPVC double glazed window with pleasing view to slate roofline of New Street and towards King Charles the Martyr church and beyond to the harbour and Trefusis, whilst to the East, is a view to Pendennis Castle and point. Radiator.

**BEDROOM TWO** 8' 10" x 5' 6" (2.69m x 1.68m) increasing to 7' (2.13m) into the front facing UPVC double glazed window. Louvre door cupboard housing Vaillant gas fired boiler fuelling radiator central heating and hot water supply.



**FIRST FLOOR** Up turning staircase with rail to...

**SITTING ROOM** 14' 3" x 12' 2" (4.34m x 3.71m) reducing to 8' 6" (2.59m) with light flooding through three UPVC double glazed windows, two harbour facing, with great views overlooking slate roof tops and beyond King Charles the Martyr church to Falmouth harbour, The docks, Trefusis point to the Carrick Roads and Roseland Peninsula right around to Pendennis Castle and Point. A pretty open fire place with painted timber and blue glaze tile surround. Tile hearth. Radiator. Telephone point. Door to...



**BATHROOM** UPVC obscure double glazed window to front. White three piece suite comprising metal, pine panelled bath with 'Mira' shower over. Wash hand basin and WC. Partial ceramic tiling. Electric heater.

**LOWER GROUND FLOOR** Stairs and rail to.....

**KITCHEN/DINING ROOM** 13' 6" x 13' 6" (4.11m x 4.11m) UPVC double glazed window to side and UPVC double glazed window and door into the Courtyard garden. A fitted kitchen incorporates base cupboards and drawers with roll top work surface and inset stainless steel sink and drainer. A nicely preserved light blue gas fired Rayburn Regent stove provides a home heating facility and supplies hot water if required, to supplement the gas boiler. Space and plumbing for cooker, washing machine and fridge freezer. There is space for a dining table and four chairs plus room for a chair or sofa. UPVC double glazed door to covered rear lobby.



**OUTSIDE WC/STORE** With window and shelving.

**WALLED COURTYARD** 14' 10" x 10' (4.52m x 3.05m) overall. With old slate floor and relatively good level of privacy. Outside tap. A fine old timber door is set into the wall and leads out to the path that takes you down to New Street and to the town and harbourside.



**ANTI-MONEY LAUNDERING REGULATIONS - Purchasers**

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE - Purchasers**

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

**DIRECTIONS** From our offices proceed along Church Street and into Arwenack Street, turning right onto Swanpool Street. Turn second right into Gyllyng Street and continue a little way along to Pilots Cottage which lies end of terrace on the right, identified by a Heather & Lay for sale board.

#### **GENERAL INFORMATION**

**Services:** Mains electricity, gas water & drainage

**Council Tax:** B

**Tenure:** Freehold

**EPC Rating:** TBC

**VIEWING DETAILS:** Strictly by prior appointment please with Heather & Lay, 3 Church Street, Falmouth  
Telephone: 01326 319767

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