



Evendale

# Evendale

51 Melvill Road, Falmouth, Cornwall, TR11 4DF

Truro 12 miles Helston 13 miles

Ripe for renovation an imposing period home in Falmouth with magnificent views at the rear to Falmouth Bay.

- No Onward Chain
- Sea Views
- 2 Reception Rooms
- 13 Bedrooms
- Gardens
- Ripe for Revovation
- Versatile Accommodation
- Kitchen
- 5 Bathrooms
- Parking

Offers In Excess Of £600,000

## SITUATION

Evendale stands in a prominent position on one of the most popular roads leading into Falmouth. It benefits from the higher floors views overlooking Falmouth Bay between Castle Beach and Gyllyngvase Beach.

Falmouth is a colourful, bustling town, home to one of the world's most beautiful natural harbours opening out on one side to the fine day sailing waters of the Carrick Roads. To the other side sits the sandy beach at Gyllyngvase with Pendennis Castle standing majestically on the headland between. The town is recognised as one of the most sought after locations on the south coast with a range of shops, restaurants, bars and galleries together with a wide variety of banking, schooling and leisure amenities.

There are golf courses at Falmouth, Budock Vean, Killiow and Truro and the surrounding coastline offers many unspoilt sandy beaches and scenic walks. Within approximately 12 miles is the Cathedral City of Truro which now forms the commercial heart of the county.

There is a branch line railway station in the town linking with Truro and from here there is a direct service to London Paddington.



## DESCRIPTION

Evendale is a spacious, versatile period home that has remained with in the same family for a number of years and would now benefit from a level of updating. Believed to date back to the Victorian era this magnificent attached residence has over the years been used as a successful bed and breakfast and laterly a much loved family home. It boasts a wealth of traditional features including high ceilings, deep skirtings, large stained glass doors and sweeping galleried staircase.

The accommodation is arranged over three floors , On the ground floor an entrance hallway, two reception rooms, kitchen/dining room, four bedrooms shower room and WC.

The first floor offers a galleried landing two spacious en-suite bedrooms, four further bedrooms, shower room and separate WC.

On the second floor, two further bedrooms one en-suite and substantial loft space that could create further en-suite facilities.

There are 'outstanding views from the first and second floor rear facing rooms across Falmouth Bay.

## OUTSIDE

The property has a spacious gravelled driveway allowing parking for several vehicles. There are planted borders to the side with shrubs, trees and dracena palms. To the rear there is a good sized, walled and fenced enclosed garden with a paved pathway, ornamental pond and further mature trees, palms and shrubs.

## SERVICES

Mains gas, water, electric and drainage. Please note there is no central heating system installed.

## VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488.

## DIRECTIONS

Proceed into Falmouth continuing at the traffic lights towards the mini roundabout passing the rugby club on the right hand side. Take the second exit on the roundabout proceeding along Melvill Road. The property will be found on the right hand side just passed the turning on the right for Gyllyngvase Hill.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	1
EU Directive 2002/91/EC			

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488

Approximate Area = 3860 sq ft / 358.5 sq m  
For identification only - Not to scale

**Second Floor**

- Bedroom 3: 4.17 x 3.65m / 13'8" x 12'
- Bedroom 4: 3.91 x 3.53m / 12'10" x 10'11"
- Loft Space: 2.90 x 2.69m / 9'6" x 8'10"

**First Floor**

- Bedroom 5: 4.72 x 2.44m / 15'6" x 8'
- Bedroom 6: 4.72 x 2.59m / 15'6" x 8'6"
- Bedroom 7: 3.45 x 3.05m / 11'4" x 10'
- Bedroom 8: 3.40 x 2.82m / 11'2" x 9'3"
- Bedroom 2: 4.27 x 3.96m / 14' x 13'
- Bedroom 1: 5.41 x 4.39m / 17'9" x 14'5"

**Ground Floor**

- Bedroom 12: 3.73 x 2.44m / 12'3" x 8'
- Bedroom 11: 4.22 x 3.20m / 13'10" x 10'6"
- Kitchen / Dining Room: 4.39 x 3.05m / 14'5" x 10'
- Bedroom 13: 3.58 x 3.15m / 11'9" x 10'4"
- Sitting Room: 6.02 x 3.91m / 19'9" x 12'10"
- Sitting Room: 8.76 x 4.42m / 28'9" x 14'6"
- Bedroom 10: 3.30 x 2.69m / 10'10" x 8'10"
- Bedroom 9: 4.24 x 2.57m / 13'11" x 8'5"

**RICS Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nychecom 2020. Produced for Stags. REF: 666542.



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London