



**STAGS**

5 Seaview Cottages



# 5 Seaview Cottages

Falmouth, TR11 2AA

Town Centre Location

- Stylish Contemporary Design
- Magnificent Waterside Location
- Ever Changing Grandstand Views
- Renovated And Remodelled Period Home
- 3 Double Bedrooms (1 En-Suite)
- Open Plan Living Area With Balcony
- Secluded Pedestrian Mews Style Setting
- Separate Garage Currently Held On Licence.

**Offers in excess of £575,000**

## SITUATION

5 Seaview Cottages stands in an enviable waterfront position secluded from the High Street in a little known pedestrian mews. Truly a rare opportunity, this fabulous marine home enjoys captivating frontline views over Falmouth Harbour to Flushing, Trefusis Point and The Roseland Peninsula.

Falmouth is a colourful and bustling town, yachting haven and home to one of the worlds largest and most beautiful natural harbours which opens out onto the fine day sailing waters of the Carrick Roads. Once one of the busiest commercial ports in Britain and now recognised as one of the most sought after locations on the south coast, the town offers an exciting 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 whilst the surrounding coastline offers unspoilt sandy beaches and numerous 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 directly to Truro and from here there is a main line rail connection to London Paddington.

## THE PROPERTY

Accessed via one of the historic opes from the High Street, 5 Seaview Cottages is an attached house that has been extensively renovated by the architect owner to create a stylish contemporary home with low maintenance in mind.

The accommodation is arranged over three floors and configured to capitalise on the grandstand vistas. On the ground floor is found the master bedroom with direct views and an en-suite wet room complete with thermostatic rain



A superb contemporary harbourside home with direct water frontage and grandstand views across Falmouth Harbour.





shower, underfloor heating and pebbled floor. In addition on this level is the utility room with storage and space for appliances. Ascending to the first floor, one finds the splendid open-plan living area with bespoke George Robinson kitchen in duck egg blue with a variety of Neff appliances, Silestone and granite work surfaces. This wonderful space has a beamed ceiling, limed oak engineered flooring throughout and opens through bi-fold doors to a cantilevered glass balustraded balcony with marina decking.

On the upper floor are found two further bedrooms and a shower room which is, again, beautifully appointed throughout.

The quality of fittings and eye for detail throughout this property are exemplary, making the very best of the available space and position. A truly individual harbourside home that enjoys a secluded position yet is yards from the vibrant centre of the town, an ideal bolt-hole or prime main residence.

The property is available fully furnished, subject to separate negotiation and with no onward chain.

### OUTSIDE

Tregonnings Yard Ope is an historic part-cobbled pedestrian thoroughfare that leads to a number of properties at Seaview Cottages, all of which share communal areas and a number of rights of way.

To the front of the property is an open paved harbourside sun terrace and from here there is access over a shared stainless steel ladder to a small area of beach at low tide. The vendors currently have use of a running mooring and a shared dinghy lift.

The vendors hold a garage on a yearly licence which is situated a short distance from the property. There is potential for the benefit of this licence to pass to the new owner.

The vendors currently hire a swinging mooring on a yearly basis from Falmouth Harbour Commissioners. Potential purchasers should make their own enquiries as to availability from Falmouth Haven on 01326 310990.

### VIEWING

Strictly and only by prior appointment with Stags Truro office on 01872 264488

### DIRECTIONS

It is recommended that you park as close to Falmouth High Street as possible. From the top of High Street, walk down towards the town centre and opposite Merrills Vintage and Antiques you will see the entrance to Tregonnings Yard and Seaview Cottages. Walk down the steps and continue straight towards the water, turning left just in front of the harbour wall. 5 Seaview Cottages is the second property on the left with the door on the side of the building.

### SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating.

Swedish triple glazed Argon filled windows with aluminium facing and oak frames. The vendors currently report annual gas and electricity bills of just over £600.





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



Stags

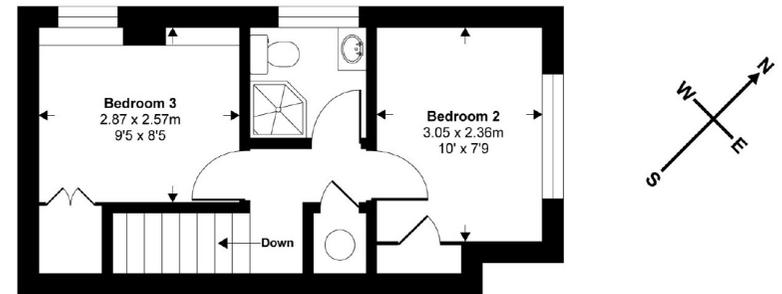
Stags Estate Agents, 61 Lemon Street,  
Truro, Cornwall, TR1 2PE

Tel: 01872 264488

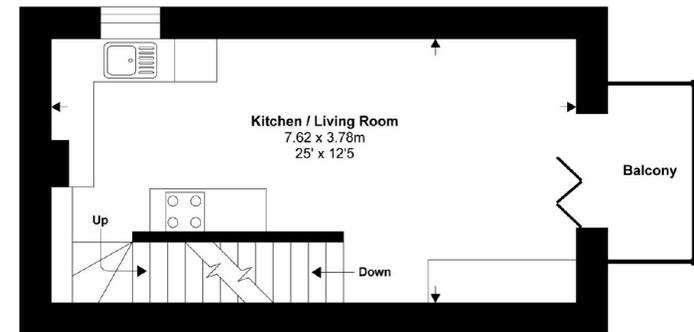
truro@stags.co.uk

Energy Efficiency Rating		Current	Potential
20-40%	<b>A</b>		90
41-45%	<b>B</b>		
46-49%	<b>C</b>	77	
50-54%	<b>D</b>		
55-59%	<b>E</b>		
60-64%	<b>F</b>		
65-69%	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

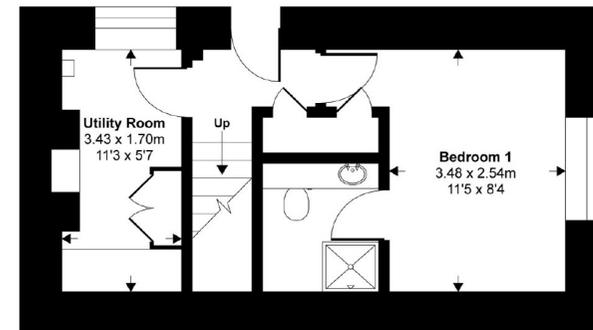
Approx. Gross Internal Floor Area  
78.4 Sq Metres 844 Sq Ft



Second Floor



First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale