



The Watch House, 1 Castle Drive, FALMOUTH

Guide Price £1,150,000



Heather & Lay
The local property experts

The Watch House

FALMOUTH

THE PROPERTY

Built in 1875 and was built out of brick by the Ministry of Defense and called "The Watch House" and for obvious reasons.

At the time this house and Henry VIII's castle were virtually alone on the peninsular and the 360-degree views would have been outstanding. Nowadays the views are still very pleasant but there are a few more neighbours.

Immaculately presented family home with lots of sociable living space, a large wraparound sun deck/terrace and four bedrooms. The kitchen/diner is just off the huge sitting room and is filled with natural light and a great place to entertain. The off-road parking would allow for at least 5 vehicles.

All in all, a very fine and thoroughly appealing home in this outstanding location. Seeing is believing and we highly recommend that an internal inspection of this lovely house will prove worthwhile.

- Spectacular sea and coastal location
- Historic building
- Hugely extended and modernised
- Large sun deck
- 4 bedrooms (one with en-suite)
- Beautifully landscaped garden
- Off road parking





THE LOCATION

Castle Drive is sought after for its fine position with "The Watch House" enjoying an enviable situation just a few hundred yards from the seafront and a third of mile from Falmouth town. Castle Drive as its name suggests, is the road traversing Pendennis Point on which is situated the 400-year-old Tudor Pendennis Castle. Great scenery, delightful walks and commanding views are within easy reach, of "The Watch House" , making it an appealing family home.

Castle Drive has so much of what Falmouth has to offer on its doorstep. You have a choice of the secluded sandy beaches of Castle and Tunnel or a short walk away is the ever-popular Gyllyngvase complete with its chic, bustling café and safe swimming waters. Along the seafront is an array of architecture and building, all added to over the years with careful consideration of the desirability of the area and now providing various places for dining and leisure activities.

A short walk away is Falmouth centre - a thriving and vibrant town with an eclectic mixture of independent and national shops, many galleries showcasing local art and crafts and an excellent and varied selection of places to eat and drink. Events Square and the National Maritime Museum regularly host activities and events throughout the year including Falmouth Classics, Falmouth Week and the Oyster and Sea Shanty festivals. No wonder Falmouth is consistently voted in the top five favorite places to live in the UK.





ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

A large driveway with two entrances and a superb front garden patio area to enjoy the views across Port Pendennis. The small portico area leads us to the main front door which opens into the entrance hall.

ENTRANCE HALL

A large and welcoming space with a large coat/storage cupboard. A splendid tessellated tiled floor and an amazing granite "floating" staircase up to the first floor. Glass panelled door to kitchen and doors to sitting room, bedroom three and a corridor off to the utility room.

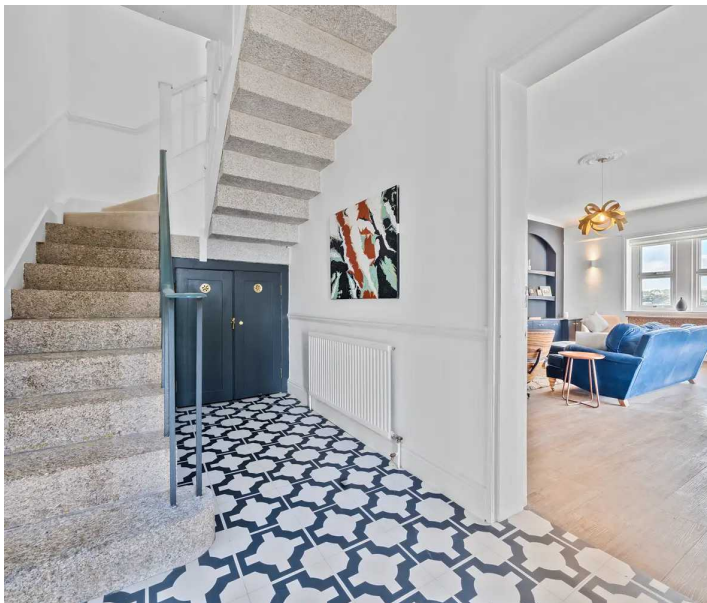
SITTING ROOM 23' 9" x 15' 1" (7.24m x 4.60m)

Very large room with extremely high ceiling (9'10"), window overlooking the side garden, fireplace with slate surround, twin alcoves with built-in storage. Radiator. Opening through to.....

KITCHEN/DINER 25' 2" x 13' 7" (7.67m x 4.14m)

Fabulous extension built approx. 9 years ago by local builders (Marnick). This huge extension and being the quality builders that they are, has resulted in a wonderful room (or two) with the kitchen to the right and the dining room to the left, this sociable area must be a great place to entertain. The dining area opens onto the wraparound sun terrace and the view of the sunset down the river is a delight. Both rooms are very bright thanks to the windows and skylights.

This modern kitchen is a very well designed Nolte Kitchen with white and wood effect fitted kitchen units with integrated Miele appliances including a combination oven and grill, induction hob and dishwasher. White composite worktops, Inset sink and drainer with mixer tap. Windows to the side with outstanding views. Karndean flooring and ceiling spotlights. Plenty of space for relaxing and dining and the breakfast bar offers that extra work surface. Large sliding patio doors lead out onto the sunny deck.





SUN DECK

Accessed via the front or dining area, this brilliant addition with great orientation to enjoy summer sunshine for much of the day offers stunning sunset views of sea and town and is yet another area for entertaining. A glass balustrade separates the deck from the garden.

UTILITY ROOM 10' 8" x 9' 4" (3.25m x 2.84m)

Door to rear courtyard, front driveway and bedroom 4.

BEDROOM THREE 15' 3" x 11' 5" (4.65m x 3.48m)

A perfect ground floor bedroom or could also be used as guest accommodation with a window overlooking the courtyard garden, a vaulted ceiling with Velux window. (This room is currently being used as a gym). Door leading through to the large en-suite bathroom.

EN-SUITE

Superb room with large walk-in tiled shower cubicle. W.C. Sauna. Vanity unit with stone circular hand wash basin and mirror above. Chrome heated towel rail. Extractor. Skylight.

BEDROOM FOUR

A lovely room with a window to the front.

FIRST FLOOR

Doors leading to bedrooms one and two, and family bathroom.

BEDROOM ONE 15' 9" x 13' 6" (4.80m x 4.11m)

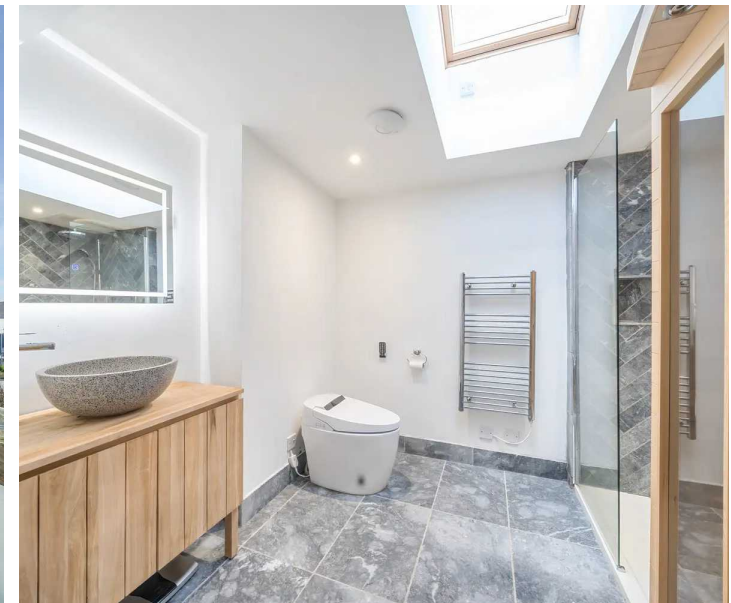
What a lovely room. Great views on three sides and this protruding bay window would have been the lookout for the "The Watch House". The large bay window used to have an Oak balcony off it. It was a place where they watched for ships coming in from the sea and in the early 1900's and it would have had a telescope set upon it

BEDROOM TWO 11' 8" x 9' 10" (3.56m x 3.00m)

Window to the side. Built-in wardrobe.

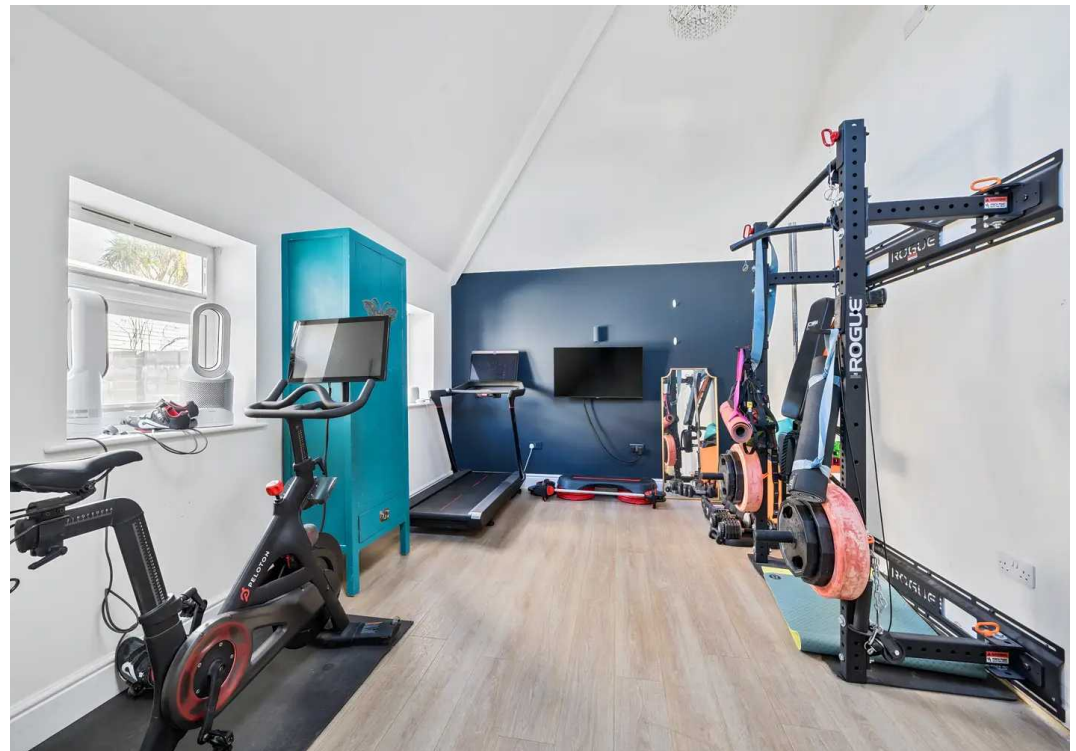
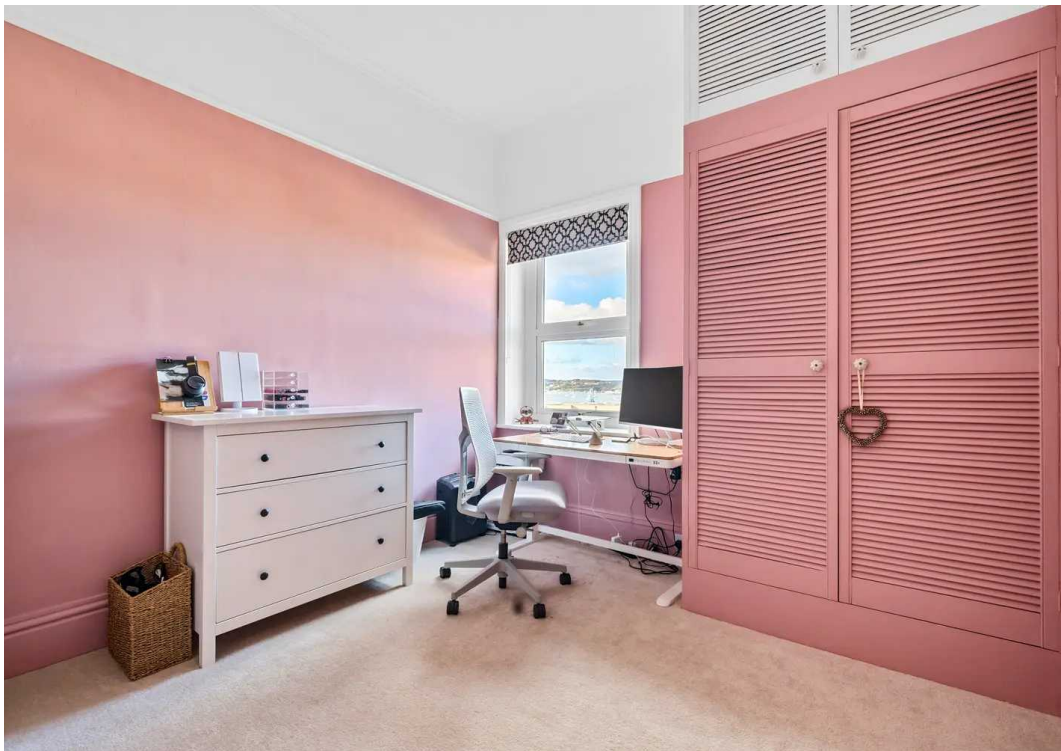
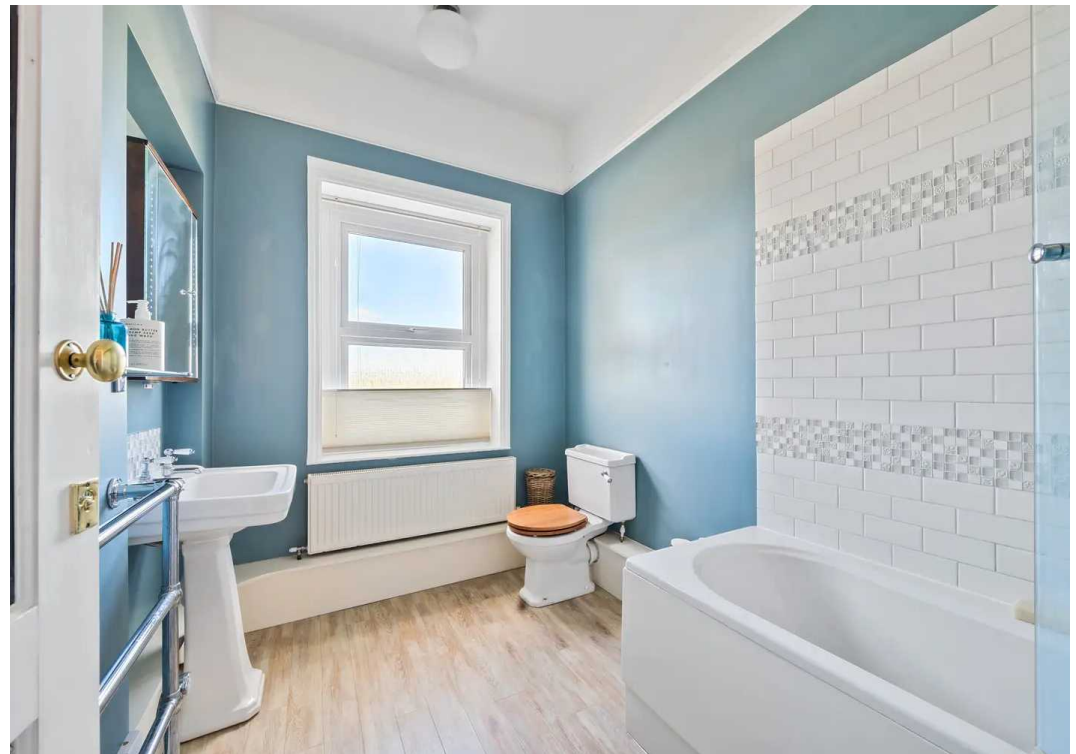
BATHROOM

Door with a lovely stained glass window leads into this large bathroom. White suite comprising W/C, pedestal hand wash basin, bath with extended end for showering with curved screen and plumbed shower over. Window to the side. Electric towel rail. Loft hatch.











GARDEN

The large side garden now provides an extensive parking area which has resulted in more than enough space to park a car, van, boat and camper (all at the same time!). A sunny patio area is off to the side of the drive and that leads to the sun deck. No expense has been spared on the beautifully landscaped gardens with wooden sleeper steps and raised borders on either side that lead down to a grassed area mainly fronting the road but larger than expected and richly stocked.

COURTYARD

To the rear and access off the utility room is a very sunny courtyard. Very handy and a nice hideaway.

Council Tax band: D

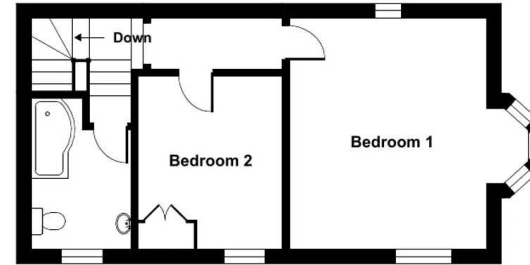
EPC Energy Efficiency Rating: D

Services: Mains electricity, gas, water & drainage

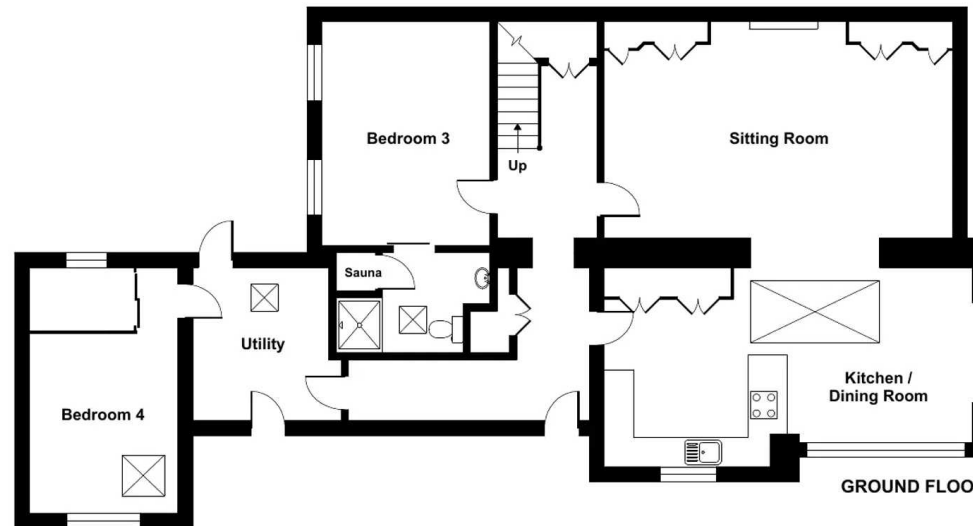
Castle Drive, Falmouth, TR11

Approximate Area = 2041 sq ft / 189.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

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