



14 Janes Court, The Packet Quays

Guide Price £495,000



Heather & Lay
The local property experts

14 Janes Court

The Packet Quays, Falmouth

THE LOCATION

So much of what delights about Falmouth is on one's doorstep at Janes Court. The waterside is a few moments away as is the High Street with its individual shops and galleries, whilst The Boathouse, Star & Garter, or more up market Royal Cornwall Yacht Club and Greenbank Hotel are one's 'locals' and Falmouth's Marina is fifteen minutes' walk away. The town has a brilliant and diverse selection of restaurants and an eclectic mixture of shops, which include national chains together with quality galleries showcasing local talent. Falmouth's seafront on the town's southern side, is about a mile away, with sandy beaches, Henry VIII's Pendennis Castle and access to incredible walks and scenery along the Southwest Coastal Path. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth Docks are a major contributor to the town's economy and along with Falmouth University (with campuses in Falmouth and Penryn) and Falmouth Marine School, specialising in traditional and modern boat building, marine engineering and environmental science, ensure an all year round and vibrant community. There are five primary schools and one secondary school in the town and highly regarded independent preparatory and senior schools in Truro. Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best and most beautiful boating and sailing opportunities in the country; little wonder the town is consistently ranked as one of the top five places to live in the UK.





- A few feet from the waters edge!
- Two storey cottage in acclaimed waterside development
- Lovely views over harbour & coast
- Beautifully presented reversed 2 bedroom accommodation
- Full width balconies on both levels
- Superb & spacious living room
- Shower room WC & cloak/utility room
- Garage

THE PROPERTY

We love Janes Court, being the first and original phase of the acclaimed Packet Quays waterside development located between the Royal Cornwall Yacht Club and Falmouth's High Street and shops. Its convenience and spectacular position make Packet Quays and Janes Court in particular, much in demand for those requiring a permanent or holiday residence. The courtyard is special, being converted and rebuilt from original stone 18th century waterside buildings. This prime phase is set in a cobbled courtyard from which the ancient granite Barracks Ope steps lead onto the High Street. Number 14 is one of a pair of two storey cottages with extensive balconies on each floor in a delightful spot, tucked into and overlooking Janes Courtyard with glorious views to harbour shoreline and coast. The gas centrally heated accommodation is reversed; 2 double bedrooms downstairs with a staircase rising into a fantastic open plan living room with 8' wide bayed window and French doors leading out to the balcony and lovely views, looking across to Flushing and The Roseland Peninsula. This spacious room originally incorporated a third bedroom and leads into a fitted kitchen with 'Bosch' appliances. All is characterful, beautifully presented and practical with its refitted, tiled shower room and separate cloakroom/utility room. There is much storage space throughout as well as an easily accessible good-sized single garage, just a few paces away. The development's communal waterside garden, slipway and dinghy store are all within the immediate vicinity. This is a gem of a main home, holiday retreat or letting investment.





ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Steps and side gate into courtyard. Recessed tile floor entrance with light. White stable door with spyhole into.....

ENTRANCE HALLWAY 8' 9" x 6' 0" (2.67m x 1.83m)

Solid oak floor, painted panelled ceiling. Radiator with cover and shelf. Double door cupboard with shelf and hanging rail. Electric tripping switches. Staircase rising to the living room. White panelled doors to two bedrooms, shower room and.....

CLOAKROOM/WC

Floor and wall tiled. Double door shelved cupboard. sliding door airing/storage cupboard housing the 'Wiessmann Vitodens 100' gas boiler fuelling radiator central heating and hot water supply. Hot water and electric immersion. Space and plumbing for washing machine. White WC and circular porcelain hand basin with chrome mixer tap and vanity cupboard beneath. Spotlit ceiling. Extraction.

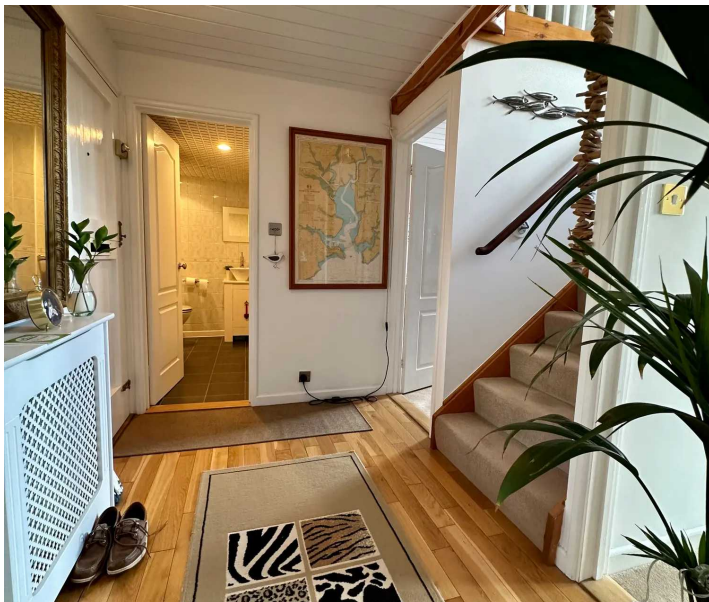
SHOWER ROOM/WC 6' 2" x 4' 10" (1.88m x 1.47m)

Refitted floor and wall tiled room with obscure double glazed window to rear. White button flush WC, walk-in corner cubicle with 'Mira' electric shower, semi-circular stainless steel sink with obscure glass countertop. Chrome heated towel radiator. Extractor.

BEDROOM ONE 11' 8" x 10' 2" (3.56m x 3.10m)

French Double glazed door out onto the lower balcony. Painted panel ceiling. Sliding white panel door wardrobe and cupboard space with hanging rail. Semi-circular wall lights. Radiator. View overlooking the Jane's Court courtyard, slipway and over the harbour to the Carrick Roads and Roseland Peninsula.

BEDROOM TWO 10' 3" (3.12m) x 7' 10" (2.39m) increasing to 11' (3.35m) in extensive under stair area. First measurement to front of mirror glazed wardrobe. Radiator. semi-circular wall lights. Painted panelled ceiling. Double glazed French doors onto the balcony with view to Jane's Court cobbled courtyard and glimpse to slipway and foreshore.







COVERED LOWER BALCONY

25' 0" x 3' 10" (7.62m x 1.17m)

Timber floor, painted railings and a lovely outlook over the cobbled courtyard to the slipway, though to the harbour, Carrick Roads and Roseland Peninsula.

FIRST FLOOR

The central staircase with rails either side, rises into.....

SITTING/DINING ROOM

23' 4" (7.11m) x 18' 10" (5.74m) reducing to 11' 10" (3.61m) and 15' 3" (4.65m) into the harbour facing bay window. The galleried staircase acts as a natural division within this lovely room, defining a spacious dining area and sitting room. Part of the sitting area was formerly a third bedroom with its double glazed window to the side and built-in double door storage space. Four radiators, two covered and a useful wide shelf acting as a TV station and for AV equipment with large cupboard beneath. The 8' (2.44m) wide double glazed window overlooks the courtyard and slate rooftops into Falmouth harbour with a lovely view looking to Flushing, Trefusis and to the Carrick Roads and Roseland Peninsula with the slipway and waterfront a few paces away. The bay window gives two points of access via double glazed hardwood French doors out onto the covered balcony. Within the room are wall and two pendant lights and a sliding door with brass porthole window into the....

KITCHEN

9' 10" x 6' 7" (3.00m x 2.01m)

Access to loft space. Hardwood double glazed window to rear. Stylish, white shaker style range of base and eye level cupboards with corner carousel, roll top work surfaces and a circular stainless steel sink with mixer tap. Built-in 'Bosch' oven and grill with 'Bosch' touch control induction hob and an extraction hood. Space for fridge and dishwasher. Ceramic tile floor and splashback. Ceiling and under cupboard spotlights. Double door shelved cupboard.

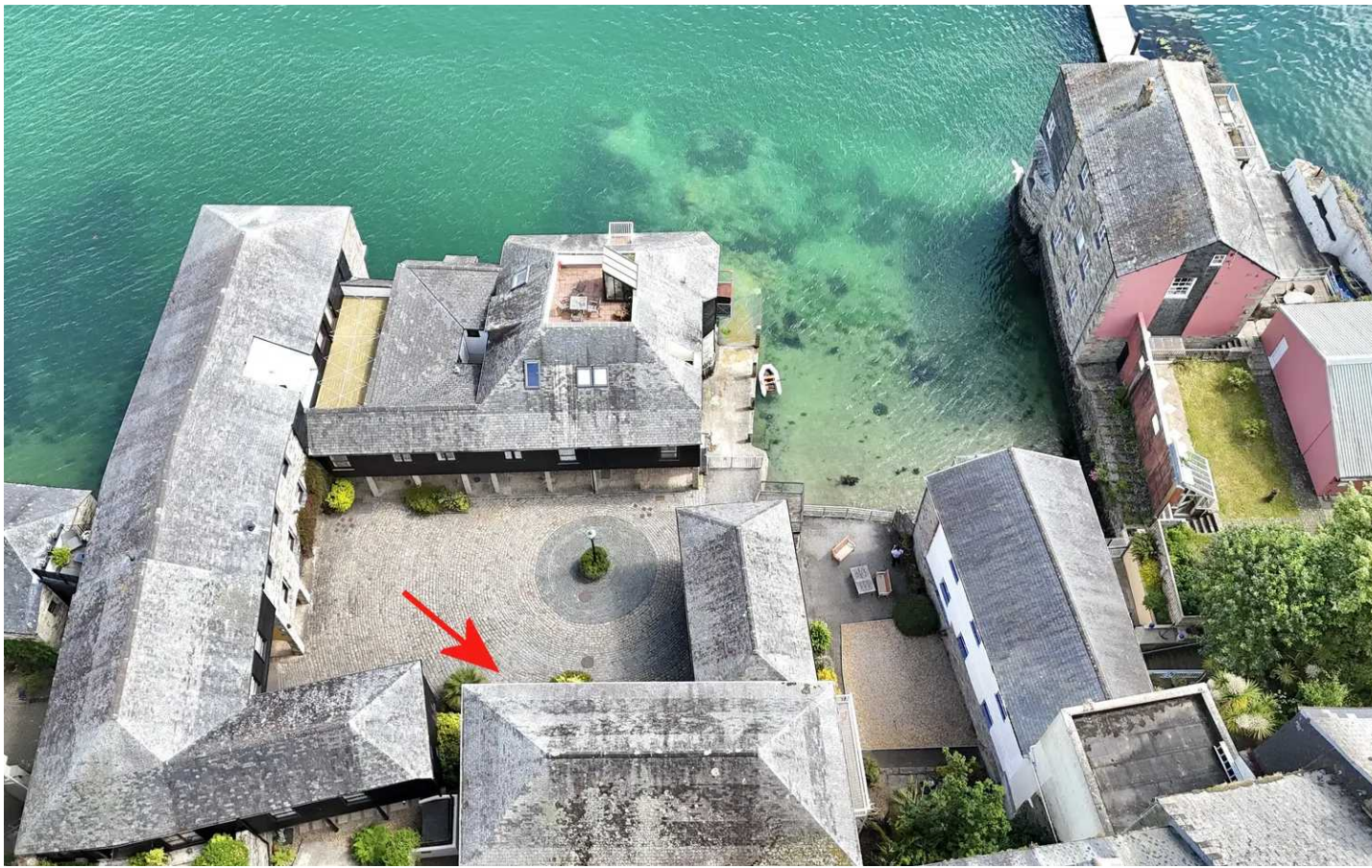
COVERED BALCONY

12' 5" x 4' (3.78m x 1.22m & 6' 6" x 4' (1.98m x 1.22m) Pine panelled ceiling, painted rail and a glorious view through the courtyard to the water, harbour and coastal view, a few feet away.









OUTSIDE

REAR COURTYARD 22' X 5' (6.71m x 1.52m) with right of way for the neighbouring cottage, Number 15. Paved floor, stone raised bed and old wall with climbing jasmine and camelias. Steps lead up through a gate from the courtyard. Outside cupboard -shelved with gas and electric meters.

GARAGE 18' 8" x 9' (s.59m x 2.74) Up and over wooden door. Enjoying ease of access and located a few paces from Number 14.

COMMUNAL AREAS The development has landscaped communal garden, two slipways and a waterside garden for the enjoyment and exclusive use of all owners within Packet Quays.

TENURE - Leasehold, 125 years from 1984. (A fresh 999-year lease will be provided to the new owner). Share of the freehold. Each owner at Janes Court is a shareholder within Packet Quay Management Ltd - a company set up to manage and administer the development. This company owns the freehold interest. Homequest is the managing agent Telephone number 01872 222112. The current service charge (as at 25/06/2024) is £1297.68 payable every six months which covers maintenance, ground rent and building insurance. Pets allowed.

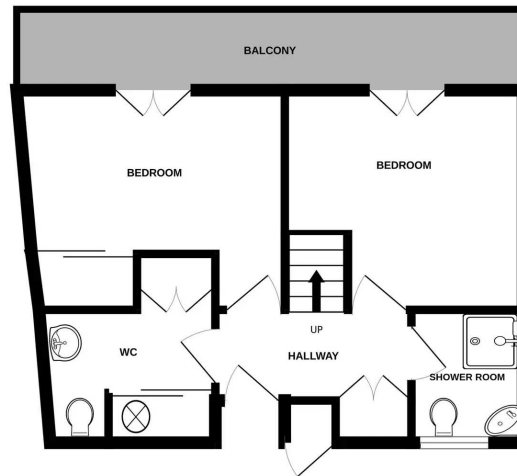
Council Tax : E

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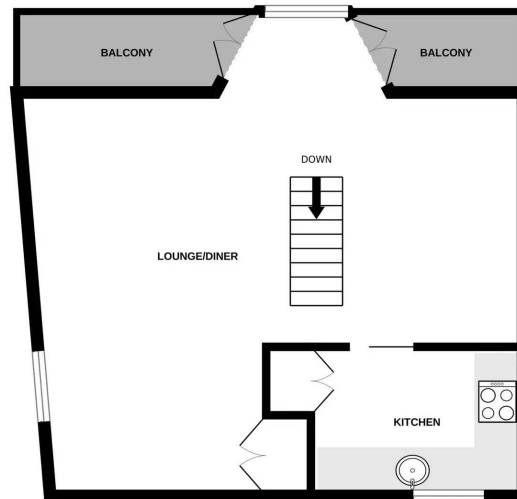
Services: Mains electricity, gas water & drainage.



GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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