THE TREEHOUSE

Heather & Lay

The local property experts

THE TREEHOUSE DEVELOPMENT, FALMOUTH, TR11 4GP

Set in the heart of a Monterey Cedar Tree, these apartments offer modern and contemporary living in a coastal paradise. With views towards Falmouth Bay and large windows, flooding the living spaces with light, every detail has been carefully considered, and designed with undeniable style and intention. High end German kitchens, underfloor heating, private balconies, and luxury bathrooms, this really is an escape unlike any other. With access to the communal garden area and the al fresco Nourish terrace, alongside secret access to the spa and with all the resort facilities plus three beaches and the coastal path on your doorstep, this is Falmouth living at its finest.

GYLLYNGVASE BEACH	200 METRES
FALMOUTH TOWN	WALKING DISTANCE
TRURO	11 MILES
NEWQUAY AIRPORT	29.8 MILES
EXETER	97.6 MILES

- Exclusive brand-new seaside development
- Luxury coastal living at its finest
- Fantastic south facing balconies and views of Falmouth Bay
- Moments from Gyllyngvase beach
- One and two bedroom apartments and spectacular three-bedroom duplex penthouse
- Exceptional design, quality and finish
- Landscaped garden with ‘secret’ access to St. Michaels Resort. (1 year’s free membership)
- Allocated parking space (for apartments 1-3)
- Leasehold with share of freehold
- 10 Year Build Warranty
- Outstanding permanent or holiday homes

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THE LOCATION

A stone's throw from Falmouth's Sunset Strip, you'll find these luxury apartments in the grounds of the St Michael's Resort. Just a short stroll from Gyllyngvase Beach, with Swanpool and Castle Beaches right next door, it's a real hub of coastal lifestyle. With an indoor/outdoor ethos, you can enjoy yoga on the beach or a sunrise sea dip in the morning, a spinning class in the fitness studio or a relaxing session in the hydro-spa. Enjoy barista crafted coffees, alfresco dining and cocktails at sundown. From watersports on the beach, trying your hand at surfing or stand-up paddle-boarding, to enjoying the magic of Pendennis Castle. Why not stroll into Falmouth Town, just a short walk away to browse the independent boutiques. Visit The National Maritime Museum, Events Square or take a wander around The Point and enjoy a classic Cornish ice cream. This area is one of the most popular in Falmouth, with surrounding addresses including Fenwick Road, St Anthony Way and Spernen Wyn Road. A coveted location with lifestyle at the heart. Treehouse apartments can be accessed easily by road when entering Falmouth on the A39 through the historic port of Penryn.

THE LIFESTYLE – ADJACENT ST MICHAELS RESORT

The St Michael's lifestyle is unlike any other, offering two restaurants, outdoor dining, garden entertainment during the summer and cocktails on the terrace. In the evening, curl up in The Locker with a cappuccino in front of the fire or wake up with a fresh smoothie from Nourish followed by a sea dip on Gyllyngvase Beach or a round of tennis. St Michael's Resort is a holiday paradise in the heart of Falmouth, but this unlocks a new level of lifestyle – a residential retreat so you can enjoy this experience every single day. Combining the best of what the resort offers – a variety of dining options, barista coffees, indoor health club and swimming pool and a multitude of beaches, with your own private luxury hideaway. Slip through the secret passageway to the luxury hydro-thermal spa in seconds, from your apartment to the spa sanctuary, soaking in the hot tub. Not only that but purchases of all apartments also includes complimentary membership to the hydro-therapy spa for a year. So, you can relax and indulge, living 'La vida' luxury.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

COMMUNAL ENTRANCE

Slate steps lead down to the front door of 'The Treehouse' apartments, or level step free access from Stracey Road. All is bright and welcoming as you enter the building, with a wide staircase leading up to apartments 1 & 2. Quality carpeting, oak and stainless steel handrails and large dual aspect windows flooding light to the turning staircase. Video entry system.

APARTMENT ONE

THE PENTHOUSE

(147.7 square meters total / 1589 square feet)

This deluxe, two-storey Penthouse is one of the finest and most exclusive apartments in the whole of Falmouth. Quite literally, at the top of the tree, this penthouse boasts astounding views across Falmouth Bay, with extensive glass balconies on each floor. The master bedroom features a walk-in wardrobe as well as a generous en-suite bathroom. All three bedrooms are a generous size with the master and second bedroom both accessing the balcony with stunning views towards the sea. The fantastic open plan kitchen/lounge/dining room occupies the entirety of the top floor with windows to four side and a standout double-height vaulted ceiling and access to the 22’ balcony.

ENTRANCE HALL
Oak doors providing access to three bedrooms and the Jack & Jill bathroom. Engineered underheated oak flooring throughout. Two storage cupboards.

MASTER BEDROOM 13' 8" x 12' 4" (4.17m x 3.76m)
An impressive size with its own bedroom lobby accessing the dressing area and en-suite bathroom. Dual aspect with sliding doors leading out to the balcony and stunning views to Falmouth Bay and seafront.

DRESSING ROOM 6' 8" x 6' (2.03m x 1.83m)
Plenty of space for fitted wardrobes or clothes rails. Lighting and plug sockets.

EN-SUITE BATHROOM
Stylishly fitted and tiled, to the highest of standards and underfloor heated. A large panel bath, mixer tap and hand held shower spray. Drench showers with premium 'Hansgrohe Ironmongery' and deluxe bathroom sanitary ware by 'Villeroy and Boch'. Two double glazed windows to the side. Oversized walk-in cubicle with rainfall and flexible shower, inset shelved storage recess. WC with push button flush and large wash basin. Extractor fan and spotlights.

BALCONY Accessed from the master bedroom and bedroom two. Glorious views to seafront and bay.

BEDROOM TWO 13' 8" x 13' (4.17m x 3.96m)
Dual aspect with sliding double glazed doors out to the balcony with a similar fantastic view as the master bedroom. Access to the Jack & Jill bathroom.

BEDROOM THREE 16' 10" (5.13m) x 9' 3" (2.82m) reducing to 7' 8" (2.34m)
Another generously sized double bedroom with high specifications and access to the Jack & Jill bathroom.

JACK & JILL BATHROOM 9' 3" x 5' 8" (2.82m x 1.73m)
Accessed from bedroom two and three. Double glazed window to side. Tiled and under floor heated. Bath with glass screen and rainfall shower over. Inset shelved storage recess. Extractor fan.

STAIRCASE RISING TO OPEN PLAN LIVING 27' 10" x 24' 2" (8.48m x 7.37m) (Apex ceiling max height 11' 6" (3.51m)
Impressive living space with apex ceiling and defined areas to dine and relax. Windows to four aspects flooding plenty of natural light together with Velux roof window. Two eave storage cupboards, one housing the gas combination boiler providing central heating and hot water supply.

Interior CGI is for THE PENTHOUSE APARTMENT

KITCHEN
German engineered and rigid bespoke cabinets from ‘Nobilia’ in Stone Grey with soft close doors and drawers. Kitchen island with breakfast bar and cabinet drawers to the other side. Worktop surfaces in Silestone 20mm Quartz in Miami Vena. Siemens appliances throughout, with 2 year warranties including: double oven, wine chiller, washing machine/dryer, induction hob with inset extractor fan, fridge freezer and dishwasher. ‘Silgranit’ sink in grey, and Stainless steel dual level taps from Blanco.

LOUNGE AREA
Sit back and relax with the best view at the top of The Treehouse. Sliding double glazed doors lead out to the large balcony and spectacular views across to Falmouth Bay, Queen Mary Gardens and the seafront.

DINING AREA
Juliet balcony to side with glass balustrade.

BALCONY 22' x 5' 2" (6.71m x 1.57m)
Space to lounge, dine and relax enjoying fantastic views over Falmouth Bay and seafront, looking out to the Manacles and the entrance to the Helford river. Millboard composite timber decking and seamless glass balustrade.

Second Floor

Apartment 1
GIA-147.7sq.m
Balconies 22.2 sq.m

Third Floor

APARTMENT TWO

FIRST FLOOR

(96.3 square meters total / 1036 square feet)

ENTRANCE HALL
Oak doors providing access to the two bedrooms and Jack & Jill bathroom. Engineered oak underfloor heating throughout. Two storage cupboards. Oak and glazed door into...

OPEN PLAN LIVING AREA 27' 10" x 13' (8.48m x 3.96m)
Triple aspect.

KITCHEN
German engineered and rigid bespoke cabinets from 'Nobilia' in Stone Grey with soft close doors and drawers. Worktop surfaces in Silestone 20mm Quartz in Miami Vena. Siemens appliances throughout, with 2 year warranties including: double oven, wine chiller, washing machine/dryer, induction hob with inset extractor fan, fridge freezer and dishwasher. 'Silgranit' sink in grey, and stainless steel dual level 'Blanco' taps.

LOUNGE/DINING AREA
Sliding glass doors lead out to the balcony, double glazed window to the side. Modern technology including multimedia sockets, thermostatic controls for the underfloor heating and continuation of the engineered oak flooring. Lovely views looking out to Falmouth Seafront and Bay.

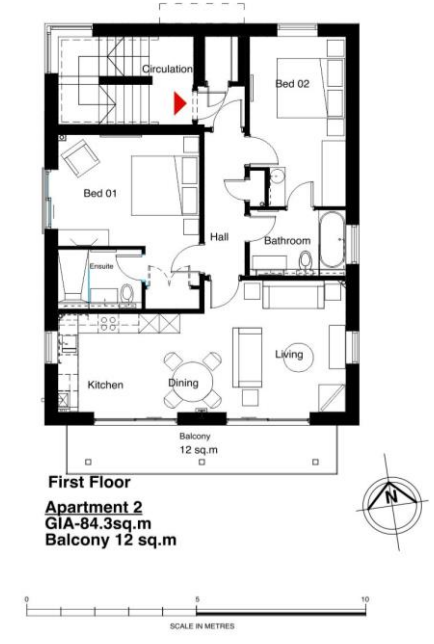
BALCONY
Seamless glass balustrade with impressive views towards Falmouth Bay and seafront. Millboard composite timber decking.

MASTER BEDROOM 13' 7" x 11' (4.14m x 3.35m) (increasing to 15' 2" (4.62m) to built-in wardrobes).
Juliet balcony with sliding glass door to side with glass screen and pleasant wooded outlook. Built-in wardrobes.

EN-SUITE BATHROOM 7' 10" x 5' 2" (2.39m x 1.57m)
Luxury finish and quality with designer tiling, drench showers with premium 'Hansgrohe Ironmongery' and deluxe bathroom sanitary ware by 'Villeroy and Boch'. Oversized walk-in cubicle with rainfall and flexible spray. Inset shelved storage recess and lighting. Push button flush WC and wash basin with mixer tap. Extractor fan.

BEDROOM TWO 17' x 9' 2" (5.18m x 2.79m) (reducing to 7' 4" (2.24m)
Double glazed window to front. Doorway leading to the Jack & Jill bathroom and providing an en-suite facility.

JACK & JILL BATHROOM 9' 2" x 5' 9" (2.79m x 1.75m)
Accessed from the hallway and bedroom two. Tiled and under floor heated. Double glazed window to side. Bath with panelling, glass screen and rainfall shower over. Inset shelved storage recess. Extractor fan.


Circulation
Bed 02
Bed 01
Hall
Bathroom
Ensuite
Living
Kitchen
Dining
Balcony
12 sq.m
First Floor
Apartment 2
GIA-84.3sq.m
Balcony 12 sq.m
0
5
10
SCALE IN METRES

APARTMENT THREE

GROUND FLOOR – Level access from the communal entrance and hallway

(100.8 square meters total / 1085 square feet)

ENTRANCE LOBBY

A large entrance with a spacious understairs storage area. Engineered oak underfloor heating throughout. Oak door leading into..

INNER HALLWAY

Oak doors providing access to the living area, two bedrooms and the Jack & Jill bathroom. Continuation of the engineered oak flooring. Storage cupboards. Glazed door into...

OPEN PLAN LIVING AREA 27' 10" x 13' (8.48m x 3.96m)

Triple aspect.

KITCHEN

German engineered and rigid bespoke cabinets from 'Nobilia' in Stone Grey with soft close doors and drawers. Worktop surfaces in Silestone 20mm Quartz in Miami Vena. Siemens appliances throughout, with 2 year warranties including: double oven, wine chiller, washing machine/dryer, induction hob with inset extractor fan, fridge freezer and dishwasher. 'Silgranit' sink in grey, and stainless steel dual level 'Blanco' taps.

LOUNGE/DINING AREA

Sliding glass doors lead out to the balcony, double glazed window to the side. Modern technology including multimedia sockets, thermostatic controls for the underfloor heating and continuation of the engineered oak flooring. Lovely views looking out to Falmouth Seafront and Bay.

BALCONY

Seamless glass balustrades with view to seafront and bay. Millboard composite timber decking.

MASTER BEDROOM 13' 7" x 11' (4.14m x 3.35m) (increasing to 15' 2" (4.62m) to built-in wardrobes).

Juliet balcony with sliding glass door to side aspect with glass screen and pleasant wooded outlook. Spacious master bedroom with built-in wardrobes.

EN-SUITE BATHROOM 7' 10" x 5' 2" (2.39m x 1.57m)

Luxury finish and quality with designer tiling, drench showers with premium 'Hansgrohe Ironmongery' and deluxe bathroom sanitary ware by 'Villeroy and Boch'. Oversized walk-in cubicle with rainfall and flexible spray. Inset shelved storage recess and lighting. Push button flush WC and wash basin with mixer tap. Extractor fan.

BEDROOM TWO 17' x 9' 2" (5.18m x 2.79m) (reducing to 7' 4" (2.24m)

Double glazed window to the front. Doorway leading to the Jack & Jill bathroom providing an en-suite facility.

JACK & JILL BATHROOM 9' 2" x 5' 9" (2.79m x 1.75m)

Accessed from the hallway and bedroom two. Tiled and under floor heated. Double glazed window to side. Bath with panelling, glass screen and rainfall shower over. Inset shelved storage recess. Extractor fan.

This photo is from Apartment 2 and shows the same quality and finish

Circulation
Bed 02
Bed 01
Hall
Bathroom
Ensuite
Living
Kitchen
Dining
Balcony
12 sq.m
Ground Floor
Apartment 3
GIA-88.8sq.m
Balcony 12 sq.m
0
5
10
SCALE IN METRES

GARDEN APARTMENT

LOWER GROUND FLOOR – Level access from the communal entrance and hallway

A one double bedroom apartment benefitting from its own private garden terrace to enjoy a southerly facing aspect for outside dining throughout the day and evening. Patio doors lead out from the living area and bedroom with modern living set up including a German engineered integrated kitchen, underfloor heating an en-suite shower room and thermostat heating controls. Set in a fantastic position with walks to the beach and town accessible from your front door. Suitable for first time purchasers, a bolt hole or investment.

OPEN PLAN LIVING AREA

Southerly facing with double glazed patio doors leading out to a sunny garden terrace, ideal for outside alfresco dining all day and evening. Obscure double glazed window to the side aspect. Storage cupboard and door access into the bedroom and en-suite. Underfloor heating with a gas combination boiler situated in a cupboard.

KITCHEN

German engineered and rigid bespoke cabinets from 'Nobilia' in Stone Grey with solf close doors and drawers. Worktop surfaces in Silestone 20mm Quartz in Miami Vena. Siemens integrated appliances throughout, with 2 year warranties including: oven, washing machine/dyer, induction hob with extractor fan, fridge freezer and slim line dishwasher. 'Silgranit' sink in grey, and stainless steel dual level 'Blanco' taps.

BEDROOM

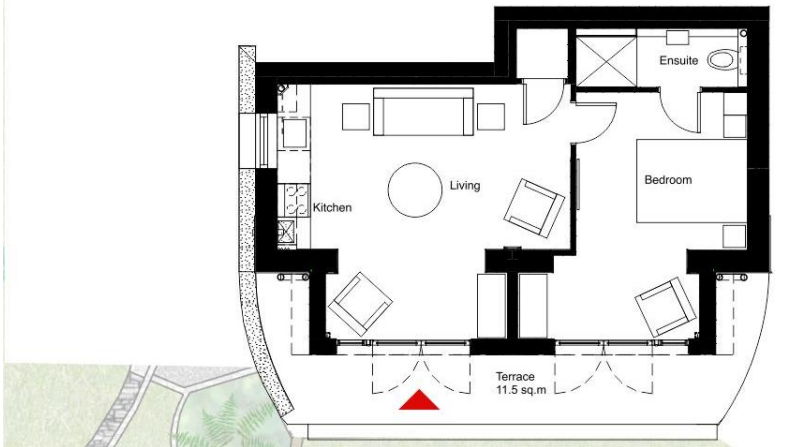
Double sized bedroom with double glazed patio doors leading out to the garden terrace, facing southerly and access to the en-suite shower room. Recess space for storage. Continued underfloor heating.

EN-SUITE SHOWER ROOM

Tiled and underfloor heating. Glass screen shower cubicle with shower fixing over. Wash basin and low level flush WC. Tiling surround with inset shelved storage space. Extractor fan.

GARDEN TERRACE

A private garden terrace facing Southerly and a real benefit to the apartment for outside dining, storage and an access gate leading into St Michaels Hotel & Spa. A sloped pathway leads from the communal gardens and a side access with steps leads up to the front of the apartments. Both sets of patio doors from the living area and bedroom lead out to the garden terrace. Mainly laid to patio and lawn with timber fencing surround to two sides and a low stone wall with shrubs planted to the other.



Lower Ground Floor

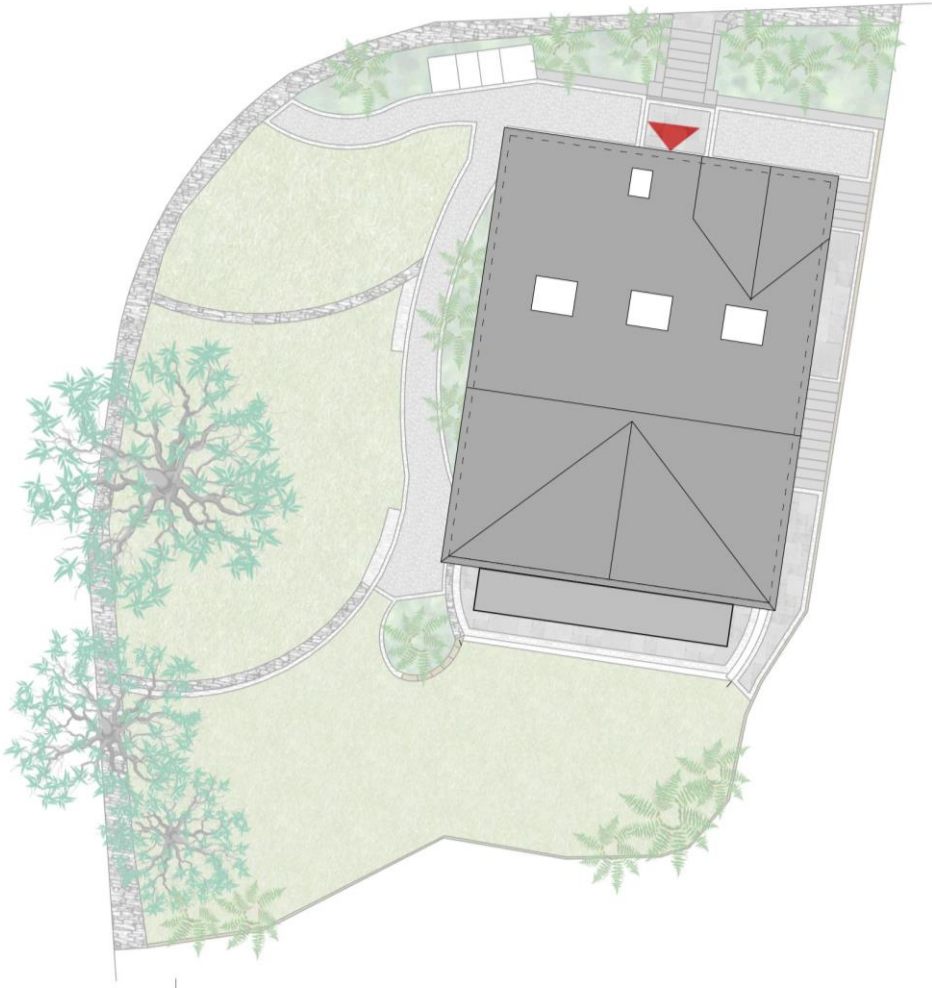
Apartment 4
GIA-40.3 sq.m
Terrace 11.5 sq.m

0 5 10

SCALE IN METRES

N

Scale 1:100 @ A4



N

0 1m 2m 3m 4m 5m

Scale 1:100 @ A3

THE TREEHOUSE COMMUNAL GARDENS

The gardens of 'The Treehouse' have been designed and landscaped by Hortus, one of the finest landscapers in the whole of the south west. There is plenty of space here to relax and enjoy. Join 'St Michaels Spa' (free in the first year) and enjoy seamless access to St Michaels Spa gardens and the rest of the facilities through a secret gate, leading from the garden.

BY ROAD

Falmouth has excellent road links to the rest of Cornwall and beyond. It takes only 25 minutes on the A39 to reach Truro, while Penzance and St Austell are one hour away.

BY RAIL

Trains run from Falmouth's three stations - Falmouth Docks, Falmouth Town, and Penmere - to Truro every half-hour, taking 26-28 minutes. From there, mainline trains connect you with the rest of Britain and directly with London Paddington.

BY WATER

Take advantage of a combination of regular water taxis and park-and-float services to reach Truro, Flushing, and St Mawes across the River Fal.

BY AIR

Exeter Airport, serving a wide range of national and international destinations, is two hours away by car. Cornwall's Newquay Airport is only 50 minutes away.

CAR PARKING

All apartments have an allocated parking space, except the Garden Apartment, No. 4, at The Treehouse, with access rights to use an entry and exit road off St Michaels Resort. In addition, there is unrestricted on street parking around Stracey Road and the Beach car park is available nearby.

FREEHOLD AND MANAGEMENT

999-year Leasehold. The Freehold of The Treehouse Apartments will be collectively owned by the apartment owners, who will also be Directors of and control the management company that runs the development. This gives full control to the owners.

10 YEAR GUARANTEE AND PEACE OF MIND WARRANTY

Your new home is protected by a 10 year structural warranty by top provider, ICW building warranty https://i-c-w.co.uk/services/residential-warranties

ST MICHAELS RESORT

St Michaels Hotel & Spa has multiple awards including Cornwall Large Hotel of the Year (2023), South West Spa of the Year (2022), AA Top UK Spa (2023) and 5 Bubbles in the good spa guide. St Michaels Resort can market and manage your property for holiday letting purposes and have a proven track record in so doing, being the holiday let manager for around half of the apartments in The Liner development. As an owner you'll enjoy use of the resort facilities, operational management and total customer care, and a great return on investment.

CAPTAIN'S HOUSE DEVELOPMENT

On Stracey Road, just a few paces away, Captain's House is currently under construction offering a further 7 brand new apartments by the same developer and builders, with the same quality finishes set in a fantastic location. Please enquire at Heather & Lay for further information.

SERVICES

Mains electricity, gas, water & drainage. Superfast fibre optic broadband (subject to subscription)

LOCAL AUTHORITY

Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

COUNCIL TAX BAND – TBC

EPC: B for all apartments

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.

THE TREEHOUSE

For more information call 01326 319767, or head to our website
www.heather-lay.co.uk

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These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.