

## 4 Manor Cottages Cliff Road, Falmouth

Guide price £195,000 Leasehold

Fabulous lock up and leave one bedroom property close to the beach and sea that could be a home, holiday let or long let. To own a little piece of Cornwall so close to the sea for less than £200,000 is a rarity and we would highly recommend internal viewing!

**Heather & Lay**  
The local property experts

**Residential Sales 01326 319767**  
sales@heather-lay.co.uk

3 Church Street, Falmouth, Cornwall, TR11 3DN  
www.heather-lay.co.uk







- Charming courtyard cottage
- Just 100 yards from the seafront
- Exclusive setting in the grounds of the Falmouth Hotel
- Perfect as a home, holiday or long let
- One double bedroom
- Open plan sitting/dining room & kitchen
- Off-road parking
- No onward chain

#### THE PROPERTY

Manor cottages was originally part of the Victorian Falmouth Hotel and in fact about 150 years ago this was where the stables were. Just over 30 years ago the properties were renovated and converted to what we see today.

Accommodation comprises an open plan living/dining room and kitchen downstairs and one bedroom and bathroom upstairs. The property has off-road parking and offered with no onward chain. (Number 4 is currently let to a couple who may wish to stay should you wish to long let).

#### THE LOCATION

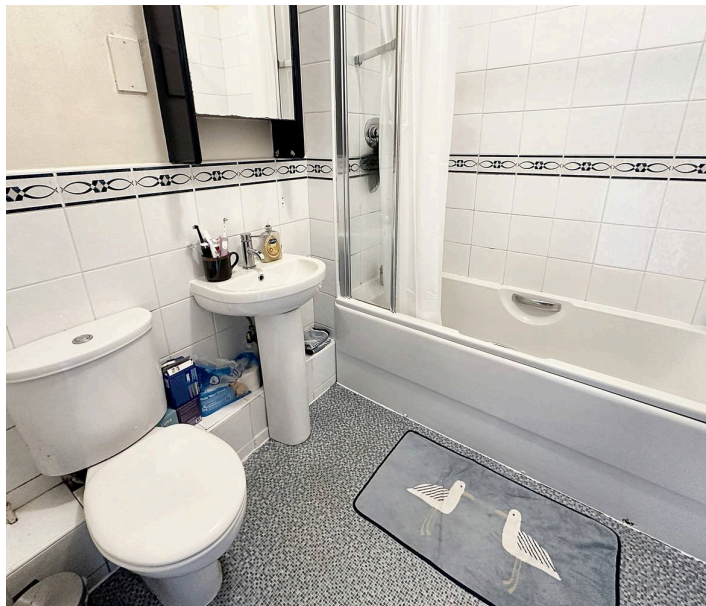
Set in a prime location about 100 yards from Falmouth's seafront Manor Cottages are set within a delightful cobbled courtyard in the grounds of the Falmouth Hotel which was built along the seafront between 1863 and 1865 to accommodate tourists, transported by the new railway station and link with Paddington, London. The hotel is the oldest and most distinctive in Falmouth and is set in about 5 acres of landscaped gardens overlooking bay and coast. The town and harbourside are a relatively level third of a mile walk away and have an excellent and diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Nearby train station (Falmouth Town) provide a convenient link to the mainline at Truro for Exeter and London, Paddington.

Council Tax band: C

Services: Mains electricity, gas & drainage

EPC Energy Efficiency Rating: D





#### **ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)**

Through the front door into...

#### **SITTING/DINING ROOM & KITCHEN**

17' 4" x 13' 3" (5.28m x 4.04m)

An open plan living and dining space that incorporates the kitchen. Sash windows to front and rear and door to the rear. Open tread stairs to first floor.

#### **KITCHEN**

Range of white fronted base and eye level units with work surface and inset stainless steel sink and drainer with mixer tap. Built-in appliances include fridge, oven and hob with extractor over. Space for white goods.

#### **FIRST FLOOR**

Stairs from the open plan living area to...

#### **LANDING**

Doors to bathroom and ...

#### **BEDROOM**

11' 1" x 10' 0" (3.38m x 3.05m)

Sash window to the front. Cupboard housing the hot water tank. Built-in double wardrobe. Radiator.

#### **BATHROOM**

White suite comprising low level WC, pedestal hand wash basin and bath with shower over. Extractor fan. Heated towel rail.

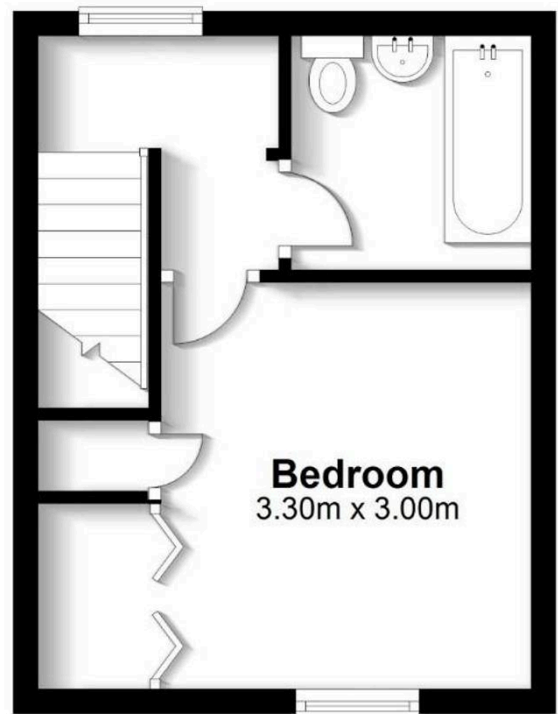
## Ground Floor

Approx. 21.2 sq. metres



## First Floor

Approx. 21.3 sq. metres



**Total area: approx. 42.5 sq. metres**

Floor plans are provided for guidance only and should not be relied upon for measurements for furniture or similar.

Plan produced using PlanUp.

### AGENTS NOTE

**LEASE DETAILS:** 999 years from 1 January 1992

**GROUND RENT:** £50 p.a. **SERVICE CHARGE:** £915 p.a.

**MANAGEMENT COMPANY:** TBC

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