



Heather&Lay
The local property experts

Falmouth Bay, 8 Pennance Road, Falmouth, TR11 4EA

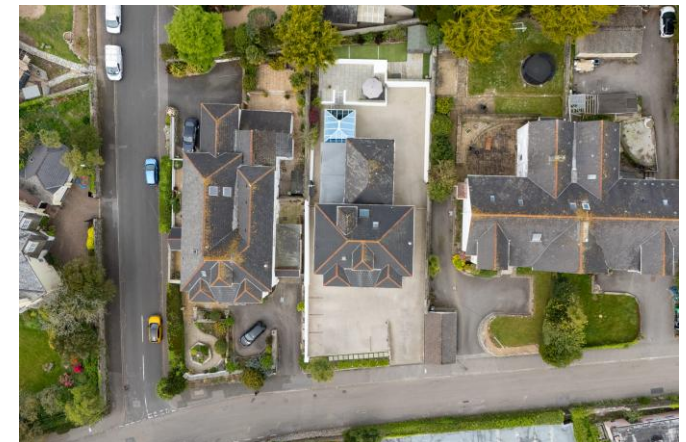
We are pleased to offer to the market this wonderful and well-known property. Sitting proudly, high up on a much desired road in Falmouth for the last 120 years, having in the past been a large home, then a guest house and now being offered to the market as an ongoing business or possible back to a family home. With over 4,000 square feet of accommodation, great views and immaculate presentation, internal viewing is highly recommended!



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FALMOUTH TOWN	1 MILE
TRURO	11 MILES
NEWQUAY AIRPORT	29.8 MILES
EXETER	97.6 MILES

- Immaculately presented early 1900's home
- Currently run as a Guest House
- 8 En-suite bedrooms
- 6 Reception rooms
- Great location
- Sea views
- Gloriously landscaped garden
- Much parking



THE LOCATION

Opportunities like this are incredibly rare. Falmouth Bay occupies one of our favourite and most sought-after residential positions. Its location is superb, situated on the town's southern side.

Falmouth Bay is a leisurely 5-10-minute walk to the seafront, Gyllyngvase beach and café and likewise 10-15 minutes from Falmouth town and harbourside where there is an excellent and diverse selection of restaurants and bars and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro, for Exeter and London, Paddington. Falmouth Docks and Pendennis Shipyard are major contributors 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 vibrant community.

There are five primary schools and one secondary school in the town and another in Penryn, as well as highly regarded independent preparatory and senior schools in Truro.

Falmouth boasts the third deepest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country. Falmouth is consistently ranked as one of the top five places to live in the UK.



THE PROPERTY

Thought to have been built around 1905 as an Edwardian gentleman's residence this very large property was so well located and with so much accommodation it became a guest house. Our vendor has extended and improved the property over their ownership and now retirement nears they are more than happy to sell as an on-going business and accounts are available to any potential purchaser. The other option is possibly a very large or multi-generational family living. With many families now deciding to "chip in together" this may be the perfect opportunity to become home to someone wishing to take care of parents, grandparents or adult children. At 4,000 square feet this property is the size of 3 or 4 modern family homes. Change of use would obviously have to be applied for and our vendors are willing to go down that route should the buyer want it as a family home once more.

There are currently 8 en-suite bedrooms and 6 reception rooms but on inspection you will soon see that changing little will make this into a lovely home. The gardens are of a good size and of course there is ample parking.























AGENTS NOTE:

We at Heather and Lay are offering this property for sale as a current on-going business.....should a potential buyer decide they would want it as a home our vendor will apply for change of use and no sale will be started until this is granted.

SERVICES

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

LOCAL AUTHORITY

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

TAX BAND – TBC

EPC RATING – C

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.

Pennance Road, Falmouth, TR1

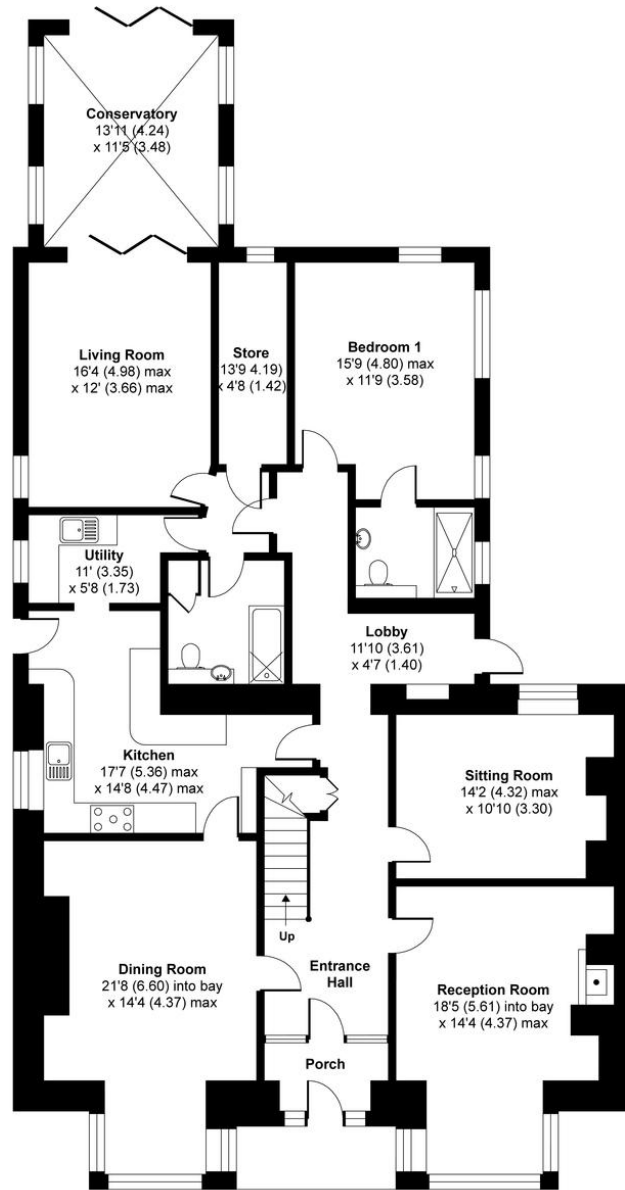
Approximate Area = 3980 sq ft / 369.7 sq

Limited Use Area(s) = 27 sq ft / 2.5 sq

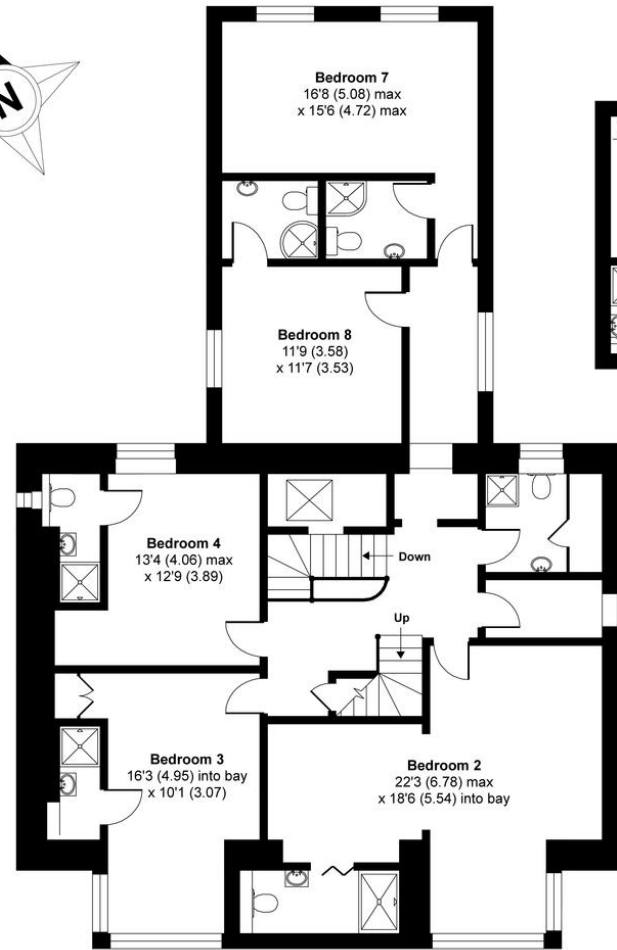
Total = 4007 sq ft / 372.2 sq

For identification only - Not to scale

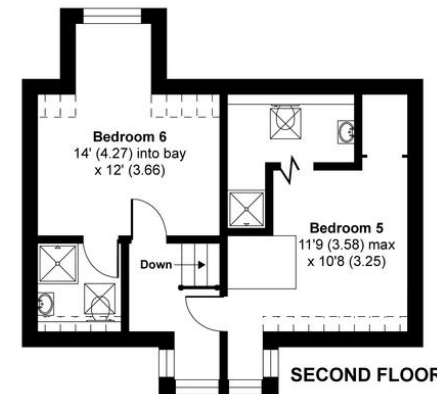
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Heather & Lay
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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.