



Heather & Lay

*The local property experts*



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

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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!



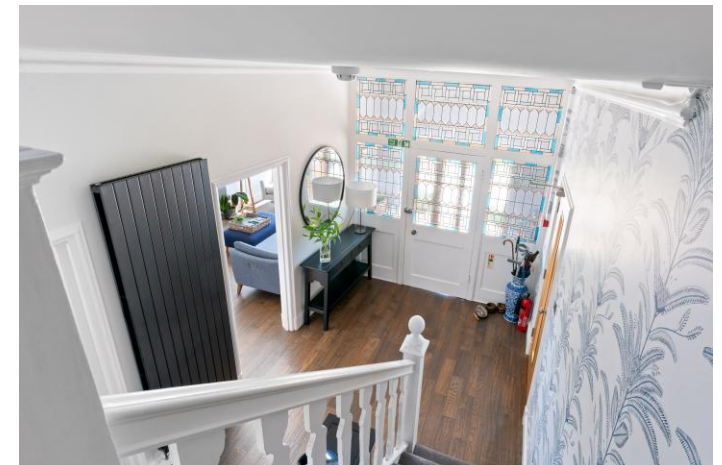
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FALMOUTH TOWN	1 MILE
TRURO	11 MILES
NEWQUAY AIRPORT	29.8 MILES
EXETER	97.6 MILES

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- 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















































#### **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

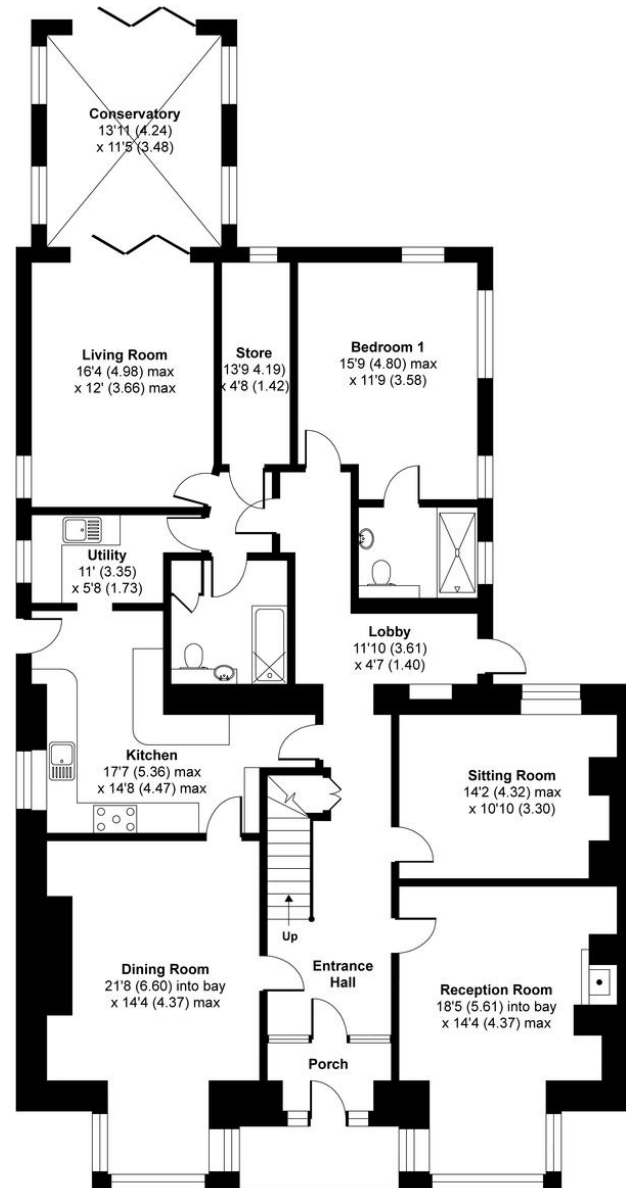
Approximate Area = 3980 sq ft / 369.7 sq

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

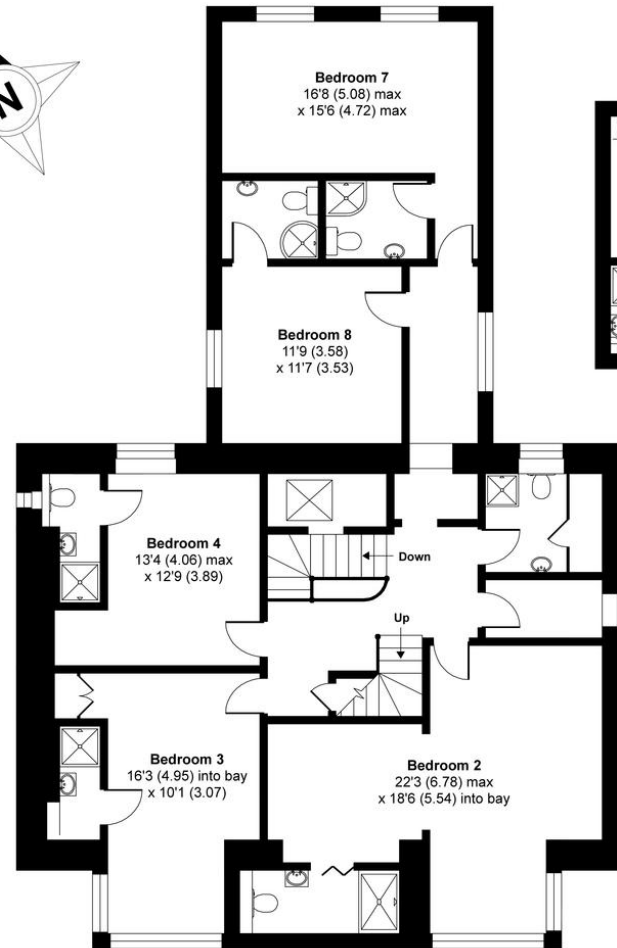
Total = 4007 sq ft / 372.2 sq

For identification only - Not to scale

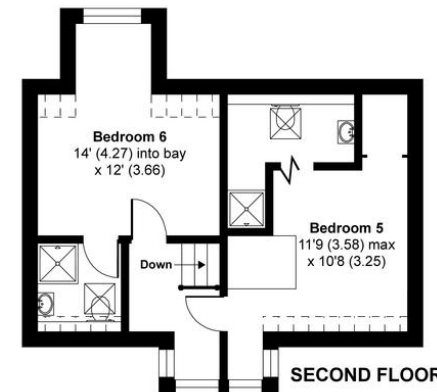
Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





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[www.heather-lay.co.uk](http://www.heather-lay.co.uk)

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.