



6 The Lookout High Street, Falmouth

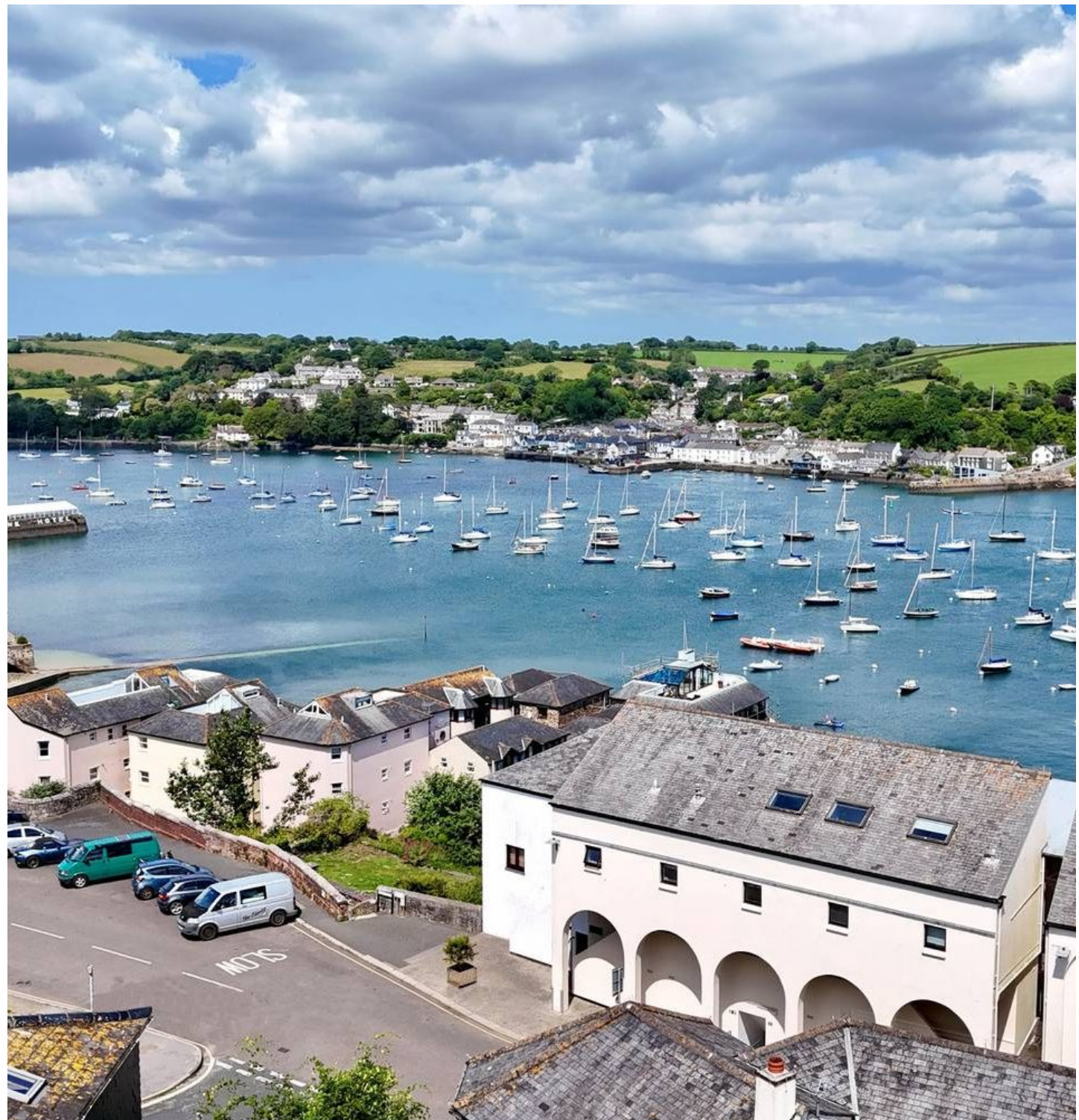
Guide Price £395,000



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The local property experts

- Superb Packet Quays apartment
- Prime property in select phase of six
- Glorious elevated water, shoreline & Greenbank views
- Striking 23' x 19' reception room with vaulted ceiling
- Two double bedrooms
- Balcony & outside space
- Currently a lucrative holiday letting investment
- A few paces from town & waterside
- Designated undercover parking space

THE LOCATION - 'The lookout' is remarkably situated, tucked at the top of Falmouth's High Street with the waterside and the High Street with its individual shops and galleries on one's doorstep. 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 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.





THE PROPERTY

'The Lookout' is a select phase of just six homes, being part of the award winning Packet Quays development. We sold the Packet Quays apartments from new and very much appreciate how unusual and special The Lookout is, discreetly accessed by car or on foot from the High Street up to a remarkable enclosure of homes in a sheltered, convenient situation. Number 6 is exceptional with a private entrance and a 'bungalow' like feeling within. Notably, the property has a 23' x 19' (7.01m x 5.79m) living room with 12' (3.66m) high beamed, apex ceiling and glorious elevated 'Lookout' through its wide bay window, over Greenbank to water and shoreline. There are two double bedrooms, a fitted kitchen with the view and a 'wrap around' balcony and courtyard area to enjoy summer sunshine for much of the day. Number 6 has been a permanent home, a holiday home and most recently a lucrative holiday letting investment with a healthy track record. Whatever your requirements, this is an exceptional apartment and opportunity.

Pedestrian access via an entrance and staircase on Falmouth High Street, or vehicular access to a covered parking space and stairs up to

THE LOOKOUT, where number 6 is located first on the right.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE) Wooden panel effect, obscure double glazed door into.....

HALLWAY

Double glazed window to courtyard. Electric night storage heater. Electric Consumer Unit and tripping switches. 'Wooden' laminate floor. White panel doors to two bedrooms, kitchen, bathroom and...







SITTING/DINING ROOM

With 12' (3.66m) high beamed spotlit apex ceiling. This is a spectacularly, large room with a double glazed window to the courtyard and an expanse of double glazed windows providing a commanding, elevated outlook over the top of the High Street along Dunstanville Terrace and over the harbour to the Greenbank Hotel and Quay, across to Flushing, up Penryn River and to countryside beyond - wonderful! - and benefitting of its 'Lookout' namesake! An inset electric fire sits on a raised slate hearth. Two electric night storage heaters.

KITCHEN

Again, a room with a good elevated outlook, over the balcony to Dunstanville Terrace, along the waterfront to the Greenbank Hotel and Quay, across the harbour to Flushing and countryside beyond. Base and eye level cupboards and worktops with inset one and a half bowl sink and drainer, tiled splashback. Offset halogen hob, oven and grill below. Space and plumbing for washing machine and dishwasher. Integrated fridge. Glazed cabinet. Cupboard housing pressurised hot water tank for hot water heating.

BEDROOM ONE

Panel door wardrobe and cupboard space with shelf and rail. Double glazed window to the High Street. Wall mounted heater.

BEDROOM TWO

Double glazed window to courtyard. Built-in wardrobe/cupboard space and chest of drawers. Electric wall mounted heater.

BATHROOM

Ceramic wall tiled. Obscure double glazed window. White three piece suite comprising concealed cistern WC, hand basin and metal panel bath with shower mixer. Shaver point. Chrome heated towel radiator. Wall mounted heater. Access to loft space.





BALCONY

Wrapping around the apartment, accessible from the sitting/dining room and with an interesting and varied view overlooking the High Street, The Packet Quay Bridge clock tower and weathervane and along Dunstanville Terrace and water front, over the Royal Cornwall Yacht Club to the Greenbank Hotel and Quay and over the harbour, across to Flushing, Penryn River, shoreline and countryside beyond. The 'L' shaped balcony measures about 32' (9.75m) long and 4' (1.22m) at its widest and 2' 10" (0.86m) narrowest, with space for a table and chairs. Outside tap. From the development, a path leads to a private sheltered and summer sunny **PAVED COURTYARD**, about 10' x 9' (3.05m x 2.74m).

SECURE GATED PARKING - An electronically opened shuttered entrance at the top of Falmouth High Street, into a covered carpark with designated parking space on the third floor. The Lookout also has access to the rear onto Harbour Terrace.

TENURE - Leasehold - 999 - Year Lease from December 1984 Managing Agent - SMART Estate Agent tel. no. 01326 374850 email penryn@smartestateagent.co.uk on behalf of Packet Quays Management Ltd.

Current service charge £2789.84 per annum (£1,394.92 - bi-annually) (Service charges to be reviewed for 2026)

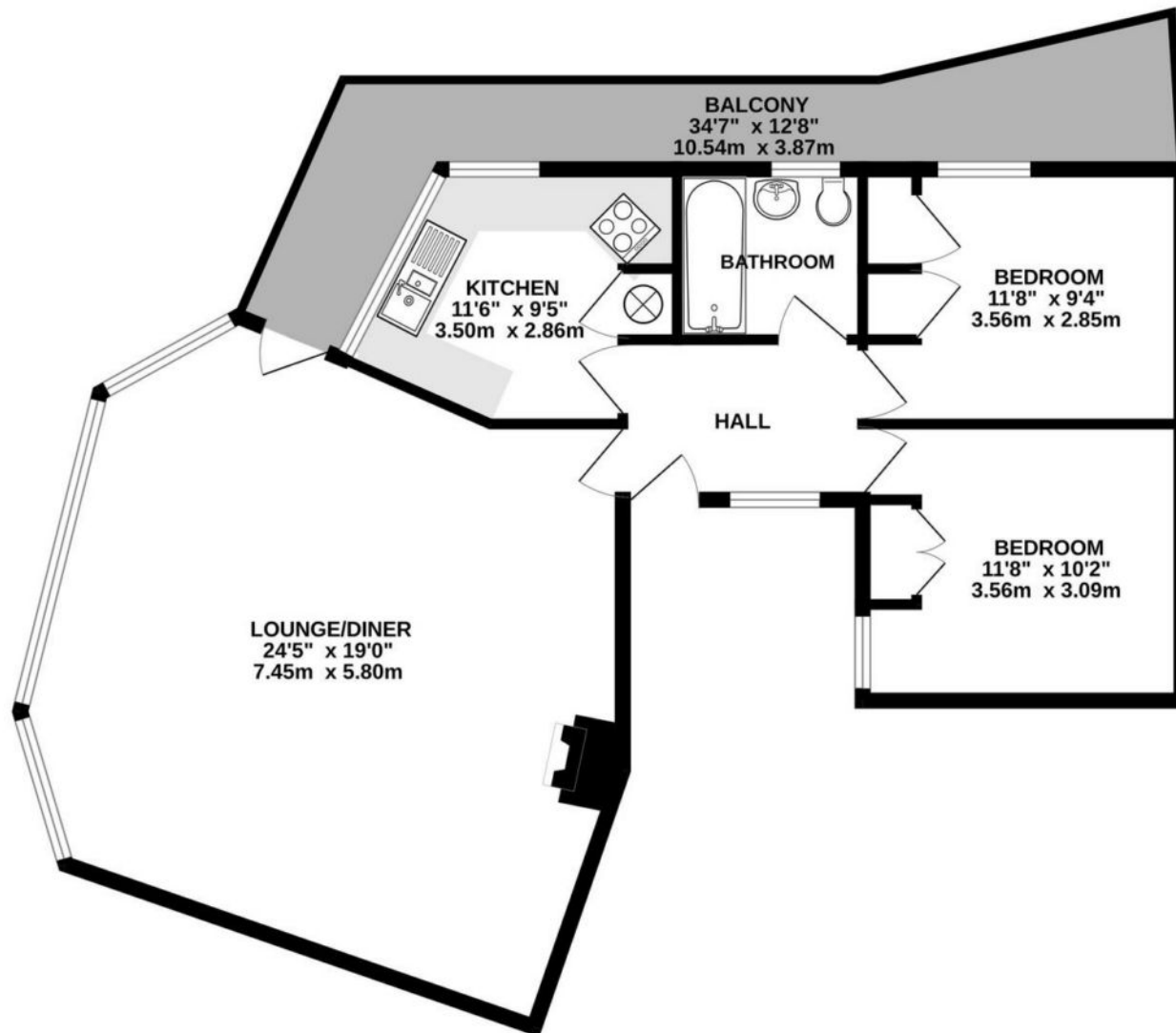
Short Term Occupancy Supplement, Refuse Supplement, Refuse Charge for period 1 Jan to 31 Dec 2025 - £333.47 (applicable if holiday letting)

We understand long letting and holiday letting are permitted by consent of the Managing Agent and small pets are allowed with prior consent from the Managing Agent.

Council Tax band: Currently Business rated - Self catering holiday unit and premises EPC - E

SERVICES: Mains electricity, water & drainage

GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



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TOTAL FLOOR AREA: 828 sq.ft. (76.9 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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