



Heather & Lay

The local property experts



28 MELVILL
ROAD

28 Melvill Road, Falmouth - TR11 4AR

Superb Edwardian semi-detached home that has been used as a guest house over recent years. Currently nine bedrooms and five reception rooms.

THE PROPERTY

Built in 1913 the Edwardian home is one of a pretty pair, with bay windows to the front and a huge conservatory to the rear with some fine water views. Currently there are seven en-suite guest bedrooms plus a very large and pleasant owner's flat with two bedrooms and three reception rooms. We sold the adjoining property which was also a guest house at the time and now a family home. This property is a great opportunity for the new owner to continue its use as a very successful guest house (P&L accounts available to the successful buyer) or it could like next door and become a very nice family home. We have produced a detailed walk-through, talk-through video tour and we strongly recommend that any potential buyer watch that before booking a viewing.

THE LOCATION

28 Melvill Road lies in a prominent position along Melvill Road and occupies a remarkably convenient spot, near the seafront and harbour-side, where a leisurely 10-minute walk can access Falmouth's town, the harbour-side, seafront and beaches.

The location is possibly as central as can be found, with so much of what excites about Falmouth on ones doorstep. Falmouth has a 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 stations (Falmouth Town and Docks) provide a convenient link to the mainline at Truro for Exeter and London, Paddington.

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. The town is consistently ranked as one of the top five places to live in the UK.

AGENTS NOTE

Should the new owner decide to buy as a home our vendor will apply for change of use before conveyancing.

Heather & Lay
The local property experts

FALMOUTH TOWN	A SHORT WALK
TRURO	11 MILES
NEWQUAY AIRPORT	29.8 MILES
EXETER	97.6 MILES

- Edwardian semi detached property
- Currently run as a successful Guest House
- 9 Bedrooms
- 5 Reception rooms
- Great location
- Off-road parking & gardens
- Wonderful opportunity



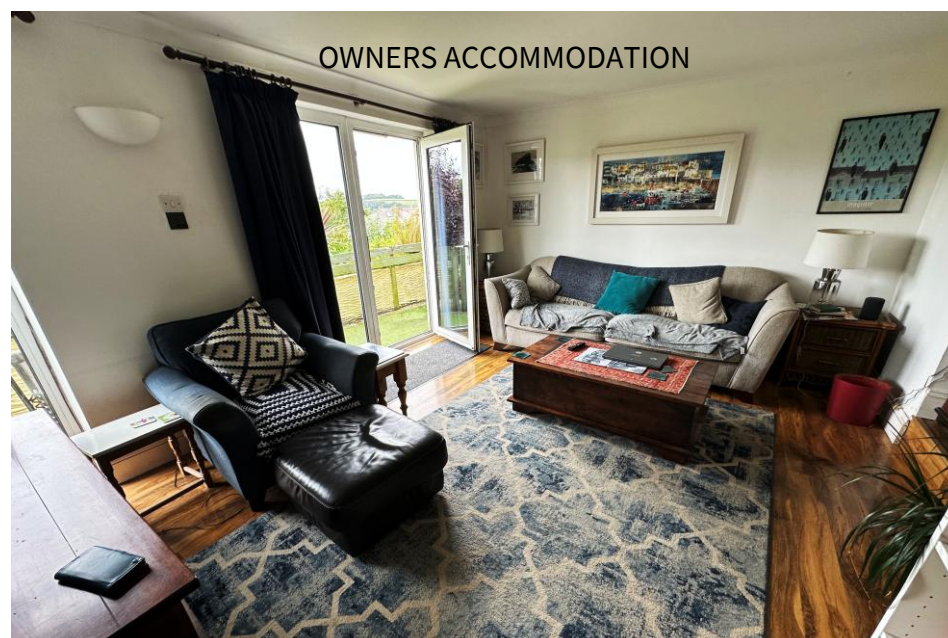










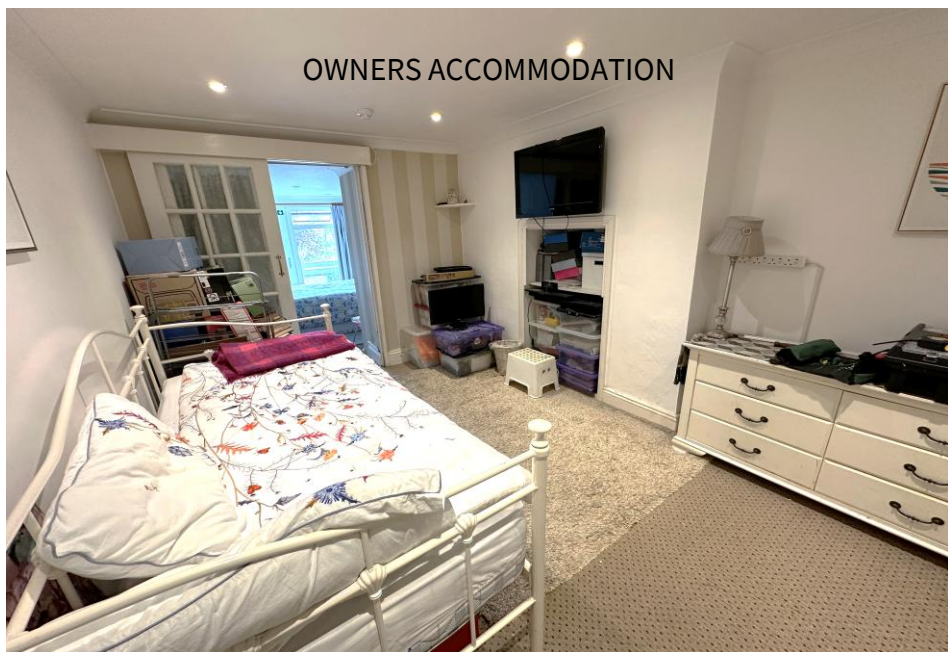




OWNERS ACCOMMODATION



OWNERS ACCOMMODATION



OWNERS ACCOMMODATION



OWNERS OUTSIDE SPACE



TOTAL FLOOR AREA : 3205 sq.ft. (297.7 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.

Made with Metropix ©2025

SERVICES

Mains electricity, gas, water & drainage.

LOCAL AUTHORITY

Cornwall Council, Truro, TR1 3AY.

Telephone 0300 1234100

TAX BAND – TBC

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.



Heather & Lay
The local property experts

3 Church Street, Falmouth, Cornwall TR11 3DN
01326 319767
sales@heather-lay.co.uk
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.