



Larboard, 60 High Street, Falmouth

Guide Price £265,000 Share of Freehold



Heather & Lay
The local property experts





THE PROPERTY

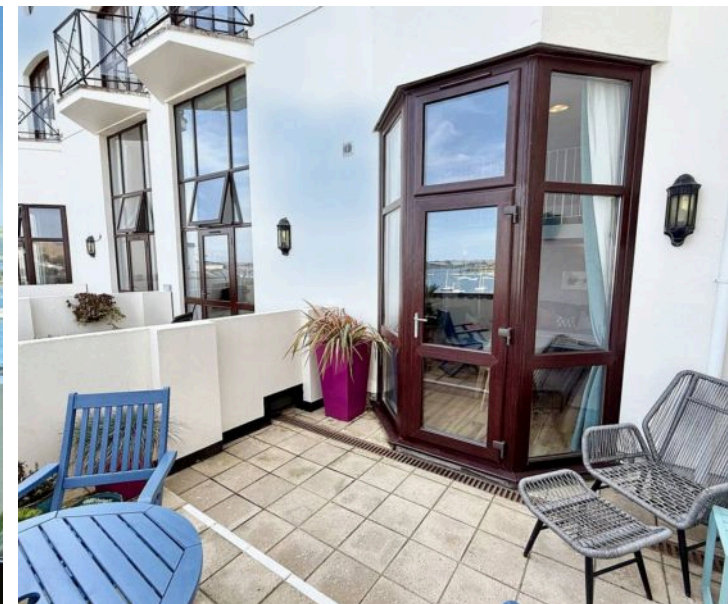
We are delighted to offer for sale this charming waterside property, a rare opportunity within the ever-popular Packet Quays development. As the original sole selling agents for these unique homes when new, we remember how swiftly they were snapped up “off plan” – and it’s easy to see why. Larboard was developed in the 1990’s and has been renovated recently to a high standard to include a new kitchen, bathroom and a complete cosmetic upgrade throughout the apartment. Set in a truly remarkable position, this delightful home boasts breathtaking, uninterrupted views across Falmouth Harbour to Flushing, the coast, and the estuary. Compact yet full of character, the accommodation is thoughtfully designed to make the most of its setting. The open-plan lounge/dining area enjoys a striking double-height ceiling and opens directly onto a private balcony terrace – perfect for soaking in the scenery. A well-appointed galley modern kitchen sits just off the living space, ideal for holiday stays or easy everyday living. A mezzanine bedroom overlooks the main living area, adding charm and light via a gallery effect and still enjoying the water views at this level – a wonderfully nautical touch. The property also benefits from a secure, allocated underground parking space located just opposite, at the top of the High Street. From there, a level pedestrian route leads conveniently to the apartment or into Falmouth town centre, placing cafés, shops, and the vibrant harbourfront all within easy reach. Currently operating as a successful holiday let, this property is offered with vacant possession and no onward chain – making it an ideal ‘lock up and leave’ bolthole, full-time residence, or high-performing investment.



- Spectacular Elevated Harbour & Coastal Views
- Outstanding Location Nearby Falmouth's High Street
- Exceptional Purpose Built Studio Apartment
- Open Plan Living Area With Paved Enclosed Terrace
- Galleried Mezzanine Bedroom & Bathroom
- Currently A Successful Holiday Rental
- Secure Undercover Parking Space
- Ideal Residential Or Holiday Home
- Restaurants & Cafes Nearby
- Share Of The Freehold

THE LOCATION

Set in one of Falmouth's most coveted waterfront positions, The Packet Quays enjoys direct access from the top of the historic High Street and fronts the beautiful harbour, offering immediate proximity to everything this vibrant coastal town has to offer. This prime location blends convenience with stunning surroundings, making it an ideal choice for both permanent residents and those seeking a holiday retreat. Just moments away is Falmouth's characterful High Street, which has undergone a remarkable revival in recent years. Here you'll find an eclectic mix of independent shops, galleries, and celebrated eateries – including Stones Bakery, Indidog, Daaku, and Boo Koos some of the towns popular local businesses to visit – all contributing to the town's unique charm and cultural flair. A short stroll brings you to Events Square and the National Maritime Museum Cornwall, both of which serve as hubs for community life, regularly hosting well-loved events such as Falmouth Classics, Falmouth Week, and the Oyster and Sea Shanty Festivals. The town is exceptionally well connected, with nearby train stations at Falmouth Town and Penmere Halt, providing direct links to Truro and onwards to Exeter and London Paddington. Falmouth itself is steeped in maritime heritage and home to one of the world's largest natural deep-water harbours, offering some of the best sailing and boating conditions in the UK. Its dynamic economy is supported by Falmouth Docks, Falmouth University, and the Falmouth Marine School, fostering a thriving, year-round community that balances tradition, innovation, and creativity. Falmouth combines coastal beauty, rich history, and a contemporary lifestyle – all right on your doorstep at Packet Quays.





ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Access from Falmouth High Street with a few steps down leading to the front door of Larboard. There is also a useful storage cupboard adjacent to the front door. Entering through to...

ENTRANCE HALL

Solid front door with spyhole with triple lock system. Coat hooks and space for shelving and shoe storage. Wood effect floor with a few steps rising to the mezzanine bedroom and shower room. A further stairs with railings lead down to the living space and garden terrace. Immediately drawn to the river views when entering the apartment with a lovely feeling of space and light.

SITTING/DINING AREA

A superb room with double height ceiling at 13'6" and spectacular, elevated, unobstructed views East over Falmouth harbour, waterfront and docks to Trefusis, Flushing village, The Carrick Roads, Roseland Peninsula to St Mawes and St Anthony Headland via 6' wide hardwood double glazed door and windows, out to the balcony terrace. Centre light and semi-circular wall lights. Under stairs storage area, TV aerial, power points and BT Openreach connection. Wall mounted electric storage heaters. Wood effect flooring.

KITCHEN

A range of grey gloss finish base and eye-level fitted cupboards and drawers with worktop surfaces. Inset electric induction hob, oven, grill and extractor. Integrated undercounter fridge, ceramic sink with drainer and mixer tap. Electric trip and power points with modern electric fuse boxes, which we understand have been regularly tested to fall in line with holiday letting guidelines. Wood effect flooring and a tiled splashback.

MEZZANINE BEDROOM

Views to harbour, Flushing and Carrick Roads from the rear patio door and windows over mezzanine onto the garden terrace. This room is galleried to the reception room, providing an appealing open plan feeling. Solid oak doors to the airing cupboard, two storage cupboards and the shower room. Plug sockets to either side of the king size bed. Thermostat controls. Continuation of the wood effect flooring.





SHOWER ROOM

Full ceramic wall tiling and slate flooring. White three-piece suite comprising corner shower with glass screen and mains shower head over, wall mounted hand basin with mixer tap and shelving above, and a low-flush WC with concealed cistern. Electric towel heater and extractor fan.

AIRING/UTILITY CUPBOARD

Handmade and fitted bespoke cupboards provide convenience and a contemporary finish. Housing the modern hot water pressurised tank with space for wardrobe storage and a further cupboard.

GARDEN TERRACE

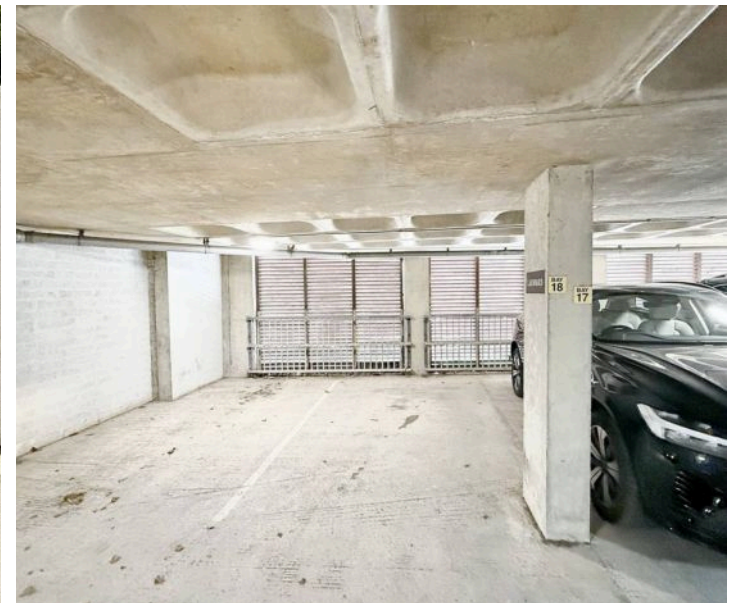
Accessed from the living room, an exciting water outlook with plenty of room for several loungers, a table and chairs to enjoy your breakfast with the morning sun rises and fabulous views over Falmouth Harbour. A walled boundary on two sides and positioned at the end of the garden terrace apartments, offering an appealing position tucked to one side. Stunning elevated position enjoying countryside views and watching the seasons changing throughout the year, overlooking Flushing village on the opposite side of the water. Watching the exciting activity on the water, including gig rowing, sailing, water sports, ferries, cruise ships, wildlife and much more!

COMMUNAL SLIPWAY AND GARDENS

The Packet Quays development benefits from a communal slipway which can be used for owners, guests and tenants for a casual swim, boating activities or to access the beach at low tide. There is also a communal garden and seating areas to use for further outside space, and a designated BBQ area.

HOLIDAY LETTING - 'Larboard' has been a successful holiday let for a number of years with the owners also using the property for themselves throughout the year, it has been a difficult decision to now sell. The owners are buying an alternative Packet Quays property as they love the location so much. A sign of how much they enjoy spending time here. If you are interested in the property for investment purposes please get in contact with Heather & Lay for further details. Here is the link to the holiday let website -

<https://falmouthholidayhomes.co.uk/property/larboard/>





TENURE

Leasehold – 125 year lease was created on Larboard from new in 1992. (A fresh 999-year lease will be provided to the new owner). A charge for the administration and maintenance of the development is paid to Packet Quays Management Company Ltd and Smart Management company in Penryn oversee the and manage the development. The service charge is approximately £1722 per annum which includes building insurance, maintenance and decoration of the development and its common parts. The freehold of the development is owned by the management company of which each owner is a shareholder and pay a ground rent charge contribution of £42 per annum which is reviewed every 25 years. If holiday letting, a licence is required from the managing agents.

AGENTS NOTE

Viewings are strictly through Heather & Lay as the sold agents for this property, please contact our office for further information and to book a viewing.

PARKING - SECURE GATED

A secure undercover parking space is available in the Packet Quays car park across the road with electronic gated access, security lighting and a pedestrian doorway onto the High Street. Communal bin and recycling area.

SERVICES - Mains electricity, water & drainage.

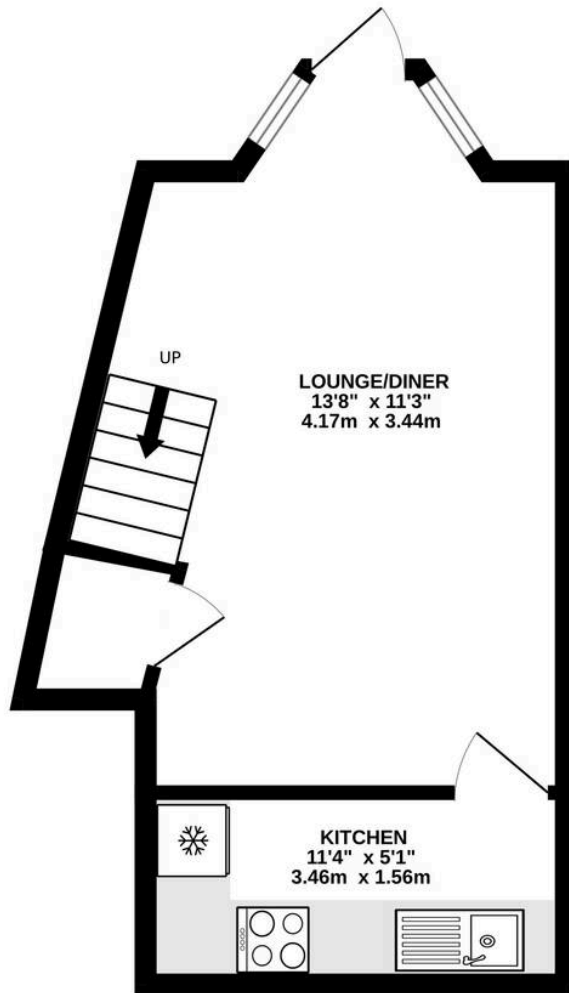
COUNCIL TAX - TBC

The apartment is currently run as a holiday let where the current owners claim for small business rate relief. For any new owner where for residential or holiday letting we would advise you contacting Cornwall Council to gain further information on your situation as a potential owner.

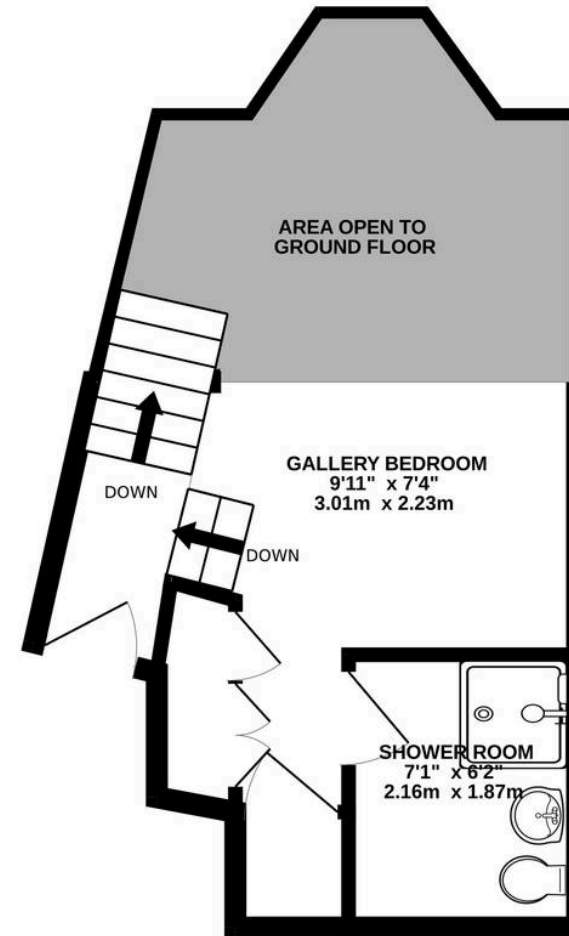
EPC - TBC



GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR
176 sq.ft. (16.4 sq.m.) approx.



TOTAL FLOOR AREA : 458 sq.ft. (42.6 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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