

NORTHBROOK PLACE
FALMOUTH

JONATHAN

CUNLIFFE

Northbrook Place, 66 Melville Road, Falmouth TR11 4DD

Available for the first time since 1987, a large detached Victorian property adjoining the historic sub-tropical Fox Rosehill Gardens, about 400 metres from Gyllyngvase beach, and a short walk from the town, harbour, railway station and university campus.

- First sale since 1987 • Rare detached freehold
- 400 metres from Gyllyngvase Beach • Currently occupied by veterinary surgery
- Ample off-street parking • Redevelopment opportunity
- Set adjoining and overlooking Foxes Rosehill Gardens
 - Vacant possession upon completion
- Short walk to town, harbour, railway station, university and schools
 - 3956 sqft area





SITUATION

What defines Falmouth more than anything else is the water surrounding the town. On one side there is the third largest natural harbour in the world and on the other long beaches with rockpools and sand, all within walking distance of the town itself.

For over 150 years, between 1688 and 1850, Falmouth Packet ships filled the harbour as Falmouth became the information hub of the British Empire, second only to London. Now the town even has its own iconic museum right on the water’s edge, in the National Maritime Museum Cornwall. These days Falmouth is also a busy university town with one of the country’s leading media and arts universities. There is a huge array of water sports on offer, from weekly yacht and dinghy racing, to gig rowing, paddle-boarding, diving, fishing, surf-lifesaving to name but a few. There are three yacht marinas, besides a whole harbour full of deep-water moorings too.

A branch railway line operates from Falmouth to Truro, which is on the main Paddington-Penzance line with an overnight sleeper service.

HISTORY

Believed to be originally part of the adjoining gardens, Northbrook Place was built in the mid 1870’s most probably by the Fox’s, an influential family who played an important part of Falmouth’s maritime history. It is possible the name Northbrook Place references Lord Northbrook (Thomas Baring) who was the Member of Parliament for Penryn and Falmouth (1857-1866). Gladstone elevated him to Viceroy of India in 1872. It is speculated the building may have been named to commemorate his ascendancy to Viceroy in 1872, indicative of the friendship that endured between the Fox family and Northbrook, who continued to occasionally visit Falmouth until his death in 1904. Coincidentally 1872 was also the year Howard Fox purchased the remaining freeholds associated with Rosehill, from the estate of Lord Wodehouse.

The property was arranged as four apartments prior to its purchase by the veterinary practice in 1987. As such, we understand that it should be possible to revert to private, residential use.

THE PROPERTY

Currently serving as a busy veterinary surgery, this large detached Victorian house will require reconfiguring and refurbishment to return to a private residence. Equally, it might lend itself to complete redevelopment, or return to separate apartments, subject to planning approval.

As a private house, it will offer much internal space, and the huge car park could be reconfigured to provide gardens as well as off-street parking. Indeed, the rear extension may not be necessary as a private family house, and could provide garaging, or make space for an even larger garden. This part of town is very popular with families, being walking distance of two primary schools, beaches, town, university and railway station.

The current layout has extensive accommodation over three levels, with an external staircase providing access to the first and second floors. There are some sea views of Falmouth Bay from the second floor.

The property will be sold with full vacant possession at the end of September 2021 when the surgery will relocate to new premises.

SERVICES

Mains water, electricity and drainage.

WHAT3WORDS LOCATION

///legend.expose.tower

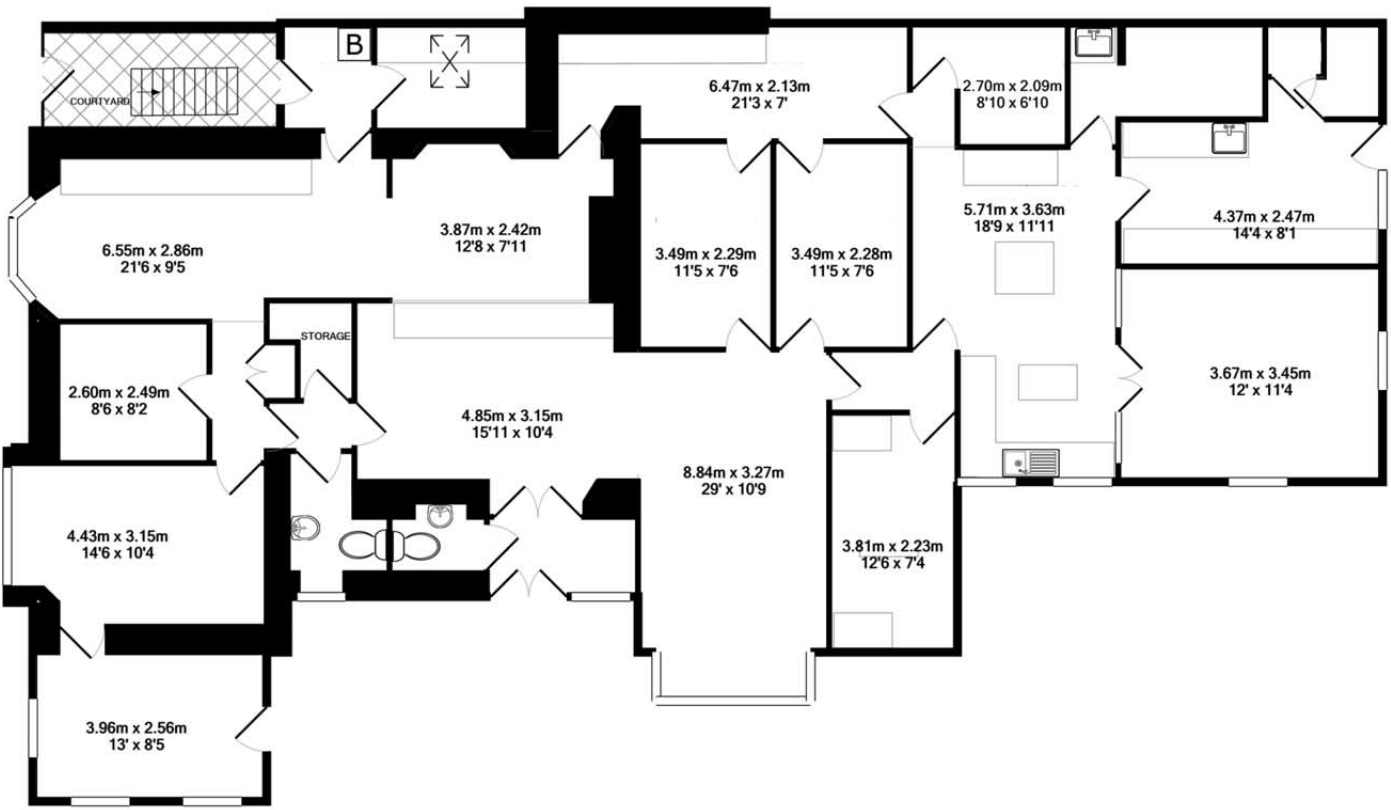
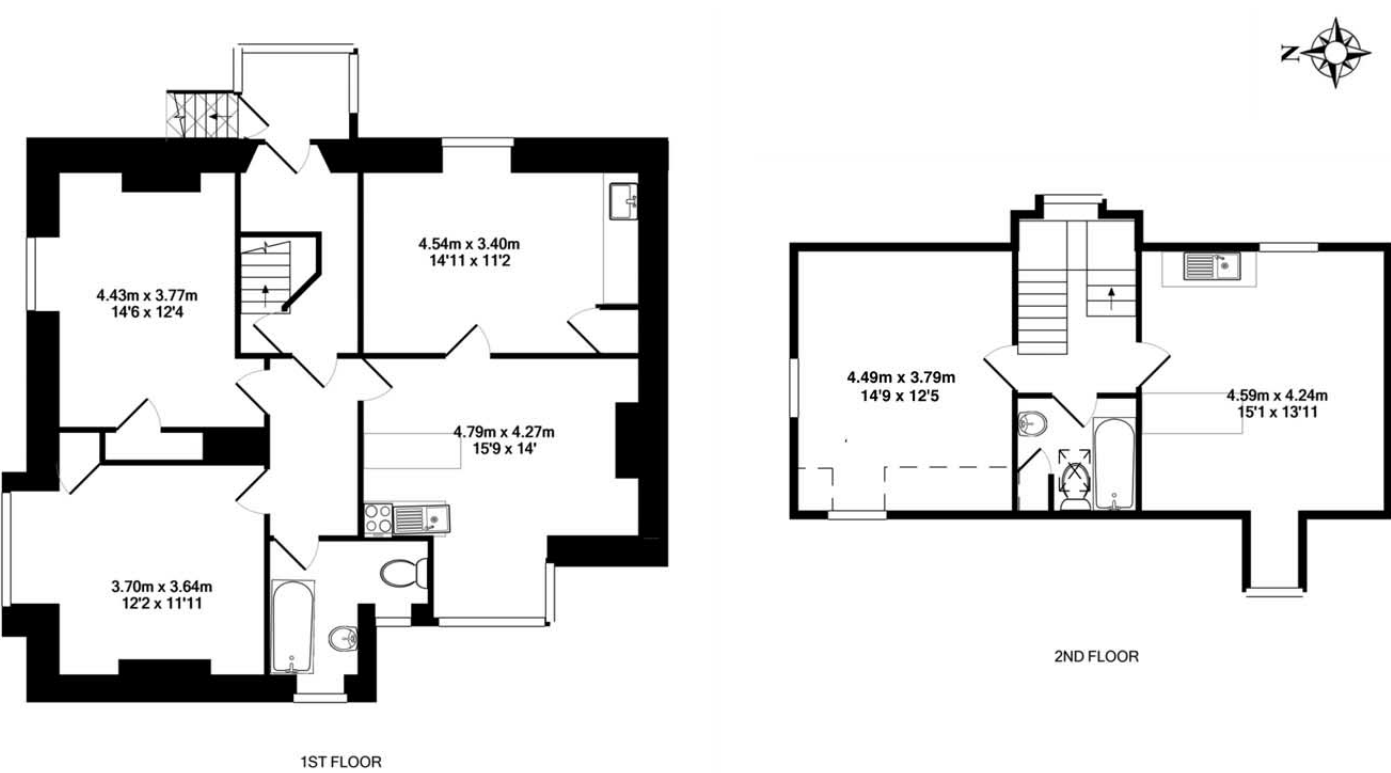
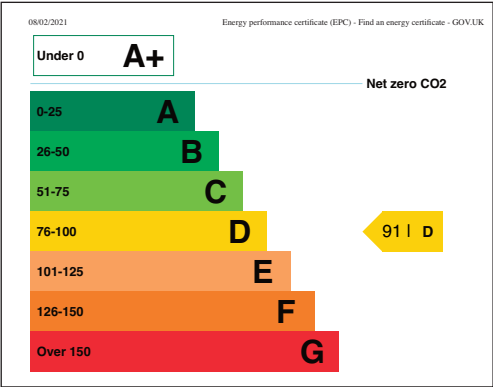
AGENTS NOTE

As previously stated, Northbrook Place is currently a working veterinary surgery. Therefore viewings are strictly via Jonathan Cunliffe Ltd and can only take place (by prior appointment) on Saturdays. Please do not use the car park as this is needed for the surgery. Due to the current layout and use, the property is not suitable for buyers needing a residential mortgage.

DISTANCES

Truro (City Centre) – 10 miles,
Newquay Airport – 28 miles

(All distances approximate)



NORTHBROOK PLACE 66 MELVILL ROAD FALMOUTH TR11 4DD
TOTAL APPROX FLOOR AREA 3956 sqft (367.5 sqm)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

IMPORTANT NOTICE

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