



TOM WILLS
PERSONAL PROPERTY AGENTS

Bay Lodge, 6 Castle Drive
Falmouth, TR11 4NF
£2,375,000



TOM WILLS



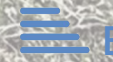
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B

Bay Lodge 6 Castle Drive

Falmouth, TR11 4NF

The rarity of a freehold property being offered for sale along Cliff Road cannot be overstated. In fact, to our knowledge, the most recent instance was 11 years ago. Presently, only four detached properties border Cliff Road. In essence, this likely presents a 'once-in-a-decade' opportunity to acquire a 'front-line' detached house along Falmouth seafront. Completed in 2012, this stunning architect-designed house has been finished with many natural materials and beautifully blends in with the coastal landscape.

KEY FEATURES

- Completed 2012
- Bespoke and individual
- South-facing rear garden
- Panoramic views from both floors
- 2 Balconies
- 5/6 bedrooms plus study
- 5 bath/shower rooms
- 2,500 sq.ft of versatile accommodation
- PV panels and solar water heating
- Pedestrian gate to Cliff Road
- Double garage and 4 car gated driveway
- EPC Rating B (85)





INTERNAL SPECIFICATION

- 4 oven gas AGA
- Granite worksurfaces
- Limestone tiling in many rooms
- Oak beams and many natural materials
- 2 Woodburning stoves
- Power coated aluminium double glazing with timber internal finish
- 3 sets of sea-facing bi-folding doors accessing the garden
- Slate floor in kitchen
- Underfloor heating and insulation
- Oak flooring to 1st floor
- System boiler with pressurised hot water cylinder
- Chrome heated bathroom towel rails with electric elements for summer use

EXTERNAL SPECIFICATION

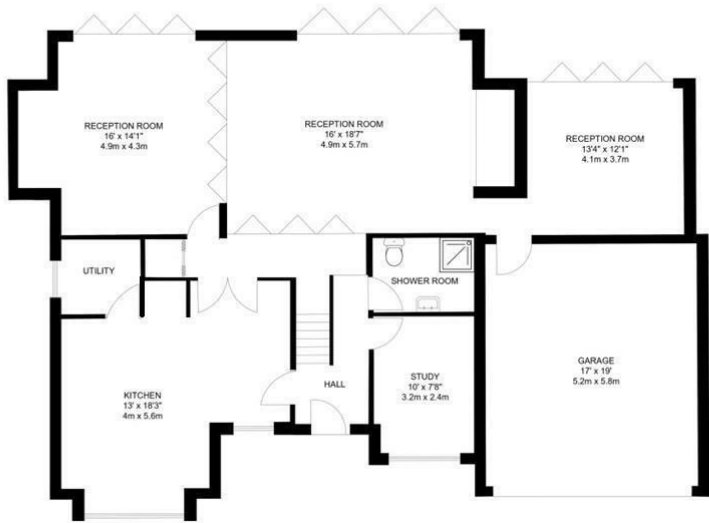
- Natural slate dual-pitch roof
- Glass fronted balconies with oak supports and Indian stone floor
- Bi-folding doors to balconies
- Oak fascia boards
- Indian stone patio
- Wiring preparation for electric gates
- Roof water recycling
- Remote operated electric roller insulated garage door
- 7kw EV charger
- Exterior lighting
- Cornish stone retaining walls
- 25 year Eon feed-in-tariff for solar (approx. 12 years remaining)



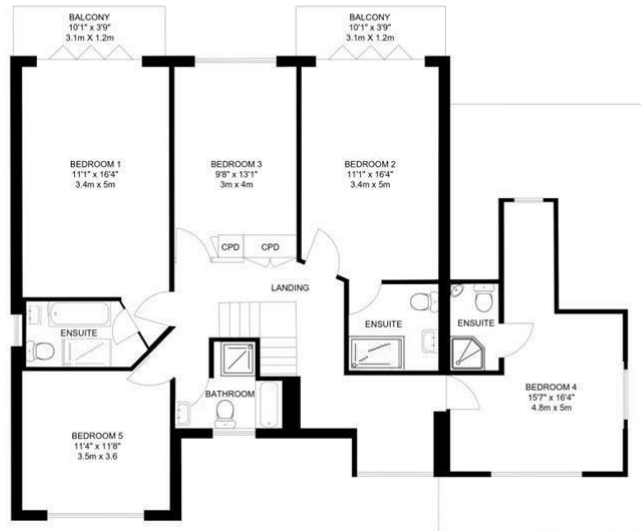
ADDITIONAL INFORMATION

Tenure - Freehold. Services - Mains gas, electricity, water and drainage are connected to the property. Fibre-to-property broadband. Satellite dish. Solar and PV panels. Rainwater recycling. 7kw EV charger EPC - 85 (B) . Council Tax - Band E. Possession - Vacant possession from 1st November 2024 with no onward chain. **VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.**





GROUND FLOOR



FIRST FLOOR

Castle Drive, Falmouth
 FOR INDICATIVE PURPOSES ONLY
 Total area: 2,518 sq ft 234sqm

All measurements are approximate and for display purposes only

Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	