



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

**6 St Anthony Way**  
Falmouth, TR11 4EG  
**£1,075,000**



4



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# 6 St Anthony Way

Falmouth, TR11 4EG

A superb individual detached house, situated in one of Falmouth's most sought-after locations, just a short walk from Gyllyngvase Beach and the coastal path to Swanpool Beach. Having undergone a dramatic architectural remodel and refit in 2019, the property now feels more like a newly built home than one constructed in the 1970s. The interior has been thoughtfully re-designed including moving the staircase into a vaulted entrance hall, creating a flowing, versatile layout that offers up to four bedrooms and two bath/shower rooms. Our clients also added a detached garage, landscaped the sun-drenched rear garden, tarmacked the spacious driveway, providing ample parking for cars, boats, motorhomes, and more.

- 3 or 4 bedrooms
- Open plan living area plus snug
- 2 bath/shower rooms
- Super elevated views
- Landscaped south-facing rear garden
- Remarkably deep driveway
- Recently constructed detached double garage
- Completely remodelled and refitted in 2019
- Highly desirable street of individual properties
- 5 minutes walk to Gyllyngvase Beach





This bespoke 3-4 bedroom detached house offers beautifully light and airy accommodation, with stunning views of Falmouth Bay from both floors, particularly impressive from the first floor. Featuring a ground-floor bedroom and shower room, the property is ideal for those looking for the convenience of single-level living.

The extensive renovations undertaken by our clients around five years ago are immediately evident upon stepping through the front door. The house was essentially stripped back to its 'shell' and completely reimagined. The interior was refitted, walls insulated, rooms extended, and dormer windows added. The property also underwent a full rewire and replumb, with the layout reconfigured to create a more modern and desirable flow, maximising natural light throughout. A woodburning stove has been installed in the open-plan living area to complement the gas-fired central heating. The attached garage was transformed into a spacious utility/boot room, while a new garage was built at the foot of the driveway.

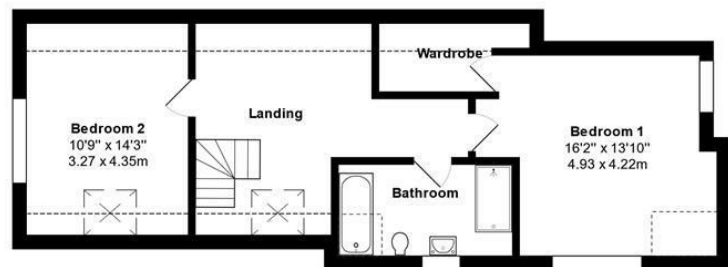


St Anthony Way is one of just five residential streets located between Gyllyngvase Beach and Swanpool, and is now widely regarded as one of the most desirable areas of Falmouth. This particular property occupies an elevated position, offering lovely views across Falmouth Bay, with vistas stretching to Pendennis Castle and beyond. Both Gyllyngvase and Swanpool Beaches are within a 5-minute walk, and Falmouth town centre is easily accessible on foot within 15 minutes.

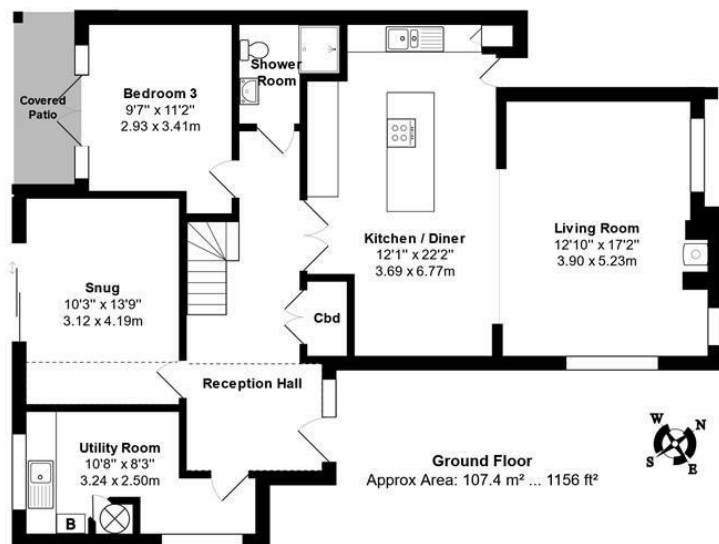
#### ADDITIONAL INFORMATION

Tenure - Freehold. Services - Mains gas, electricity, water and drainage. Council Tax - Band F. EPC - to be confirmed. Possession - Vacant possession upon completion to coincide with our client's proposed purchase. VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.

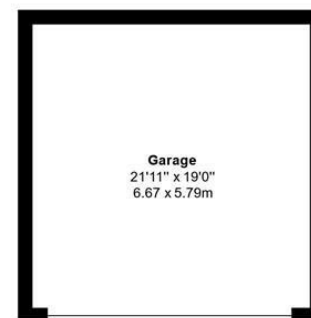




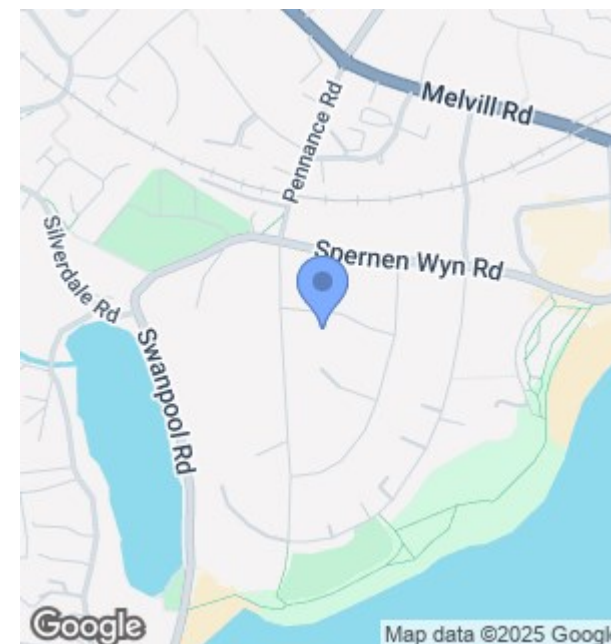
First Floor  
Approx Area: 56.1 m<sup>2</sup> ... 604 ft<sup>2</sup>



6, St Anthony Way, Falmouth, TR11 4EG  
Total Area: 163.5 m<sup>2</sup> ... 1760 ft<sup>2</sup> (excluding garage, covered patio)  
All measurements are approximate and for display purposes only



Double Garage  
Approx Area: 32.8 m<sup>2</sup> ... 353 ft<sup>2</sup>



## Energy Efficiency Graph

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

**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 firms employment has the authority to make or give any representation or warranty in respect of the property.