



TOM WILLS



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PERSONAL PROPERTY AGENTS

6 The Warehouse Anchor Quay

Penryn, TR10 8GZ

£350,000



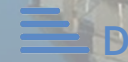
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An Exceptional Top-Floor Duplex Apartment with River Views and Historic Charm

Occupying an elevated, river-facing position within this landmark harbourside development, this outstanding top-floor, double-storey Grade II Listed apartment offers luxurious, uncompromising accommodation of exceptional proportions (1259 sq.ft in total), rarely found in properties of this type. The spacious living room alone extends to an impressive 31'0", forming the heart of a home that beautifully blends modern sophistication with historic character. Developed in collaboration with English Heritage, the building's renovation was carried out with sensitivity to the surrounding area's rich architectural and cultural heritage.

- Spacious Grade II Listed two-storey top-floor apartment
- Large 31' river-facing living/kitchen area
- Stunning elevated river and harbour views
- Two Juliet balconies
- Undercover tandem parking included
- Two high-quality bath/shower rooms
- Integrated kitchen appliances and granite worktops
- Exposed stone & beams retain character
- Solid timber flooring and premium finishes
- No restrictions with letting or keeping well behaved pets





This stylish and contemporary residence retains much of the original charm of the historic building, with exposed stone walls, timber beams, and a wealth of character throughout. High-quality fixtures and finishes include solid timber flooring, a stunning lower-level shower room, and an indulgent upper-floor bathroom/en-suite complete with a free-standing bath. The beautifully designed kitchen features solid granite worktops and a full range of integrated appliances, ideal for both everyday living and entertaining.



Whether as a permanent residence, second home, or investment property, this exceptional apartment offers versatile and generous living space. Tastefully decorated in a neutral palette, the apartment benefits from timber casement double-glazed windows, gas-fired central heating, and thoughtful design throughout.

Located at the gateway to the ancient borough town of Penryn, the apartment is ideally situated within easy reach of Penryn's town centre and the vibrant port of Falmouth—one of Cornwall's premier sailing destinations. Here, the tranquil waters of Falmouth Bay and the wooded creeks of the Fal Estuary and Helford River are virtually on your doorstep.



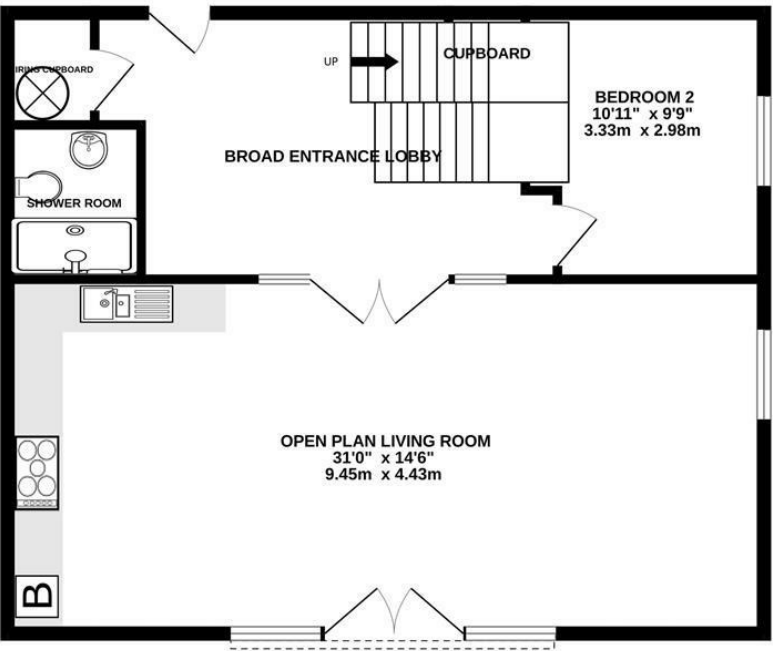
Excellent boating facilities are available just minutes away, including moorings along the Penryn River, Falmouth Harbour, Ponsharden boatyards, Falmouth Marina on North Parade, and the prestigious Royal Cornwall Yacht Club at Greenbank. The port of Falmouth continues to attract visiting cruise liners, drawn by the area's breathtaking natural beauty, subtropical gardens, eclectic shopping and dining scene, historic Tudor castle, seafront promenades, and safe, sandy beaches.

ADDITIONAL INFORMATION

Tenure - Leasehold (980 years remaining) with an annual service charge of £2,200. Smart management company in Penryn, run and maintain the building. We understand there are no restrictions on holiday letting and well behaved pets are allowed. The undercover parking for Number 6 (identified/marked as 'AK') is held on a long lease and a separate fee of £353 covers an annual maintenance charge. Possession - Vacant possession with the benefit of no onward chain. Services - Mains gas central heating, mains water and drainage. Council Tax - Band D.



GROUND FLOOR

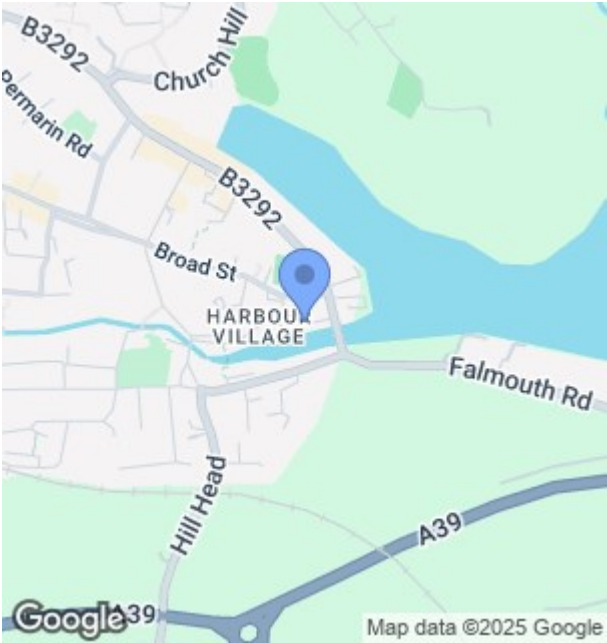
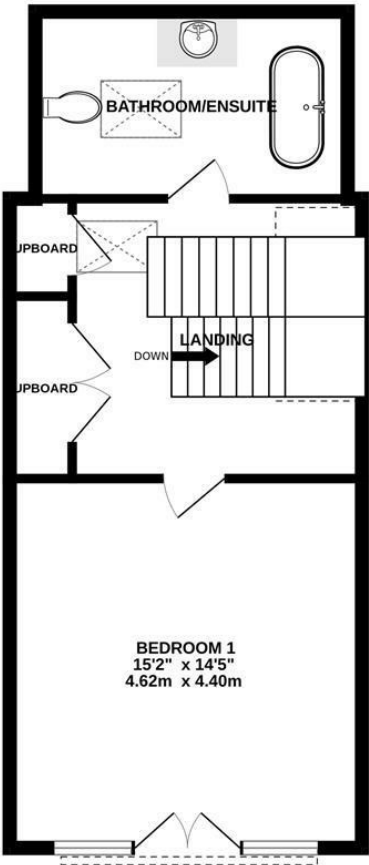


6THE WAREHOUSE ANCHOR QUAY PENRYN TR10 8GZ

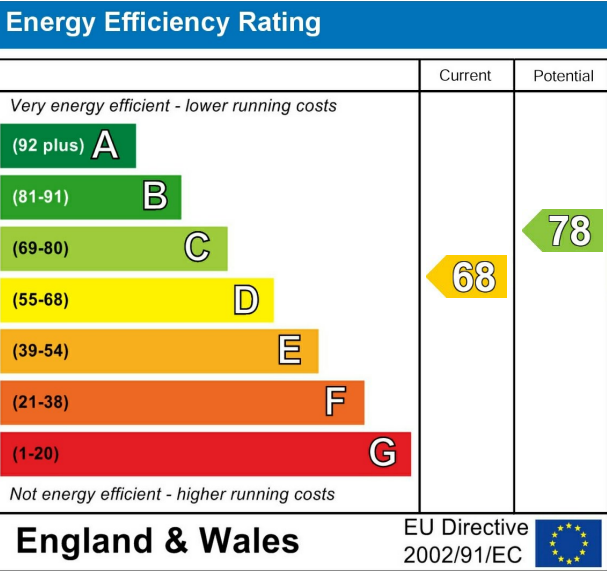
TOTAL FLOOR AREA : 1259sq.ft. (117.0 sq.m.) approx.

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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1ST FLOOR



Energy Efficiency Graph



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

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