

LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10398

Offers around £950,000

The Watch House,
Quay Street, Falmouth, Cornwall, TR11 3HH

FREEHOLD



Perched right above the water, enjoying arguably the best views in Falmouth, stretching from Pendennis Point and Chain Locker basin, across the docks, out to the Carrick Roads and the Roseland Peninsula, around to Flushing and up river, taking in the whole of Falmouth waterfront; a stunning, beautifully presented, four storey, 4 bedroomed house with a garage and accommodation that maximises the incredible views from every room, taking in the constant bustle of marine activity in this busy port. A must see, potentially once in a lifetime opportunity.





SUMMARY OF ACCOMMODATION

Ground Floor Entrance hall, bedroom 3, bathroom, utility room.

First Floor 2 bedrooms (both en-suite).

Second Floor Sitting room/dining room/kitchen.

Third Floor Second lounge/bedroom 4, en-suite shower room.

Outside Single integral garage. Large balcony at third floor level accessed from the second lounge/bedroom 4 with stanchionless glass safety balustrading, enjoying incredible views over the harbour and river.



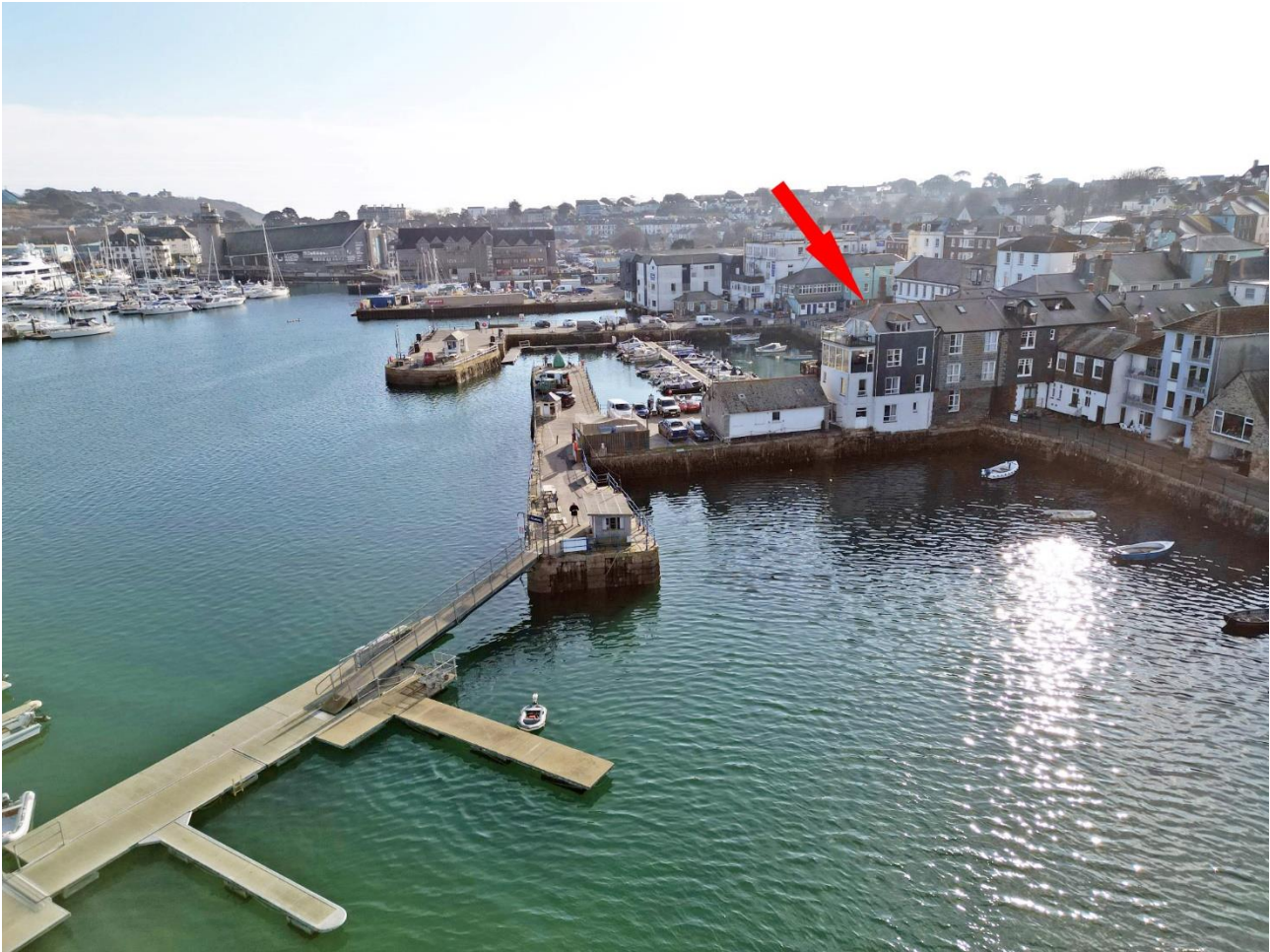
DESCRIPTION

A property that arguably enjoys the best views in the whole of Falmouth. Our client purchased The Watch House in 2012 (at which time it was called Bethel Cottage), and since then the property has been comprehensively refurbished and modernised and at the same time extended, having been taken right back to the original shell. The accommodation now benefits from modern kitchen and bathrooms, a gas central heating system with underfloor heating to all floors, double glazed windows and doors throughout and what was a third floor roof terrace is now a fully useable second lounge/fourth bedroom with a large balcony off it and an en-suite shower room. A rare commodity for the centre of Falmouth is the addition of a single integral garage and the property also benefits from all mains services including water, gas, electricity and drainage.



The incredible, better than 180° views, can be enjoyed from every room and the design of the revised layout internally gives every room a different, but equally dramatic water view over the Falmouth and Penryn Rivers, Falmouth docks and waterfront, stretching all the way from Pendennis Castle around to the Carrick Roads, across to Flushing and up the Penryn River to the Greenbank Hotel.

This is a unique and very rare opportunity to purchase an iconic property in one of the most central, sought after and prized locations in Falmouth, enjoying a very central position within the town, on North Quay, directly above the water. The accommodation is spread over four floors where the views get progressively better as you ascend to the top. The property has an established holiday letting record and is capable of providing a lucrative income. Our client has a licence to use a parking space on North Quay which can be transferred and is renewable annually via the Harbour Commissioners.



LOCATION

Sitting directly on North Quay adjacent to and overlooking Falmouth Harbour, holding a pride of place position on the end of the properties that flank Quay Street. The views provide an ever changing tableau of the varied and bustling marine activity frequenting the thriving port. The view takes in the entire breadth of Falmouth waterfront with its marinas and pontoons catering for a wide array of sailing boats and pleasure craft, whilst the docks also cater for commercial shipping.

The Watch House is an extremely rare commodity, set centrally within Falmouth town just a short walk from its wide range of shops and extensive facilities. When Falmouth Tallship Festival is in full swing the scene is quite spectacular as historic shipping from all around the world concentrates on Falmouth Harbour creating a breathtaking spectacle. The nearby river can be explored by boat or kayak, whilst for sailing enthusiasts, the proximity of the Carrick Roads provides a superb asset, immediately on your doorstep as they are regarded as one of the safest and best day sailing waters in the country.

Falmouth is well blessed with restaurants and local inns/bars with a very cosmopolitan community commensurate with a busy port. The busy docks and Chandlers provide repairs and servicing for all manner of international watercraft and the active yacht clubs host regular regattas and races. The Maritime Museum lies on the opposite side of Falmouth's inner harbour from the property as does the Events Square and Pendennis Castle, both of which host a variety of musical and theatrical events throughout the year. Falmouth Pavilion's is a venue that hosts national bands, concerts.

Falmouth has a branch line railway station connecting to the county capital of Truro some 9 miles away to the north east which in turn provides a direct link to London Paddington with approximate travel time of 4½ hours. Truro city is the county's capital providing an extremely wide array of leisure, commercial and retail facilities and between Falmouth and Truro are many picturesque creeks that can be explored by boat or on foot. There are notable golf courses at Budock Vean and Truro. This area enjoys excellent road links with the A30 which provides a dual carriageway link all the way northwards to Exeter where it joins the national motorway network. A short drive to the north west lies Cornwall Airport Newquay which provides daily shuttle flights to a variety of UK and European destinations.



THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Metal clad composite door with opaque double glazed window to the side opening onto:-

ENTRANCE HALL Oak flooring with underfloor heating, recessed matt well, staircase ascending to the first floor with built-in understairs storage cupboard. Further lockable storage cupboard with oak door. Inspection hatch for electric meter. Coved ceiling with inset downlighters, wall mounted thermostatic control for the underfloor heating. Doors off to:-

BEDROOM 3 – 12' x 11' Large double glazed window looking straight up the Penryn River, oak flooring, coved ceiling, wood panelled walling. Recess with fitted mirror.



BATHROOM White suite comprising a panel enclosed bath with mixer tap and fitted shower with chromium fittings. Glazed shower screen to one side, wood effect tiled wall surrounds, low level wc, pedestal wash hand basin with tiled splashback and wall mounted mirror above. Extractor fan, inset ceiling downlighters. Chromium ladder electric towel rail. Tiled floor with underfloor heating. Double glazed window overlooking the river.

UTILITY ROOM Base level cupboard with a run of laminated wood effect worktop and upstand, to the side. Fitted single drainer stainless steel sink unit with chromium mixer tap. Undercounter space for washing machine and tumble dryer, oak flooring. Double glazed window overlooking the boats and pontoons. Built-in airing cupboard housing an Evocyl pressurised hot water cylinder and Ideal gas fired boiler to supply domestic hot water and central heating with wall mounted electronic programming controls.

From the entrance hall a flight of stairs ascends to the:-

FIRST FLOOR GALLERIED LANDING Oak handrails and white banisters, double glazed window overlooking the Penryn River and surrounding countryside. Staircase ascending to the second floor. Doors off to:-



BEDROOM 1 – 20'5" x 10' max., narrowing to 4'5" by the door. A beautiful light dual aspect room with three large double glazed windows providing panoramic views up the Penryn River, along the various quays and the waterfront of Falmouth town, sweeping around to the pontoons and moored yachts looking across at Flushing and then straight out to the Carrick Roads and the Roseland Peninsula. Coved ceiling with inset downlighters, built-in double wardrobe, TV aerial point. Door to:-



EN-SUITE SHOWER ROOM White suite comprising a low level wc with concealed cistern and toiletry shelf above. Wash hand basin set on a vanity cabinet. Corner wet/shower room area with tiled floor and walls, and two fixed glazed screens. Fitted shower with chromium fittings. Chromium electric ladder towel rail, extractor fan, inset ceiling downlighters. Two double glazed windows providing views over the river and harbour.

BEDROOM 2 – 10'8" x 10' Double glazed window looking across at Falmouth docks and the Chain Locker basin. Fitted double wardrobe, wooden panelled bed area with shelf above and uplighting, further lockable storage cupboard, coved ceiling. Door to:-



EN-SUITE SHOWER ROOM White suite comprising a low level wc with concealed cistern with toiletry shelf above. Corner shower cubicle with tiled walls, fitted shower with chromium fittings. Wash hand basin on a vanity cabinet with large wall mounted mirror above. Fully tiled walls and flooring, inset ceiling downlighters, double glazed window.

From the first floor landing a turning staircase with wooden handrail, newel post and banisters ascends to a:-

GALLERIED SECOND FLOOR LANDING Double glazed window looking up the Penryn River. Door to:-



SITTING ROOM / DINING ROOM / KITCHEN – 19' x 21' extending to 28'3" in the kitchen area. This incredible room is triple aspect with virtually the front half of the room surrounded on three sides by full height double glazed windows providing better than 180° views over the whole of Falmouth Harbour, and waterfront, straight out to the Carrick Roads. Virtually every landmark in Falmouth can be seen from this room including the Maritime Museum, Pendennis Point and the various quay's looking up the Penryn River to Greenbank. The

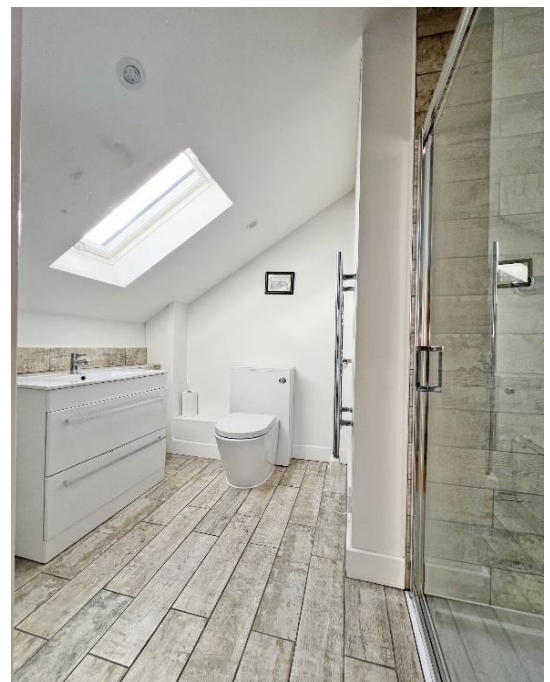
room has oak flooring throughout with underfloor heating and is clearly divided into a sitting area at the front enjoying the most dramatic views, a dining area towards the rear and on one side is a kitchen area with modern fitted kitchen units comprising an excellent range of base level cupboards and drawers with surrounding composite stone worktop surfaces and upstands. Further matching wall cupboards and a superb range of integrated appliances that include a full height fridge and separate freezer, four ring ceramic electric hob with filter hood above, double oven/grill beneath and an integrated dishwasher. A peninsula worktop surface provides a breakfast bar. Coved ceiling with inset downlighters.

From the second floor landing a turning flight of stairs with wooden handrail, newel posts and banisters ascends to a:-



GALLERIED THIRD FLOOR LANDING Double glazed skylight window, built-in lockable storage cupboard and door to.

SECOND LOUNGE / BEDROOM 4 – 19' x 12'4" A superb triple aspect room with vaulted ceiling and exposed trusses. The end wall has a double glazed bifold door which folds back, opening the room onto a large decked balcony with stanchionless glass safety panels. The views from this room and from the balcony have to be seen to be believed. The room has double glazed windows on either side taking in the side views, oak flooring throughout with underfloor heating, television aerial point. Door to:-



EN-SUITE SHOWER ROOM White suite comprising a fully tiled shower cubicle with fitted shower and chromium fittings, low level wc with concealed cistern, toiletry shelf above. Wash hand basin set on a vanity cabinet with two drawers below and tiled toiletry shelf above. Ceramic tiled floor. Double glazed skylight window, inset ceiling downlighters. Chromium electric towel rail.

OUTSIDE

The Watch House has no outside area per se. This house is all about lifestyle and low maintenance with the outside area that would be enjoyed by residents being the balcony on the top floor. To the right hand side of the front door is an **INTEGRAL GARAGE – 18'5" x 8'3"** with a double glazed window at the rear looking over the river. A double glazed sliding patio door on the right hand side allows for the entrance and the parking of a larger car. Electric power point. The property has a parking space on North Quay under licence which is transferrable and renewable annually via the Harbour Commissioners.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR11 3HH.

SERVICES Mains water, mains gas, mains electric, mains drainage. Mains gas fired underfloor heating throughout.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1000Mbps download speed. 220Mbps upload speed.

COUNCIL TAX BAND Small Business Rates (see www.mycounciltax.org.uk).

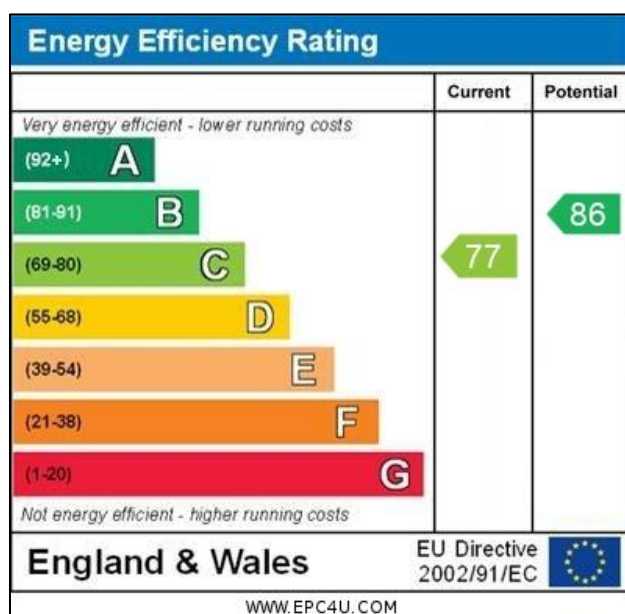
DIRECTIONS From Truro follow the A39 to Falmouth and keep following the A39 towards Falmouth town centre. Proceed along Dracaena Avenue past the police station into the thirty mile an hour speed limit zone, through a set of traffic lights and up to a roundabout at which go straight across into Western Terrace. Following signs A39 town centre. Proceed to the next roundabout at which turn left into Wood Lane. Follow Wood Lane down towards the town centre and on descending the steep hill, when you get to the no entry signs turn left onto New Street. Take the first turning right onto Quay Hill, go down to the crossroads and proceed straight across into King Charles Quay. Follow it to the bottom where The Watch House will be found on the left hand side.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

Quay Street, Falmouth

Approximate Area = 1669 sq ft / 155 sq m

Limited Use Area(s) = 35 sq ft / 3.2 sq m

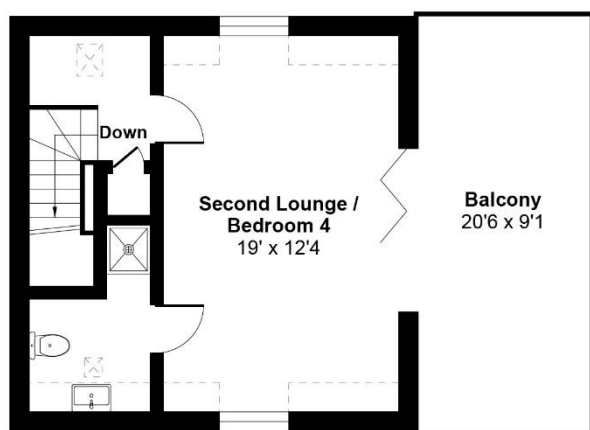
Garage = 153 sq ft / 14.2 sq m

Total = 1857 sq ft / 172.4 sq m

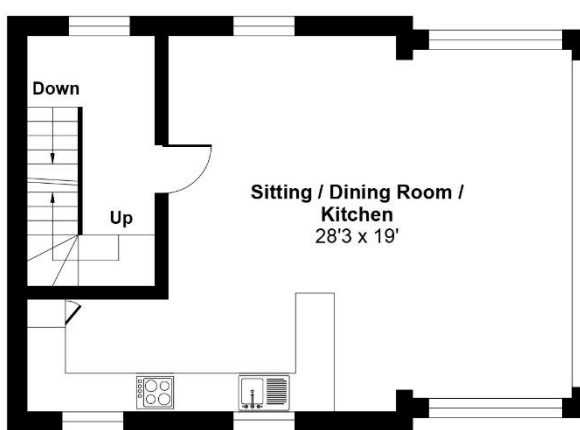
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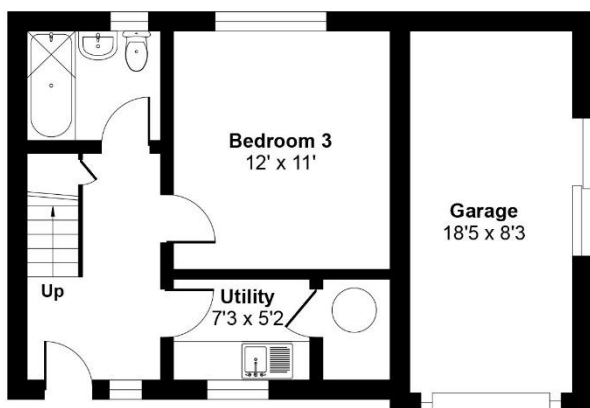
Denotes restricted
head height



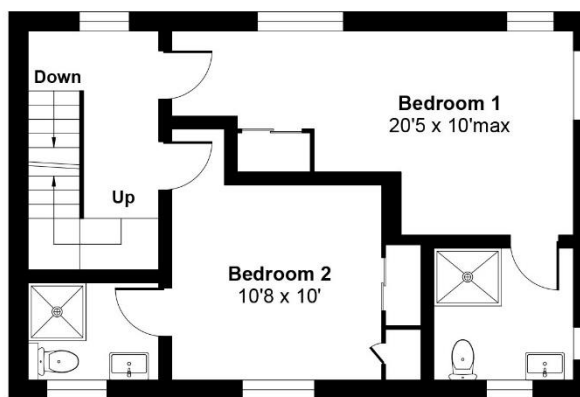
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



