



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR35046183

£975,000

Maritime House,  
8 Campbeltown Way, Port Pendennis, Falmouth, Cornwall, TR11 3YE

LEASEHOLD  
(plus share of freehold)



Occupying arguably the finest and one of the most prominent positions alongside this iconic gated inner marina, facing in a sunny southerly direction across the marina below. An exquisitely presented, high quality interior designed 4 bedrooomed, 3 bathroomed waterside home, meticulously and painstakingly improved throughout and presented to the highest possible standard, just a short level walk to Falmouth's vibrant town centre, picturesque seafront and amenities.







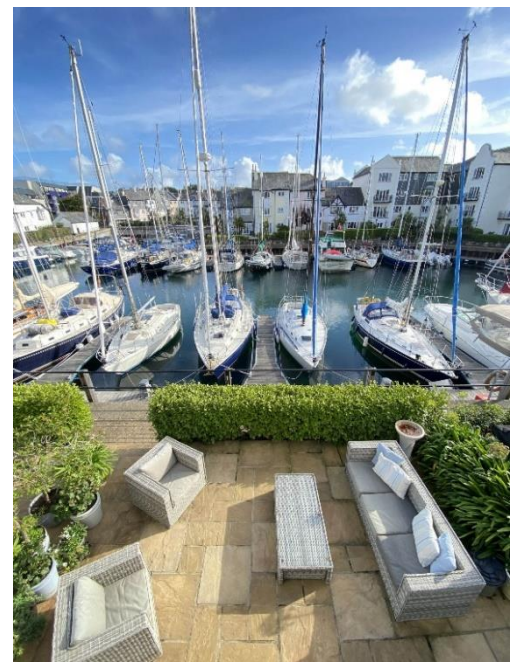
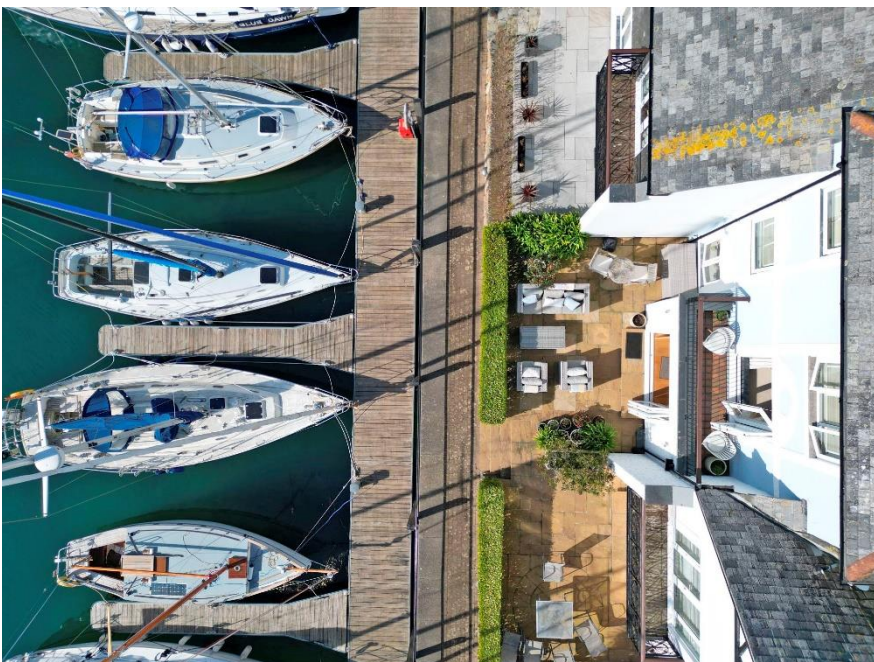
### **SUMMARY OF ACCOMMODATION**

**Ground Floor** Entrance hallway, broad marina facing living/dining room with bifold doors opening to the marina side terrace. Beautifully appointed fully fitted kitchen, shower room, cloaks room, utility room, storeroom.

**First Floor** Landing, principal bedroom suite comprising large bedroom, dressing room, en-suite bathroom and private south facing sit out balcony.

**Top Floor** Landing, 3 further bedrooms, bathroom.

**Outside** Brick paviour driveway parking, beautifully planted, low maintenance front garden, broad paved marina side south facing terrace.



## **DESCRIPTION**

Maritime House is quite probably the finest example of one of these iconic waterside houses to have been offered for sale for many years. Combining both its fantastic, southerly facing gated marina setting – with meticulously appointed, interior designed accommodation with much attention paid to the finer detail in each and every corner, top to bottom.

Maritime House was built a little over 30 years ago and has been in our client's loving ownership for some 18 years, having been the subject of a thorough, comprehensive and exquisite upgrade under our client's watchful eye within the past few years.

Throughout, from the front door, to the very top, each and every element has been carefully considered and redesigned including, but not limited to, the following: the two windows either side of the front door have been replaced with full height fixed glazed panels making a more impressive, naturally light welcome. Where one would have opened the front door, gazing immediately across the hallway at the downstairs wc, this has been redesigned to offset a cloaks cupboard and separately a more discreet entrance to the downstairs shower room. The flooring has been refitted with a high quality engineered oak within the entrance hall which continues throughout the ground floor, passing the stairs which ascend to the first floor landing and open through a near full height glazed door into the living/dining room, facing south across the marina. The length of the entrance hallway has been shortened in order to create a larger living and entertaining space.

The living/dining room is larger than one may expect and boasts a broad set of bifold doors across the sunny southerly elevation which open out to a paved marina side terrace and afford a fantastic view across the inner marina – this extra addition to the living accommodation resulted in an offset central feature fireplace, again our client has carefully considered its placement and recreated a feature focal Clearview gas fire on a fireplace sat central to the room.

A wide square arch opens through to the beautifully fitted kitchen, again with the kitchen units set back from the edge of the open archway so that when one gazes through to the kitchen from the living room, worktops and kitchen units are not immediately in view. The kitchen has been beautifully reappointed by the highly respected local CK Kitchens in a hardwood, off white Shaker style under roll edge oiled solid oak worktops and fitted with a full range of Bosch integrated appliances. The kitchen window sill has been replaced with exceptionally deep solid oak kitchen worktops which seamlessly mould into the window recess creating a sill.

The first floor is arranged as a fabulous principal suite, arranged as a very large main bedroom which opens through to a dressing room with bifold doors on the sunny southerly elevation which open to a broad sit out balcony overlooking the marina below. The en-suite shower room has again been beautifully refitted to an exceptionally high standard with Villeroy & Boch sanitaryware.

On the top floor there are three good sized bedrooms, the smallest has been made ever so slightly larger by borrowing some unused space from the stairwell and now creating a very practical fourth bunk bedroom with two fitted bunk beds.

From top to bottom the house has been rewired with a full range of integrated LED lighting throughout, new radiators, new flooring, beautifully themed décor throughout with the front door and side windows, bifold doors and kitchen window having been refitted in a white



painted Accoya wood. The former single garage has been partitioned with its electric roller door opening to a small store room with the rear two thirds of the former garage now arranged as a spacious, well fitted practical utility room.

Port Pendennis is a very quiet, exclusive gated development that sits around a central tidal inner marina. The marina village is within the heart of Falmouth town centre, discreetly tucked away from the hustle and bustle, yet a stone's throw from all of the day to day amenities, eateries, shops etc. In the opposite direction, a short walk leads to Falmouth's picturesque seafront and the South West Coast Path wrapping around Pendennis Headland.

**The rare availability of Maritime House represents a fantastic opportunity to acquire a sensationally presented home in a beautiful and ever more accessible part of south Cornwall with some of the best views at Port Pendennis over the widest part of the inner marina facing in a southerly direction and enjoying the best of the day's sunshine.**



## **LOCATION**

Port Pendennis comprises a variety of prestigious houses and apartments of many designs and sizes, all of which were built to an exacting standard with the development focused upon a superb 70-berth yacht marina accessed from Falmouth Harbour. Port Pendennis is set right on Falmouth's historic waterfront beside the National Maritime Museum with the harbour being the world's third deepest natural harbour. Port Pendennis exudes a unique elegance and style with each of the houses being approached through electronically operating gates which are linked into an entry phone system.

For the keen sailor or dedicated yachtsman, the south Cornish coast offer numerous yacht and sailing clubs and the wonderful day sailing waters of the Carrick Roads (Fal Estuary) are considered to rank amongst the finest in the United Kingdom and are close at hand. In addition, excellent sailing is available on both the Helford River and slightly further to the east along the River Fowey.

Regular marina patrols ensure a place to moor your boat and have peace of mind when you are away. There is a generous depth of 3m which accommodates most vessels, with direct access three hours either side of the high tide.

The port of Falmouth caters for most day to day needs with the main shopping street just a short level stroll from Port Pendennis. The cathedral city of Truro (11 miles) is Cornwall's administrative centre offering the country's foremost shopping, business and commercial facilities in addition to both state and private schooling, together with a hospital and the recently refurbished Hall for Cornwall. There are golf courses at Falmouth and nearby Budock Veian, excellent sea fishing, horse riding and miles of coastal footpaths to explore. Falmouth boasts four large sandy beaches all with safe bathing, the closest less than five minutes walk from Port Pendennis – Castle beach, Gyllyngvase beach, Maenporth beach and Swanpool beach.

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

Part glazed Accoya front door with full height glazed side panels opens into:-

**ENTRANCE HALL** With engineered oak flooring serving the living/dining room, staircase ascending to the first floor landing, large cloaks cupboard, shower room and utility room. Radiator.

A part glazed door opens through to:-

**LIVING / DINING ROOM – 20' x 20' max** A fantastic, larger than one may expect living space with near full height glazed bifold doors on the sunny southerly elevation both opening to and overlooking a broad paved terrace in a southerly direction across the inner marina below. Clearly arranged as two distinct areas with a cosy yet spacious seating area set around a focal fireplace with Clearview remote operated gas fire and separately a dining space with window to the rear overlooking the marina. With a continuation of the high quality engineered oak flooring and a tasteful scheme of décor, lit by a comprehensive range of inset LED downlighters. Three radiators.







The living room is open through a wide square arch into:-

**KITCHEN – 12'3" x 9'** The kitchen has been beautifully reappointed by the highly respected, locally based CK Kitchens in a classic style with Shaker style bespoke off white painted door and drawer fronts under thick roll edged oiled oak worktops with a range of matching fitted wall and base units and tall larder cupboards, beautifully appointed with high quality Bosh integrated appliances including a warming drawer, mid-height conventional oven, combi-oven, undercounter dishwasher, induction hob with integrated extractor and integrated Miele fridge/freezer, Quooker hot tap and Franke waste disposal. All of which lit by a broad double glazed window to the front overlooking the low maintenance front gardens. Complemented by neutral maritime décor with teal metro tiling.



From the entrance hall, doors open to a useful cloaks cupboard, the utility room and:-

**SHOWER ROOM** Comprising a low level concealed flush Villeroy & Boch wc, vanity unit mounted wash hand basin and glazed walk-in shower enclose with electric shower. Lit by a range of inset LED downlighters with an extractor fan and chrome wall mounted ladder style heated towel rail.

**UTILITY ROOM – 9' x 6'8"** Again, well appointed, with a range of matching fitted wall and base units with roll edged oak worktops with an undermounted Belfast style sink and undercounter space and plumbing for freestanding appliances. This in turn leads through to the garage/store room with access from the utility room via a fold down timber ladder into a boarded loft storage area above the garage.

From the entrance hall, a staircase ascends to:-

### **FIRST FLOOR**

**LANDING** Which further ascends to the top floor plus opens to a broad airing cupboard with fitted shelving and an unvented pressurised hot water cylinder. From the landing a door opens to:-

### **PRINCIPAL BEDROOM SUITE**

**BEDROOM – 15'10" x 12'4"** A very spacious principal bedroom flooded with light from a broad, deep bay window to the front and lit through a wide arch which opens into the dressing room with bifold doors facing southerly onto the balcony and overlooking the marina. The bedroom is very spacious and beautifully decorated. Radiator.



**DRESSING ROOM – 8'10" x 7'10"** A spacious and practical room flooded with light from near full height glazed bifold doors on the sunny southerly rear elevation which both open to and overlook a broad sit out balcony with a fantastic eagle-eyed view across the marina below. Fitted with a range of wardrobes providing both hanging and shelving storage space. Radiator.





**EN-SUITE SHOWER ROOM** Beautifully appointed by the locally based 'Bathroom Studio' with high quality Villeroy & Boch sanitaryware which comprises an oversized glazed corner walk-in shower enclosure with rainfall shower head and separate handheld attachment, low level concealed flush Villeroy & Boch wc plus his and hers wash hand basins mounted on a broad vanity unit with fitted shelving and feature lighting on the mirrors. Again, with a broad double glazed window on the sunny southerly rear elevation overlooking the marina below. Inset downlighters. Wall mounted ladder style heated towel rail.

From the first floor landing, passing a double glazed window and radiator, staircase ascends to:-

### TOP FLOOR

Which in turn serves three further bedrooms and the family bathroom.

**BEDROOM 2 – 12'6" x 12'6"** A spacious double bedroom with broad double glazed window on the sunny southerly rear elevation affording an eagle eyed view over the inner marina below. A spacious bedroom with fitted wardrobes providing hanging and shelving storage. Radiator.

**BEDROOM 3 – 12'4" x 10'8" max.** Another very good sized double bedroom, positioned to the front of the house with a broad double glazed window gazing back towards Falmouth's

Events Square with a view to the north towards County Wharf where cruise ships etc dock. With its own fitted wardrobe providing practical storage space. Radiator.





**BEDROOM 4 – 9'4" x 6'10"** A good sized fourth bunk bedroom again, positioned to the front with a double glazed window looking back towards Falmouth's Events Square and out towards County Wharf. Radiator.



**FAMILY BATHROOM** Equally beautifully appointed in a matching style to that of the ensuite below, fitted by 'Bathroom Studio' with high quality Villeroy & Boch sanitaryware comprising a low level concealed flush wc, tiled panelled bath with mixer shower over and wash hand basin mounted on a broad vanity unit with feature mirror and lighting. Double glazed window on the sunny southerly rear elevation overlooking the marina. Wall mounted ladder style heated towel rail.

## OUTSIDE

Campbeltown Way is a quiet corner of Port Pendennis with its remote gated entrance serving a dozen or so homes with Maritime House sitting prominently half way along on the right hand side. With brick paved driveway parking for one vehicle in front of the former garage with on street gated visitor parking and the electric remote operated roller garage door opening to a small but very useful storeroom. A wood effect paved pathway leads down the side of the former garage passing low maintenance and beautifully planted garden to the front door.

To the rear, approached from the living room via bifold doors, a broad paved southerly facing alfresco dining terrace, elevated from the marina side walkway below and screened with mid-height griselinia hedging and ever so slightly sheltered from the elements by the protruding elevations of the neighbouring properties on



either side. A fantastic sit out area overlooking the marina below and enjoying the best of the day's sunshine.



### **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 3YE.

**SERVICES** Mains electricity, drainage, water and gas.

**MOBILE PHONE COVERAGE** All major providers likely.

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

**COUNCIL TAX BAND** G (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**TENURE Leasehold** 1000 year Lease dated 18<sup>th</sup> August 1988. Ground Rent Payable: 1 pesty per annum. Latest service charge payable: £3,078.02 per annum.





**MANAGEMENT COMPANY** The freehold is vested within Port Pendennis Management Company Limited of which the owner of each property has a share. The current service charge is £3,078.02 per annum which includes the buildings insurance and maintenance of all external surfaces of the property, all gardens within the development and security etc. The maintenance charge is reviewed on a yearly basis. Both Assured Shorthold and holiday letting is permitted. Pets are permitted by request of the Management Company.

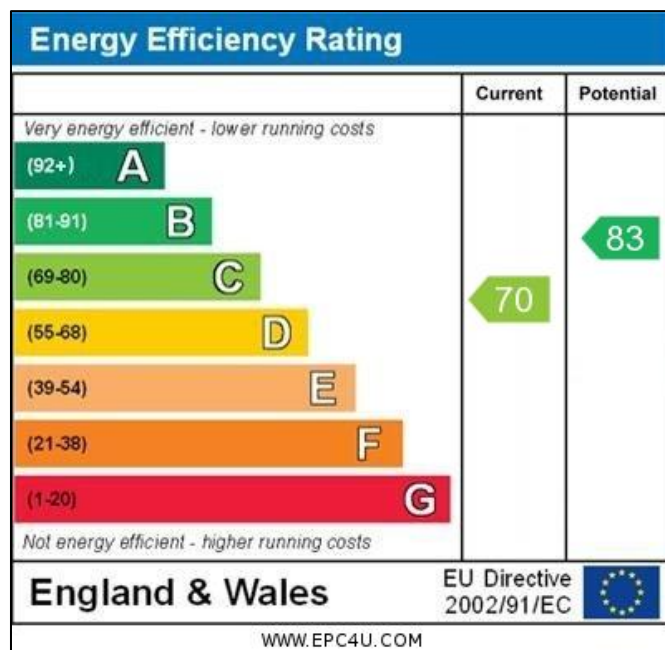
**DIRECTIONS** Proceeding into Falmouth on the A39 continue to follow the road through the town and after passing the Merchants Manor Hotel on the right continue straight over at the roundabout beside this hotel along Melvill Road still on the A39. After a short distance and just after a pedestrian crossing take a slip road down to the left hand side onto Avenue Road. Pass underneath a railway viaduct and at the mini roundabout at the bottom of the road turn left towards the town centre and then take the next right hand turning at the end of which are the large gates into Campbeltown Way. One of our members of staff will open the gates for you.

**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



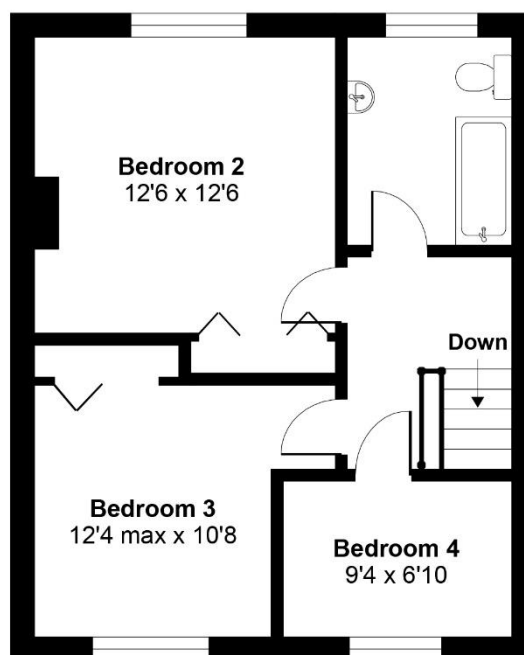
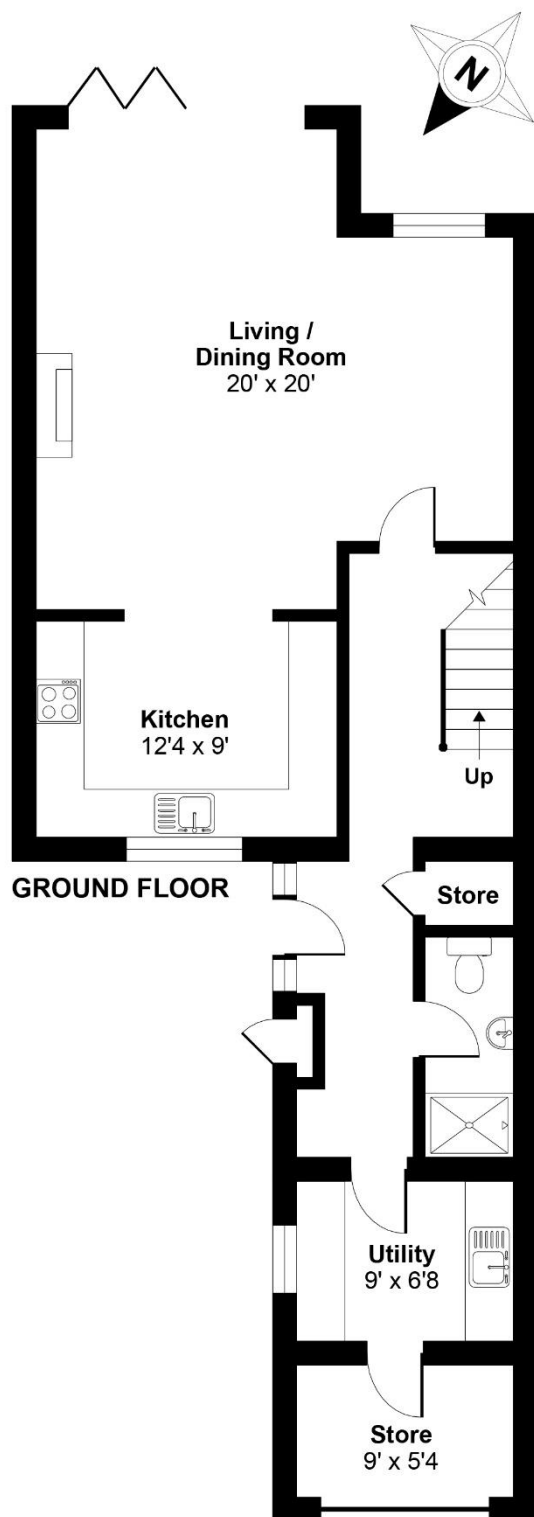


**Not to scale – for identification purposes only.**

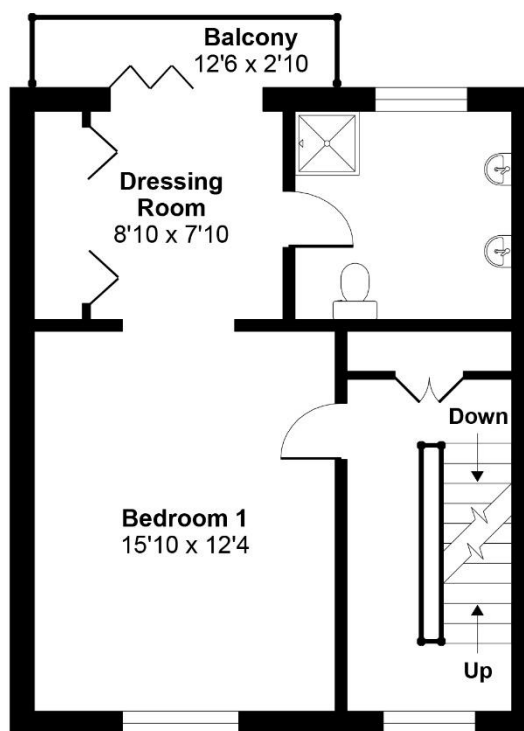
## Campbeltown Way, Falmouth

Approximate Area = 1792 sq ft / 166.4 sq m (includes garage)

For identification only - Not to scale



**SECOND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'ichecom 2022.  
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