



Gulls Way



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64 High Street, Falmouth, Cornwall, TR11 2AF

Central Falmouth Location - St Mawes 16 minutes by ferry -
Gyllyngvase Beach 1 mile

A bijou one bedroom, fully furnished, apartment in central Falmouth with uninterrupted harbour views and garage parking.

- One Bedroom Harbour Apartment
- Allocated Garage Parking
- Successful Holiday Let
- Leasehold with share of Freehold
- Uninterrupted Harbour and Rural Views
- Fully Furnished (if required)
- Refurbished over Last Couple of Years
- Rateable Value £2,800 pa

Guide Price £265,000

SITUATION

The property is situated in the heart of the Falmouth, which sits within a conservation area and literally a short walk from the Price of Wales Pier, the world-famous Falmouth harbour and the Royal Cornwall Yacht Club. This location also enjoys easy access to Schools, local beaches and coastal walks towards Gyllyngvase, Maenporth and Swanpool.

Falmouth is a colourful, bustling town, home to one of the world's most beautiful natural harbours, opening onto the fine day sailing waters of the Carrick Roads. The other side of the town fronts onto Gyllyngvase, one of the most popular beaches in Cornwall with the award winning Gylly Cafe and wide arc of sand carrying Blue Flag status. Pendennis Castle stands majestically on the headland between. The town is recognised as one of the most sought after locations on the south coast with a range of shops, restaurants, bars and galleries together with a wide variety of banking, schooling and leisure amenities.



There are golf courses at Falmouth, Budock Vean and Truro. Within approximately 12 miles is the Cathedral City of Truro which now forms the commercial heart of the county. There is a branch line railway station in the town linking with Truro and from here there is a direct service to London Paddington.

DESCRIPTION

The compact yet delightful accommodation boasts a stunning reception room with a double-height ceiling, creating an airy and spacious atmosphere. This room opens onto a small balcony with breath taking, unobstructed views over Falmouth Harbour, extending to the picturesque Trefusis Estate and beyond.

The galleried mezzanine bedroom, overlooking the reception room, adds a stylish and open-plan feel, enhanced by a porthole window that frames the harbour views. The bathroom features a fully tiled design with a modern three-piece suite, including an electric shower over the bath and heated towel rail.

The well-appointed kitchen is equipped with sleek white cabinetry, an electric hob, oven, and concealed fridge. Gulls Way is not only a delightful residence but also a proven and successful holiday let, making it an attractive investment opportunity.

OUTSIDE

The sitting room opens, onto the balcony which has enough space for two chairs and small table. The front aspect of the apartment gives some of the best views that Falmouth has to offer, Roseland, Harbour and Flushing. The apartment also benefits from an allocated garaged parking space in the private carpark opposite the building.

VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

SERVICES

Mains electricity, drainage and water. Electric heating via night storage heaters.

Broadband speed up to 15 Mbps, Mobile coverage indoors – Three & Vodafone likely. Mobile coverage outdoors – EE, Three, O2 and Vodafone likely.

DIRECTIONS

From the Prince of Wales Pier and with the Harbour behind you. Turn right and walk uphill along High Street. As you crest the top of the hill, after 0.1 mile, the apartment will be on your right, and the entrance to the garage on your left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 427 sq ft / 39.6 sq m (excludes void)
For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024.
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