



2 Geachs Cottages, The Packet Quays, Falmouth, TR11 2UG

Guide Price £425,000

Situated within a highly regarded waterfront development, providing outstanding views over the Penryn River, across to Flushing and The Roseland peninsula. The substantial reverse-level accommodation has been designed to maximise the panoramic water and headland views, with the 20' open-plan first floor living space benefiting from a triple aspect bay window. The first floor now provides a 4th double bedroom or 2nd reception room, with the ground floor comprising 3 further double bedrooms and 2 shower rooms. The property also has the benefit of a private secure undercover parking space, with use of the communal waterfront garden and slipway. The 'cottage' has undergone renovation by the present owner, currently a successful holiday let, but would also make a superb main home or waterside retreat. The Packet Quays development is positioned just a short stroll from the centre of Falmouth, with its vibrant community, vast range of independent shops, restaurants, bars and award winning sandy beaches. No onward chain, viewing highly recommended.

Key Features

- Reverse-level 3/4 double bedroom 'cottage'
- First floor 2nd reception room/4th double bedroom
- Undercover secure parking space
- Currently a successful holiday let
- Large open-plan living space with modern kitchen
- Outstanding views over the Penryn River, Flushing and surrounding headland
- Use of private slipway and communal garden
- EPC rating D



THE ACCOMMODATION COMPRISES

Wooden stable door to:-

ENTRANCE HALLWAY

Stairs rising to the first floor, doors to all three ground floor bedrooms and two shower rooms. Utility cupboard with shelving housing condensing tumble dryer. Wood-effect laminate flooring, wall mounted heater, recessed ceiling lights.

BEDROOM ONE

9'10" x 9'10" (3.02m x 3.01m)

Hardwood double glazed window to rear aspect with views over the Penryn River, across to Flushing and Trefusis Point. Wardrobe with hanging rail and shelving. Electric wall mounted heater, recessed ceiling lights.

BEDROOM TWO

10'5" x 9'1" (3.19m x 2.78m)

Maximum measurements provided, including stair recess. Hardwood glazed sash window to rear aspect with views over the Penryn River, across to Flushing with Trefusis Point in the distance. Recessed ceiling lights, wall mounted electric heater.

BEDROOM THREE

10'5" x 8'10" (3.20m x 2.71m)

Maximum measurements provided, including door recess. Hardwood glazed sash window to front aspect, recessed ceiling lights. Electric wall mounted heater.

MAIN SHOWER ROOM

Large walk-in shower cubicle with panelled surround and glass shower screen, housing dual head rainfall-style shower, vanity unit housing wash hand basin with mixer tap and tiled splashback, dual flush WC. Recessed ceiling lights, wood-effect laminate flooring, obscure glazed window to side aspect. Heated towel rail/radiator, extractor fan. Utility cupboard housing space and plumbing for washing machine, hot water cylinder with additional shelving.

SECOND SHOWER ROOM

Walk-in shower with panelled surround and glass sliding shower door, electric Triton shower, dual flush WC, wash hand basin with mixer tap and tiled splashback. Electric radiator/heated towel rail, obscure double glazed window to front aspect. Extractor fan, recessed ceiling lights.

FIRST FLOOR

OPEN-PLAN LIVING/KITCHEN/DINING ROOM

20'7" x 19'5" (6.28m x 5.94m)

Maximum measurement provided, plus bay window. A superb open-plan living space incorporating a modern kitchen, with bay window providing outstanding open water views over The River, across to Flushing with Trefusis Point and The Roseland peninsula in the distance. This dual aspect reception room provides a further double glazed window to side aspect with ample space for comfortable seating and a large family dining table and chairs. Recessed ceiling lights, two electric wall mounted heaters. Door to bedroom four.

KITCHEN AREA

A contemporary kitchen with a range of eye and base level units, composite worktop with four-ring induction hob and extractor fan over, built-in one and a half bowl sink/drainage unit with swan neck mixer tap. Built-in electric fan assisted oven, built-in fridge/freezer, built-in slimline dishwasher.

SECURE UNDERCOVER PARKING

The property has one undercover allocated parking space with courtesy door to the side, and remote roller door system from a cobbled courtyard.

BEDROOM FOUR

12'7" x 6'4" (3.85m x 1.94m)

Hardwood double glazed window to front aspect, recessed ceiling lights. Electric wall mounted heater.

GENERAL INFORMATION

SERVICES

Mains water, electricity and drainage are connected to the property. Electric heating.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

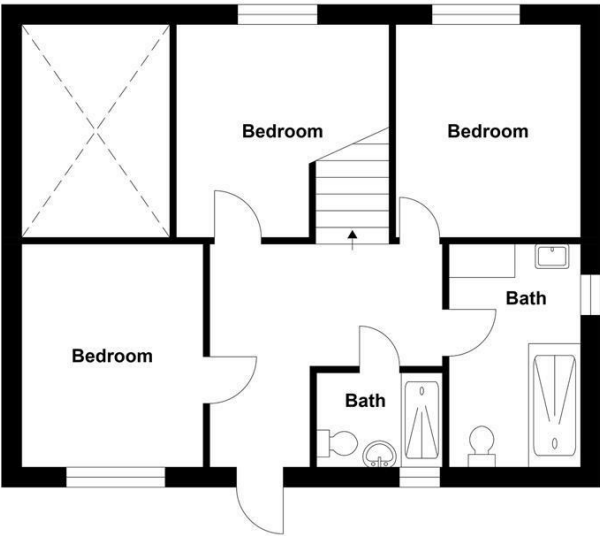
Leasehold with a share of the freehold. approximately 87 years remaining commenced circa 1985 with a service charge of approximately £2,500 per annum which covers maintenance and buildings insurance.

VIEWING

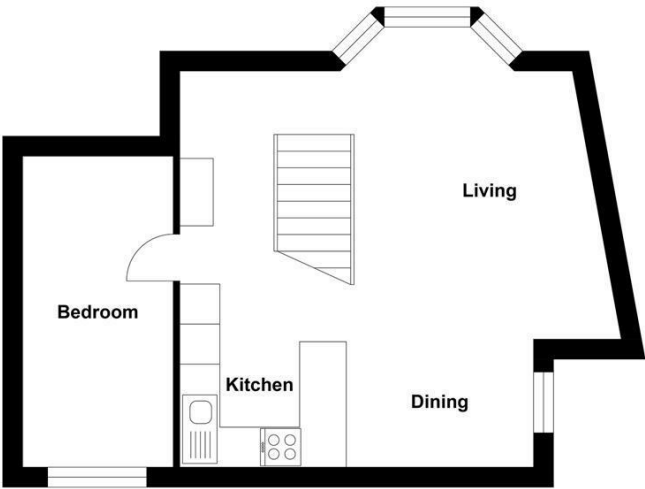
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



Ground Floor



First Floor

Gross Internal Floor Area : 97.04 m2 ... 1044.53 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.