



3 Melvill Lane, Falmouth

Guide Price £635,000



Heather & Lay
The local property experts

THE PROPERTY

Occupying a superb position on the highly regarded Melvill Lane, this substantial detached residence enjoys one of Falmouth's most desirable settings, just a short stroll from the town's picturesque beaches, stunning coastline and vibrant town centre. We understand that just one property on Melvill Lane has changed hands on the open market in the past 12 years, such infrequent sales are a testament to the continued appeal of this highly regarded residential address, where homes are seldom available. Having been cherished as a much-loved family home for the past 20 years, this is the first time the property has been offered to the open market in two decades, presenting an increasingly rare opportunity to acquire a home of genuine quality and exceptional potential. Now requiring modernisation throughout, the property provides the perfect blank canvas for buyers looking to remodel, enhance and create a truly outstanding coastal home tailored to their own tastes, in one of Falmouth's most sought-after residential locations.

Set within an impressive plot, the property boasts a wonderfully large, level, south-facing rear garden with wrap-around access, providing excellent privacy and all-day sunshine. Ample driveway parking to both the front and side of the property is an invaluable feature rarely found in this part of Falmouth, complemented by an integral garage offering further potential, subject to any necessary consents. The well-proportioned accommodation includes three generous south-facing double bedrooms one with an en-suite, each enjoying pleasant views across the garden towards Falmouth Bay and The Manacles beyond. A spacious sitting room, separate dining room, kitchen, family bathroom, WC/Cloakroom, covered front porch, utility room with internal access to the garage, and a south-facing conservatory opening directly onto the garden complete the accommodation, making this a home perfectly suited to both family living and entertaining.

We are genuinely delighted to be bringing this wonderful property to the market. Given its outstanding location, generous plot and exceptional scope for improvement, we strongly recommend arranging an early viewing to fully appreciate everything this rare opportunity has to offer.

















GARDEN

A particular highlight of the property is its impressive south-facing rear garden, enjoying a coveted southerly aspect and providing a wonderful sun trap throughout the day. French doors from the conservatory open onto a pathway leading into the garden, where a generous level lawn creates an idyllic space for outdoor entertaining, family enjoyment and relaxation. Beautifully enclosed by mature trees, established hedging, timber fencing and block-built boundary walls, the garden offers an exceptional degree of privacy and seclusion, creating a peaceful setting to enjoy throughout the seasons. Wrap-around access is provided to both sides of the property, with one side leading directly to the integral garage, while the other provides additional tandem driveway parking.

GARAGE & PARKING

The property benefits from an impressive attached double-length garage, positioned to one side of the home and accessed via an electric roller door. Offering generous tandem parking for two vehicles, the garage also provides internal access through the utility room, together with an external door leading to the side passage, front gate and rear garden. A particular feature is the apex roof, which offers excellent additional storage space or potential to create a first-floor extension above, subject to the necessary planning consents. The garage is well equipped with power, lighting, multiple plug sockets and an internal water tap, making it ideal for a variety of uses beyond vehicle storage. Externally, the property continues to impress with a brick-paved driveway providing off-road parking for two to three vehicles. A further gated side access offers the potential for tandem parking for up to two additional vehicles, creating exceptional parking capacity for families and visitors which is hard to come by in this vicinity.

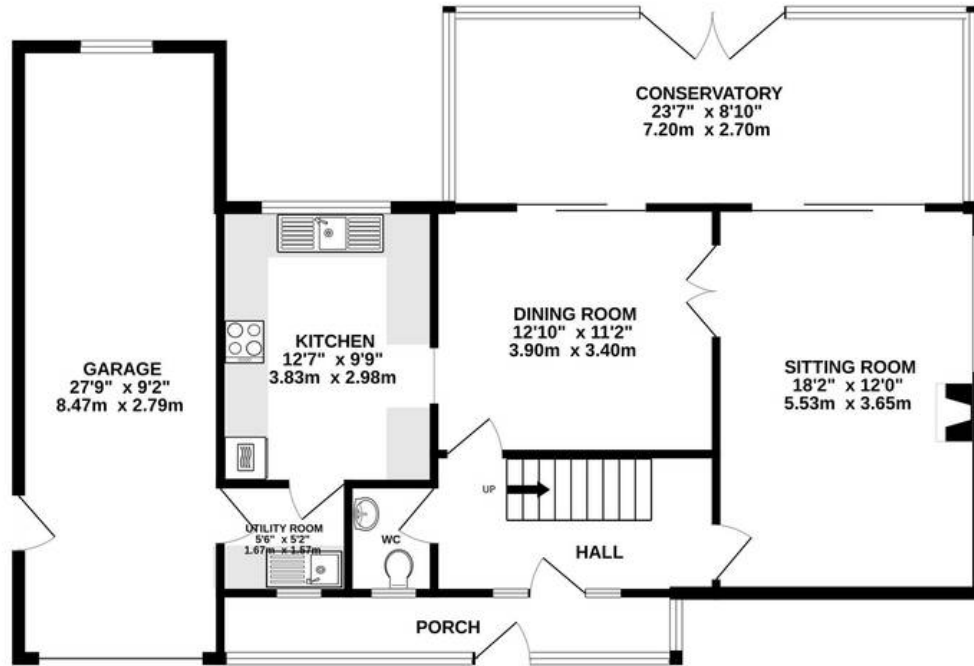
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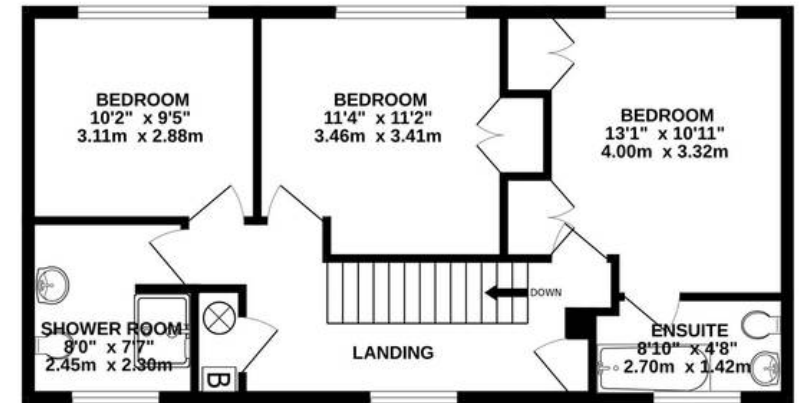
SERVICES: Mains drainage, water, electricity and gas.



GROUND FLOOR
1124 sq.ft. (104.4 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1724 sq.ft. (160.2 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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