



Penthouse Apartment, Flat 8, Gyllyng Hall Gyllyng Street, Falmouth

Guide Price £495,000 Share of Freehold



Heather & Lay
The local property experts



- Breathtaking panoramic harbour, estuary & sea views
- One of Falmouth's most distinctive apartments - iconic landmark architecture
- Elevated duplex penthouse spanning over 1,480sq.ft with 4 double bedrooms
- Full of character & charm
- Spacious open plan living area
- Luxurious top-floor master en-suite bedroom
- Perfect coastal bolt hole lock up & leave home or lucrative holiday let
- Share of freehold
- No chain
- PLEASE WATCH WALK THROUGH PROPERTY VIDEO TOUR

THE PROPERTY - Enjoying mesmerising panoramic views over Falmouth's Harbour, the Carrick Roads, and across the Fal Estuary to Flushing and the Roseland Peninsula. This exceptional four-bedroom duplex penthouse is set within the historic Gyllyng Hall, a former Quaker Meeting House and one of Falmouth's most distinctive residences, set within a landmark building rich with character, charm, and original features. Spanning over 1,480 sq. ft. across two floors, this beautifully presented home combines period elegance with modern luxury, including a large open-plan kitchen/living/dining space, a luxurious master suite with additional living space, and stunning design elements such as arched lancet windows, exposed beams, vaulted ceilings, and original stonework. The contemporary kitchen, with its Belfast sink, integrated appliances and a 5 ring gas hob blends effortless functionality with considered style. The top-floor master bedroom, accessed via a striking spiral staircase, offers breathtaking elevated views right from the bed, alongside a generous en-suite with walk-in waterfall shower and separate bath. Three further double bedrooms and a well-appointed bathroom provide versatile accommodation suitable for families, couples, or guests. Providing options as a permanent residence, lock-up-and-leave home, or high-yield holiday let, the property has strong income potential, with holiday letting historically yielding over 10% per annum.

Gyllyng Hall is one of Falmouth's most architecturally distinctive buildings, once frequented by Beatrix Potter, and just moments from Church Street's independent shops, cafés, and the harbour ferries. This is a rare opportunity to own a truly special coastal home in one of the UK's most desirable seaside towns, where history, style, and lifestyle converge.



GYLLYNG HALL'S HISTORY - Gyllyng Hall is an impressive and historically significant building overlooking Falmouth Harbour. Originally built as a Quaker Meeting House in 1803 in a distinctive Chapel style, it once featured a women's loft and lower rooms used for classrooms and missionary meetings. The building was famously frequented by Beatrix Potter during her visits to Falmouth. Quaker gatherings continued here until 1988, after which the building was sensitively redeveloped, preserving its remarkable architectural heritage. Two display panels in the communal hallway provide further insight into its fascinating past.

THE LOCATION - Situated on a quiet, no-through road, Gyllyng Hall enjoys a remarkably convenient and peaceful location just moments from the heart of Falmouth and the Harbour's edge. Set two streets behind the bustling Arwenack Street, it's within easy walking distance of the town's vibrant mix of independent shops, cafés, galleries, and quayside restaurants. Maritime Square, Custom House Quay (with ferry links to St Mawes), and Events Square, home to festivals like Falmouth Week, the Sea Shanty Festival, and the Oyster Festival, are just a short stroll away. The scenic seafront and sandy beaches, including Gyllyngvase, are less than a 10 minute-walk away via the beautiful Fox Rosehill Gardens or coastal paths. The property is also well-placed for schooling, the Woodlane campus of the University, local transport links (including The Dell and Penmere railway stations), and everyday amenities. With commanding harbour views, a rich cultural scene, and endless coastal charm, it's easy to see why Falmouth is consistently ranked among the best places to live in the UK.

COUNCIL TAX: Currently business rated.

EPC: C

SERVICES: Mains electricity, water, drainage.

TENURE - Share of the freehold (with 979 years remaining on the lease). The Management Company are Gyllyng Hall Management Company Ltd. Current annual service charge is £366 per calendar quarter. Holiday and long term letting is permitted. To be sold as vacant possession or to be continued as a highly successful holiday let. Well behaved pets are allowed by agreement of the Management Company.

PARKING - The current owners rent a parking space through Cornwall Council. Please enquire for further information.









ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Accessed via a communal front door with telecom entry system into a glazed door. Staircase rising to the floor with a wooden door and spy hole leading through to the

ENTRANCE HALLWAY

Instantly met with character and elegance, thanks to a striking spiral staircase leading to the master suite, with a top-floor Velux window flooding the entrance hall below with natural light. White panel doors providing access to the living area, three of the bedrooms and a glazed panel door to the main bathroom. Three slim storage cupboard built in a set of three above one another. BT Openreach connection and a boxed in cupboard housing the modern electric fuse box. Exposed wooden beams and wood effect flooring

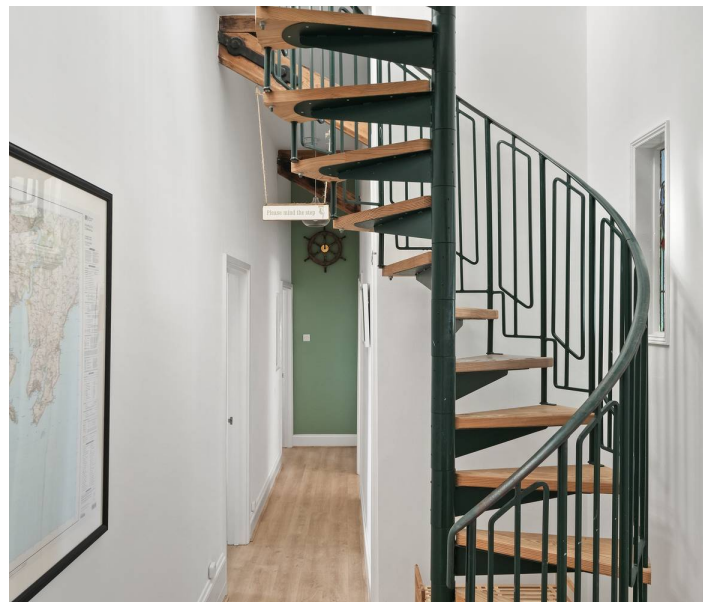
OPEN PLAN KITCHEN/DINING/LIVING ROOM

LIVING/DINING AREA

This is where the apartment truly takes your breath away. A triple-aspect living and dining space of remarkable proportions, dominated by two soaring double-height arched windows to the rear that frame sweeping sea views across to Flushing, Falmouth Harbour and St Mawes. So much light flooding through the living space including a further three arched windows to the side aspect. Plenty of character on show with high ceilings, exposed beams, windowsills and continuation of the wood effect flooring. Space for a large corner sofa and an 8-10-seater dining table. Two radiators.

KITCHEN

Modern with fitted white shaker cupboard doors and draws to the base and eye level units. Integrated appliances include an oven with a 5 ring gas hob and a 'Smeg' stainless steel extractor above, dishwasher, spice rack draw and an undercounter fridge. The work surfaces are mainly solid oak with a large inset Belfast sink and mixer tap. Tiling splashback, space for large fridge freezer and tiled flooring. Double glazed window to the front aspect with tiled windowsill and exposed wooden beams. Utility cupboard with space and plumbing for a washing machine and shelving to one side.







LIVING ROOM

A light-filled and extraordinarily spacious living room with three beautiful windows to the front aspect providing the room with river glimpses. Radiator. Power points and TV point.

BEDROOM TWO

A double height arched window to the rear aspect with similar stunning views as the living area. Features include high ceilings, a window seat and continuation of the wood effect flooring. Radiator.

BEDROOM THREE

Another well-proportioned double bedroom with further features including a characterful triangular bay window with shelf to the front aspect and exposed beams to both sides of the room. Continuation of the wood effect flooring. Radiator.

BEDROOM FOUR

Space for a double bed or a useful study/office room. Double glazed window to the front aspect. Storage cupboard above and a radiator.

BATHROOM

White three-piece suite comprising a paneled bath with mains rainfall shower fixing and separate attachment, tiling surround and a glass screen, WC and a pedestal wash basin. Double glazed obscure window to the front aspect and a coloured glass frame from the hallway. Tiled flooring, heated towel radiator and exposed beams. Extractor fan.

TOP LANDING

Large Velux window to the front aspect flooding natural light down the spiral staircase to the lower level. Recess area with shelving and a white panel door providing access to ...





MASTER BEDROOM SUITE

Step into a master en-suite that redefines luxury and charm, 'impressive' barely begins to describe it. This extraordinary dual-aspect space includes a dedicated snug and seating area, perfect for relaxing or enjoying the views. To the rear, two large Velux windows offer breathtaking, elevated views over Falmouth's Harbour and Town, reaching as far as Flushing, Pendennis Castle, and across the Carrick Roads to St Mawes.

Three arched side windows fill the room with natural light and provide views towards Cliff Road, with glimpses of the sea. Characterful features include an apex ceiling with exposed stonework, rustic brick accents, original beams, including a striking central frame, a circular stained-glass window and solid engineered oak flooring. Three useful fitted storage cupboards and two floor-level radiators complete a master suite of rare quality - a refined and restful sanctuary.

EN SUITE

A bright and spacious bathroom with a large Velux window offering the same stunning harbour views as the master bedroom, perfect for a long, relaxing bath under the night sky. The modern four-piece suite comprises a walk-in shower with mains rainfall shower fixing and a handheld attachment, WC, circular basin with fitted cabinet, and an inset bath with mosaic tiling surround. Finished with tiled flooring, shelving, heated towel radiator, ceiling spotlights, and extractor fan.

AGENTS NOTE

Viewings are strictly through Heather & Lay as the sole agents for this property, please contact our office for further information and to book a viewing.

HOLIDAY LETTING

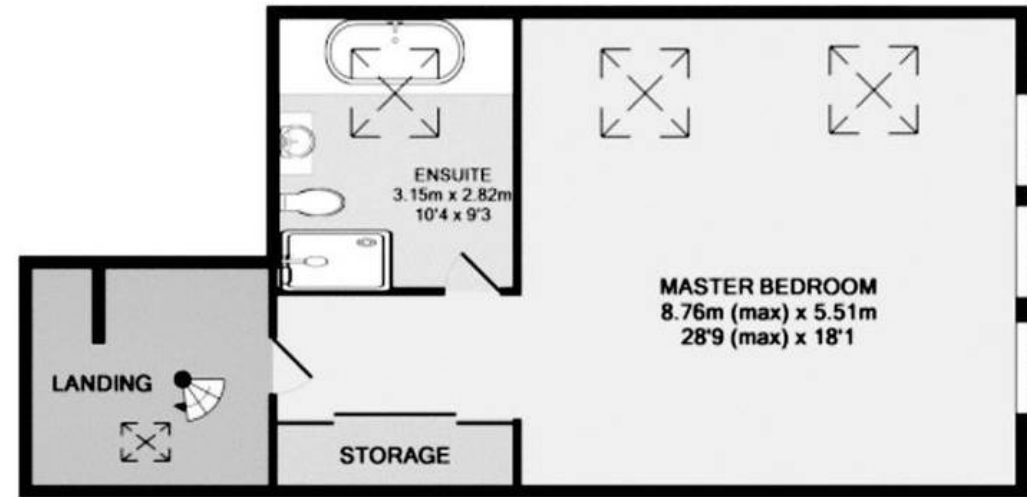
Apartment 8 Gyllyng Hall has been a highly successful holiday let for several years, yielding over 10% per annum, with the owners also using the property for themselves throughout the year. If you are interested in the property for investment purposes, please get in contact with Heather & Lay for further details.







GROUND FLOOR
APPROX. FLOOR
AREA 83.1 SQ.M.
(895 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 54.6 SQ.M.
(588 SQ.FT.)

TOTAL APPROX. FLOOR AREA 137.7 SQ.M. (1482 SQ.FT.)

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.
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Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

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