

11 Fountain Court Smithick Hill, Falmouth

Guide Price £320,000

THE GUILD PROPERTY PROFESSIONALS

Heather & Lay
The local property experts

- One-of-a-kind 1283² ft apartment
- Inspired 2012 purpose-built development
- Tucked away, a few paces from town & harbourside
- Fantastic, flexible accommodation with 3 shower rooms/WCs
- Two large en suite studio bedrooms
- Superb, open plan living space
- Stylish kitchen with appliances
- Immaculately presented, well equipped
- Courtyard setting
- Large, private storeroom
- No onward chain

THE PROPERTY

This outstanding apartment is part of an ingenious development of 14 homes, tucked into an historic site set behind Falmouth's main shopping street and just 100 yards from the harbourside. We will remember these selling 'like hot cakes' from new in 2012, and indeed this one was specifically designed and considerably 'up-specced' for the developer who has owned number 11 since.

It is a remarkable apartment with several standout features that we think make it a rarity in the extreme and an exciting proposition for the right buyer. Entrance is discreet through an arched, gated high stone wall with remote entry phone, into a courtyard serving just 11 Fountain Court and the three apartments at Bells Chapel.

Access to the apartment is independent, with its own front door and an interior that uplifts and impresses for its size, quality, and inspired design, where lightness is gathered and floods through extensive double-glazed floor-to-ceiling windows. It's notably big at 1283²ft in size, where the superb reception room is flanked by two ensuite studio bedrooms on either side, each with sitting areas and reminiscent of something found in an upscale London hotel.





The living space and kitchen is open plan but defined, with plenty of room for sofas and chairs and a large dining room table. The kitchen is sleek, finished in gloss white, flush-fronted, and with built-in appliances. One great feature to add flexibility and function is the 'room' behind the sitting area; this has the main bathroom beside and a clever track and curtain arrangement to enclose as an ensuite bedroom area or work-from-home office, perhaps.

Reassuringly, the apartment was built to a 'Robust' building regulation specification, designed to exceed normal requirements for acoustic soundproofing and thermal insulation. Number 11 is all electric with efficient independently controllable heaters and an 'Albion Ulstrasteel' immersion cylinder for hot water. Everything at Number 11 is 'top notch' and beautifully presented - reflective of its more recent use as a successful, premium holiday let being operated through Sykes.

To the side of Fountain Court, a doorway leads to the property's unusually generous, lockable …

STORAGE ROOM

Perfect to accommodate all sorts of belongings including bikes and surfboards.

PARKING

Number 11 does not have a designated parking space but there are individual parking spaces on Smithick Hill owned by Cornwall Council that are available to rent, subject to availability. Cornwall Council parking Departments can be contacted on 0300 1234 222.

To summarise, this is a fantastic home, tucked away in a traffic-free spot yet just a few paces from the town and harbourside - unhesitatingly recommended!

TENURE - LEASEHOLD: 999-year lease from 2012

Management Company: Fountain Court Management Ltd

Current service charge 01/01/2026 - 31/12/2026 £3,171.68 (£792.92 quarterly)

Assured shorthold tenancies (long lets) and holiday lets are allowed.

Pets are not permitted.

THE LOCATION

The eleven apartments at Fountain Court and three at Bells Chapel are hidden away in a traffic-free spot, from where Fountain Opeway leads to the centre of Falmouth town and Market Street. Within a minute or two, one can be at the harbourside, and indeed so much of what delights about Falmouth is on one's doorstep.

The area of Smithick, 'village of smiths', is one of the town's most ancient locations; it was in the area around Fountain Court & Bells Ope that the settlement of Smithick finally came of age being chartered in 1677, and Falmouth was born. The site originally contained small workshops, stores, opes and backlets with rows of cottages and tenements for fishing and sailing families. The development draws its name from The Old Fountain Inn, historically on the site.

Falmouth is one of Cornwall's leading south coast resorts, a flourishing port for over 400 years, and today an all-year-round bustling town. Falmouth presents a fascinating mix of charming individual boutiques, shops and well-known high street names along with many attractions such as the National Maritime Museum Cornwall and Pendennis Castle.

The town has a rich tradition of hosting a year-round programme of events from sailing regattas to food & drink festivals. If you're hungry, Falmouth has a tip top menu - from elegant fine dining to relaxed beach cafés, and has earned its place on the culinary map with many regarded restaurants, cafés and pubs.

The beautiful south-facing vista of Falmouth Bay takes full advantage of the beaches of varied character which lie almost hidden beneath the cliffs. Gyllyngvase is the most commercial with its chic, bustling cafe and safe swimming, whilst further along, 'Tunnel' and 'Castle' beaches are more secluded. Further west, the coastal path takes you to Swanpool Beach and Nature Reserve.

Council Tax band: C

EPC Energy Efficiency Rating: D

SERVICES: Mains electricity & water. Communal septic tank drainage system

































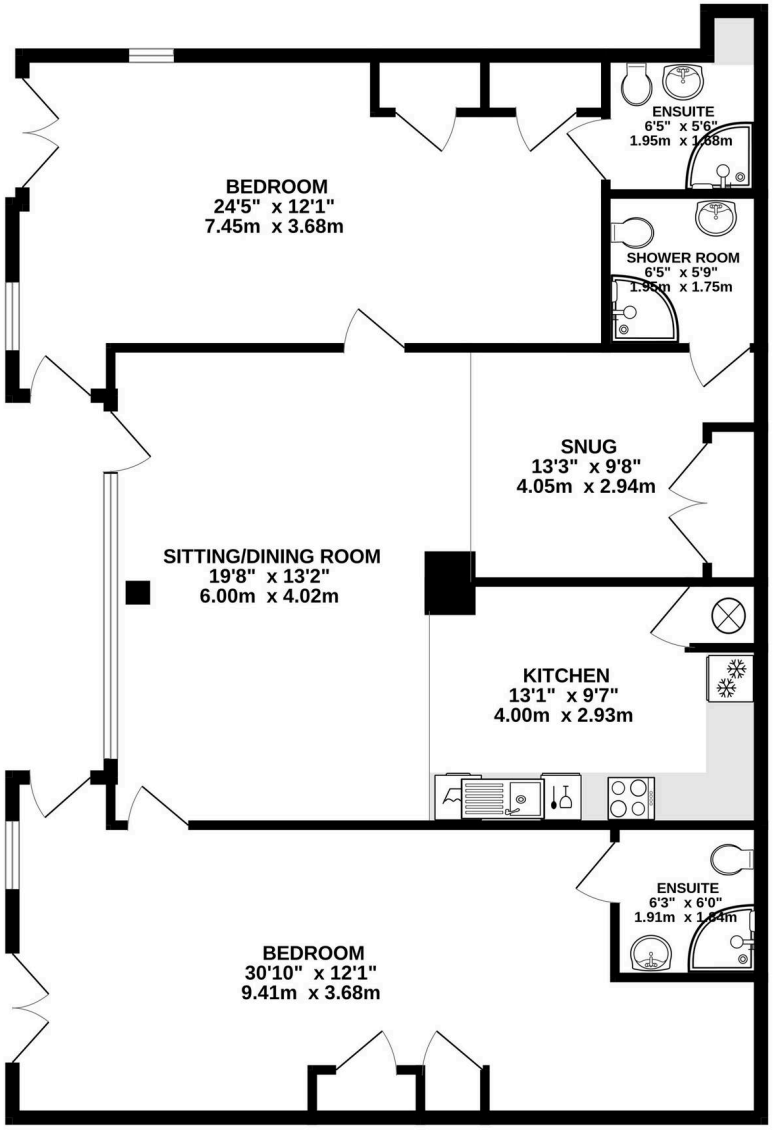







11 Fountain Court
1-3
Bells Chapel.

GROUND FLOOR
1283 sq.ft. (119.2 sq.m.) approx.



PROUD GUILD MEMBER
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TOTAL FLOOR AREA : 1283 sq.ft. (119.2 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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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

The Property Ombudsman

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