



TOM WILLS

**16 Campbeltown Way**

Port Pendennis, Falmouth, TR11 3YE

**Offers over £1,000,000**



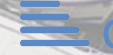
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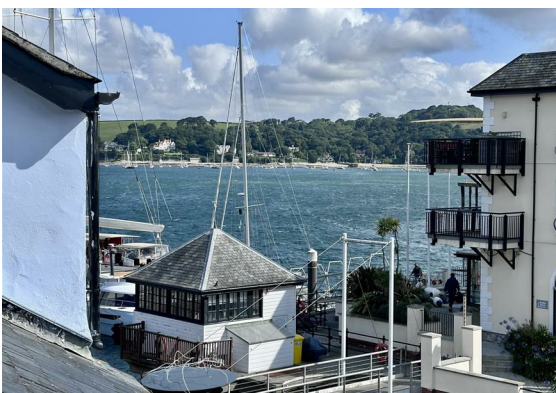
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## 16 Campbeltown Way

Port Pendennis, Falmouth, TR11 3YE

Widely regarded as the finest position in Port Pendennis, this exceptional property boasts stunning, sun-filled marina views from three distinct outdoor spaces. Enjoy the unexpectedly large garden terrace and patio, the dual-aspect first-floor balcony, and the expansive multi-aspect roof terrace — a rare feature shared by only a select few homes within this prestigious marina development.

- The first time this exceptional house has ever been offered for sale
- Huge roof terrace with harbour views and sun all day
- Wrap around garden with patios and lawn
- Dual aspect corner balcony
- The last house to be built in Port Pendennis
- Complete 'one-off' design
- 3 bedrooms - could easily be 4 bedrooms
- Integral garage
- 2 private parking spaces
- Underfloor heating in 2 bathrooms





Constructed by the original developers in 2003 and remaining in their ownership ever since, this was the final house to be built within Port Pendennis—an exceptional property whose long-held retention by the family is entirely understandable. Distinctively individual, it offers an unusually generous selection of outdoor spaces, each with its own outlook and orientation, yet all benefitting from sunlight for much of the day. Only a select few homes in this private marina development boast a roof terrace, and the scale of this one is particularly impressive.

Originally designed, we understand, as a four-bedroom residence, the layout provides flexibility: the current principal bedroom could readily be reconfigured into two substantial doubles, should one wish. As it stands, all three existing bedrooms enjoy en-suite facilities.

On the ground floor, a large triple-aspect living and dining room offers expansive views—across the marina and through its entrance, past the swing bridge to the inner harbour—where an ever-changing scene of superyachts and leisure craft is visible throughout the year.

The kitchen/breakfast room also overlooks the marina and enjoys morning to midday sun, with direct access to a generously proportioned patio—perfect for outdoor dining or quiet relaxation.

Additional features include an integral garage and two private parking spaces, securely situated within the development's gated private road.

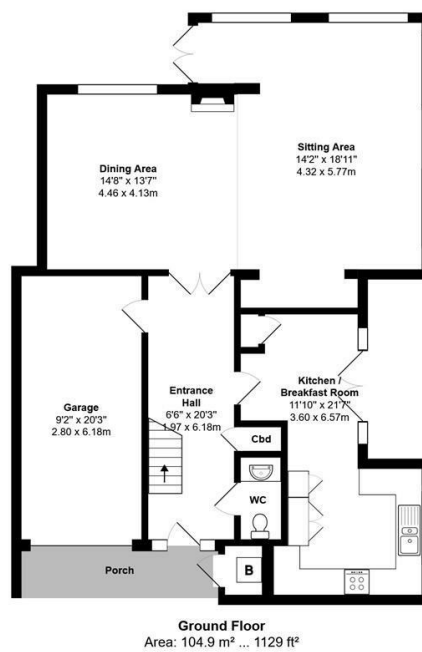
Marina Berth Available by Separate Negotiation – Guide Price: £60,000

For interested boat owners, the sellers are prepared to consider the sale of their 12m marina berth lease, which has approximately 15 years remaining. The berth is ideally situated directly in front of the property and is subject to an annual maintenance fee of approximately £1,000. Please note: The marina berth is not available for purchase separately and will only be sold in conjunction with the property. For further information, please contact our office.

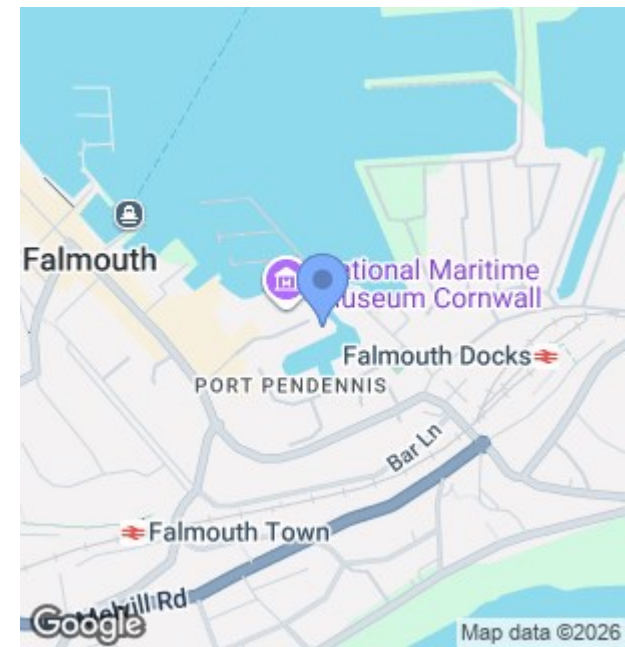
#### ADDITIONAL INFORMATION

Tenure - Leasehold. 999 year lease from 1994 with a share of the freehold. The annual service charge for 2025 is set at £5,697 which covers block insurance, all external maintenance costs including re-decorations and gardening. We understand there are no restrictions on long term letting. Holiday letting along with keeping pets requires consent from from the managing agents, Vickery Holman. Possession - Vacant possession with the benefit of no onward chain. Services - Mains gas central heating, electricity, water and drainage. Council Tax - Band G. EPC rating -73(C).





16, Campbeltown Way, Port Pendennis, Falmouth, TR11 3YE  
Total Approx Area: 2992 ft² ... 278.0 m² (excluding porch, balcony)  
All measurements are approximate and for display purposes only



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	<b>76</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Viewing** Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.