



Laskowski
&Co



Blue Harbour, Beacon Street, Falmouth, TR11 2AQ

Guide Price £260,000

A unique opportunity to purchase a 1 double bedroom single-storey residence, perched at the top of Beacon Street in Falmouth and enjoying far-reaching views over the harbour across to Flushing and The Roseland peninsula from its courtyard-style garden. The property requires complete renovation with potential for redevelopment, subject to obtaining planning permission. The accommodation currently comprises: kitchen, living room and double bedroom with en-suite bathroom.

The property is accessed via timber double gates which open onto a driveway, providing off-road parking for 1 car; a courtyard garden provides raised flower beds with a paved seating area, making the most of the water views. Falmouth's vibrant town centre is just a short stroll down 'The Old High Street', where The Prince of Wales Pier offers foot ferries to both Flushing and St Mawes. The town offers a fantastic number of independent shops, coffee shops and restaurants.

Key Features

- Unique renovation/redevelopment opportunity
- Courtyard garden with outstanding harbour views
- Located within a few minutes' walk of Falmouth town centre
- EPC rating F
- 1 bedroom single-storey dwelling
- Gated driveway with parking for 1 car
- No onward chain



THE ACCOMMODATION COMPRISES

Timber double gates from the roadside, lead to a paved parking area, providing space for one vehicle. A paved path leads down to the courtyard-style garden and to the front door, giving access to the:-

KITCHEN

Fitted with a range of eye and base level units, roll-top worksurface with inset one and half bowl sink/drain unit. Built-in electric oven, four-ring ceramic hob and dishwasher. Double glazed window to front aspect overlooking the courtyard-style garden, with views over Falmouth Bay towards Flushing and The Roseland peninsula. Space for fridge/freezer, recessed ceiling spotlights, wall mounted electric heater, wall mounted consumer unit. Open to:-

LIVING ROOM

Generous reception room, with double glazed windows to front aspect. Recessed ceiling lights, electric wall mounted heater. Doors to bedroom and:-

UTILITY ROOM

Space and plumbing for washing machine, space for tumble dryer. Storage cupboards, also housing an independent water heater.

BEDROOM

A good sized double bedroom, with double glazed window to front aspect. Picture and dado rails, central ceiling light. Door to:-

EN-SUITE BATHROOM

Corner bath with mixer tap and electric shower over. Unit housing wash hand basin, with storage. Dual flush WC. Electric wall mounted heated towel rail, recessed ceiling lights. Part tiled walls.

THE EXTERIOR

COURTYARD-STYLE GARDEN

A particular feature of 'Blue Harbour', with space for table and chairs and a superb outlook towards Falmouth Harbour, across to Flushing and towards The Roseland peninsula. Raised flower beds containing shrubs and small trees.

OFF-ROAD PARKING

Accessed by timber double gates from the roadside.

GENERAL INFORMATION

AGENT'S NOTE

Prospective purchasers should be aware 'Blue Harbour' requires complete renovation with potential for redevelopment, subject to obtaining any necessary permissions. The property has a 100% flat roof. Those looking to acquire a mortgage/finance should consult their bank/mortgage advisor before making an appointment to view.

SERVICES

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

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

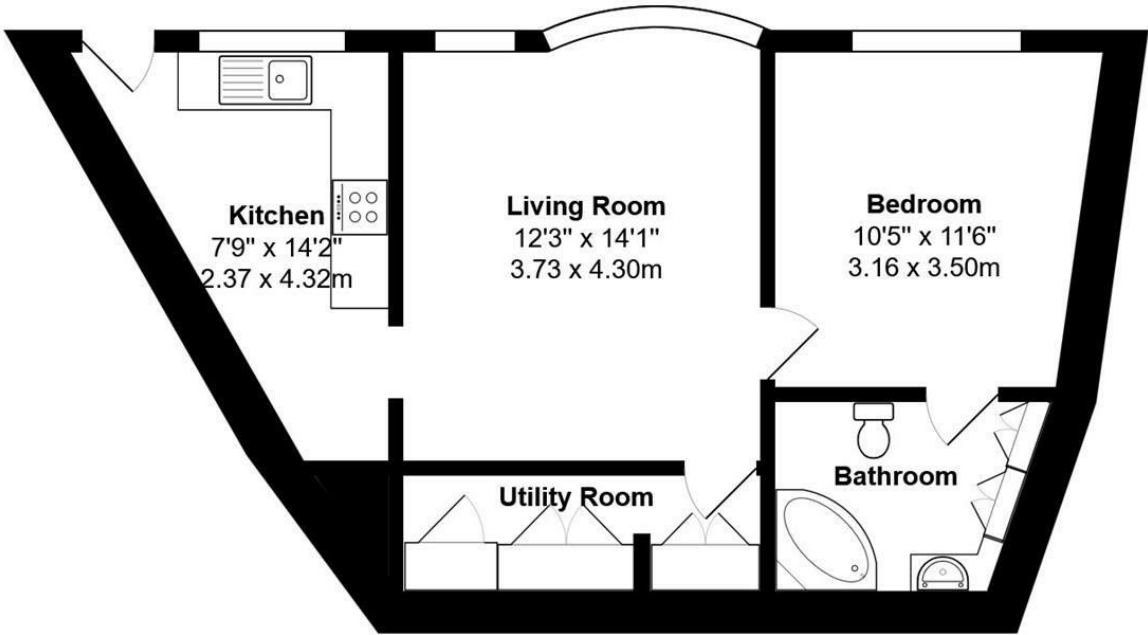
VIEWING

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

View from the courtyard garden



Floor Plan



Beacon Street, Falmouth, TR11 2AQ

Total Approx Area: 47.9 m² ... 515 ft²

All measurements are approximate and for display purposes only