



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR75902719

£1,250,000

Lakeside,  
Swanpool, Falmouth, Cornwall, TR11 5BB

FREEHOLD



**Beside Swanpool Lake and Nature Reserve, a short, level walk from Swanpool beach, an extensive, detached house divided into 5 SELF-CONTAINED APARTMENTS. With exceptionally versatile accommodation extending to over 3,500sq.ft. plus driveway parking and landscaped gardens. With scope for conversion to one impressive lakeside house, or personalised variation, subject to necessary consents being obtained.**





## **SUMMARY OF ACCOMMODATION**

### **Ground Floor**

**Lakeview** – approx. 712sq.ft. comprising: conservatory/dining room, kitchen/living room, shower room, double bedroom, balcony

**Lakeside** – approx. 712sq.ft. comprising: entrance hall/living room, kitchen/dining room, plant room/utility, shower room, double bedroom

**Swans Nest** – approx. 679sq.ft comprising: open plan living/dining room, kitchen, double bedroom, shower room

### **Lower Ground Floor**

**The Flat** – approx. 716sq.ft comprising: living/dining room/kitchen, double bedroom, anteroom, shower room

### **First Floor**

**Squirrels Leap** – approx. 683sq.ft comprising: staircase to first floor, living/dining room, kitchen, bedroom leading to further bedroom, shower room

**Outside** Driveway parking for several vehicles, summerhouse, landscaped lawned gardens.



## DESCRIPTION

As its name would suggest, Lakeside is idyllically situated beside Swanpool Lake and Nature Reserve and enjoys a private, elevated position against a sylvan backdrop with a vista across the lake itself, only a short walk from the sandy, sheltered Swanpool beach.

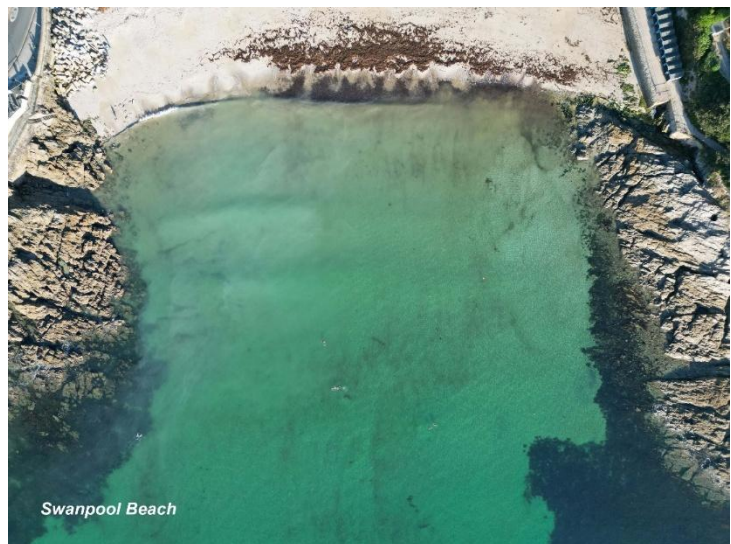
Constructed in 1990 as an extensive and impressive residence with landscaped gardens, driveway parking and former undercroft garaging – but more recently divided into five recently reappointed self-contained apartments. With approximately 3,661sq.ft. of accommodation, comprising three 1 bedroom self-contained apartments to the ground floor, one 1/2 bedroom first floor apartments and one 1 bedroomed lower ground floor apartment. Tarmacadam driveway parking, greenhouse, garden summerhouse and beautifully planted, landscaped, lawned gardens surrounding the house with a delightful sylvan backdrop.

Lakeside represents a world of opportunity where a prospective purchaser could either leave the arrangement of accommodation exactly as it stands today, and opt to live one apartment whilst generating income from the others, arrange multi-generational living from the existing setup or reconfigure the house to suit one's own needs – subject to necessary consents being obtained. Our clients have undertaken a pre-application for planning advice, which was positively received when suggested the intention was to reinstate one impressive coastal residence.

**We underline how rare it is to acquire an impressive freehold in such a peaceful and tranquil location, immediately alongside the Nature Reserve, close to the beach and Falmouth town's amenities.**

## LOCATION

Falmouth caters for most day-to-day needs, with its main shopping street set just behind the harbourfront. It offers a good mix of national and independent retailers, cafes, restaurants, bars, galleries and professional services. Nearby Events Square, beside the National Maritime Museum, hosts markets and events including



Falmouth Week celebrations. From the town centre, a short walk across the peninsula leads to the beaches of Falmouth Bay, the largest of which is Gyllyngvase, home to the popular Gylly Beach Café. National Trust-owned Pendennis Castle is also within walking distance, as are the branch line stations at Falmouth Docks and The Dell, which connect at Truro with the main Penzance to Paddington line.

Falmouth is well known as a sailing centre - the south Cornish coast offering numerous yacht and sailing clubs, the sheltered waters of the Carrick Roads (Fal Estuary). The famous and idyllic Helford River to the west and the River Fowey to the east are also within day-sailing distance.





## **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** TR11 5BB.

**SERVICES** Mains water, drainage, electricity and LPG gas.

**MOBILE PHONE COVERAGE** All major providers likely.

**BROADBAND** Superfast broadband available – 72 Mbps highest available download speed. 20 Mbps highest available upload speed. (Source: Ofcom).

**COUNCIL TAX BAND** Small Business Rate (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** Proceeding towards Falmouth along Bickland Water Road, proceed straight across the mini roundabout at the entrance to the Golden Bank estate, and shortly thereafter take the first left hand turning. After passing both the Pitch and Putt, and Falmouth Golf Course, proceed downhill with Swanpool beach immediately ahead of you and take the left hand turning at the head of the beach following the road around the back of Swanpool Lake. Lakeside can be found a few hundred yards thereafter on the left hand side.

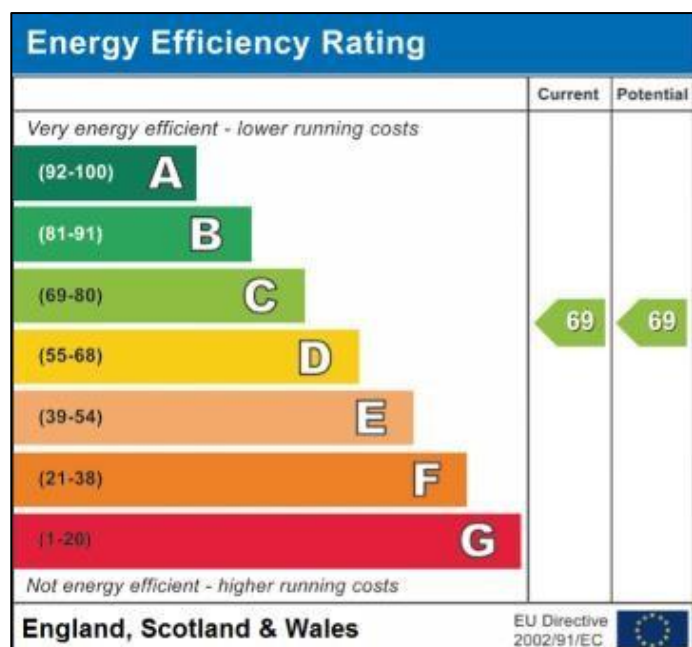
**WHAT3WORDS** ///scores.party.divide

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, including the broadband speed and mobile phone coverage, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

### **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme



Not to scale – for identification purposes only.

# Swanpool, Falmouth, TR11

Squirrels Leap = 683 sq ft / 63.4 sq m

The Flat = 716 sq ft / 66.5 sq m

Swan's Nest = 679 sq ft / 63 sq m

Lake Side = 712 sq ft / 66.1 sq m

Lake View = 572 sq ft / 53.1 sq m

Outbuilding = 199 sq ft / 18.4 sq m

Limited Use Area(s) = 100 sq ft / 9.2 sq m

Total = 3661 sq ft / 339. sq m

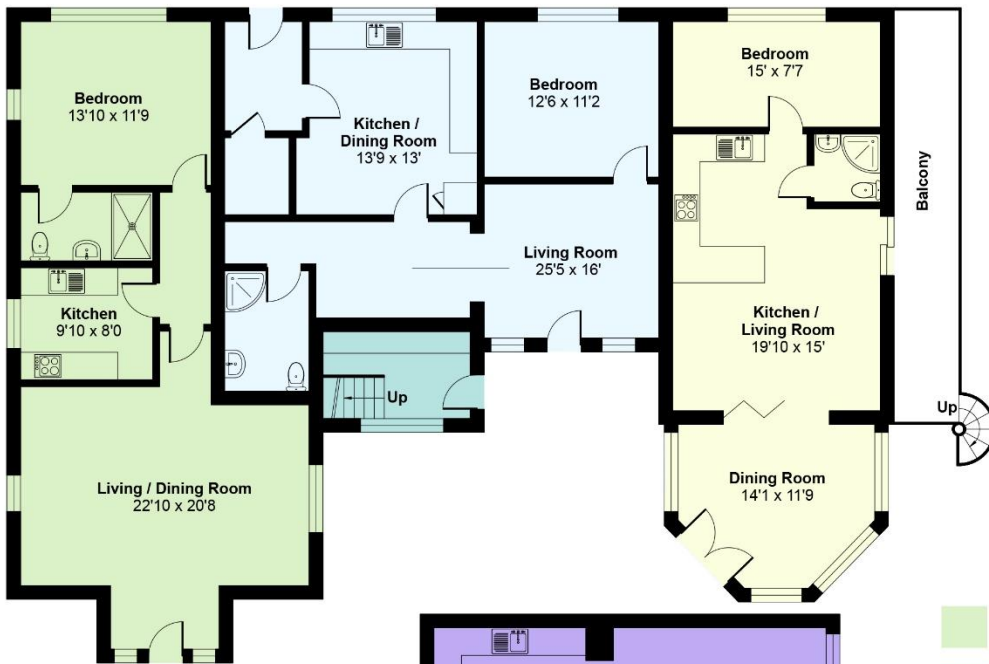
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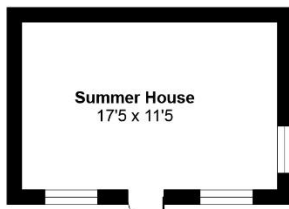
Denotes restricted head height



FIRST FLOOR (SQUIRRELS LEAP)



GROUND FLOOR / SWAN'S NEST / LAKE SIDE / LAKE VIEW



OUTBUILDING



LOWER GROUND FLOOR / THE FLAT

- SWAN'S NEST
- SQUIRRELS LEAP
- THE FLAT
- LAKE SIDE
- LAKE VIEW





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