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&Co



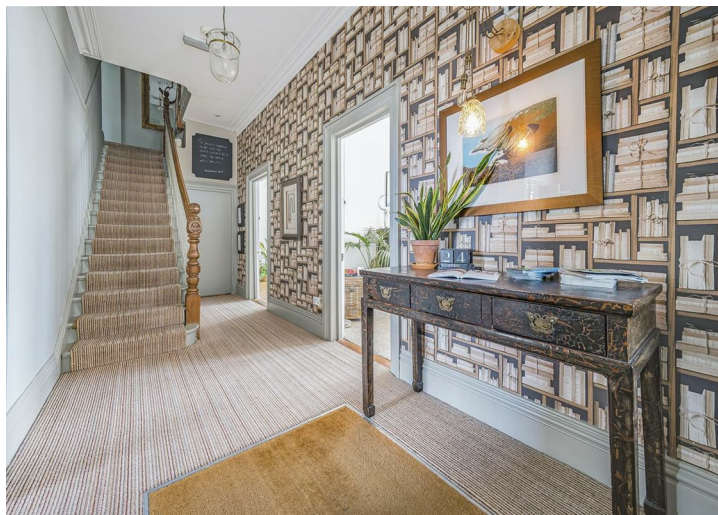
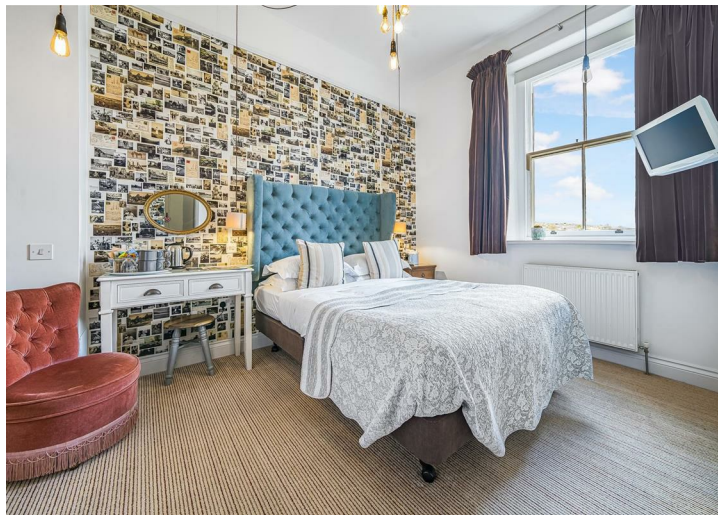
Highcliffe, 22 Melvill Road, Falmouth, TR11 4AR

Guide Price £1,000,000

A striking and generously proportioned residence set just moments from Falmouth's popular seafront and within easy reach of the town centre. This beautifully presented period home now benefits from full residential consent and offers over 4,000 sqft of flexible living space across four floors. With grand reception rooms featuring high ceilings and large sash windows, the raised ground floor also includes a contemporary fitted kitchen and a stylish boot room/cloakroom. Seven en-suite bedrooms are arranged over the upper levels, providing ample space for family or guests. The lower ground floor hosts a self-contained two-bedroom apartment—ideal for multigenerational living, visiting guests, or independent accommodation. Benefitting from significant investment during our clients tenure, elegant period features, ample driveway parking and a highly sought-after location, this is a rare opportunity to acquire one of Falmouth's most impressive residential homes.

Key Features

- Former guest house now with residential consent
- Spacious reception rooms
- Generously sized 2 bedroom self-contained apartment
- Off-road parking
- 8 beautifully presented former guest bedrooms
- Lovely harbour views from many rooms
- Rear garden
- EPC rating B



THE LOCATION

Falmouth is undoubtedly one of Britain's most thriving and lively towns, offering a unique lifestyle with a bustling town centre and beautiful beaches. Recently voted as the best place to live in the UK by readers of The Sunday Times, Falmouth offers many attractions such as Pendennis Castle, the National Maritime Museum, excellent sailing waters and a plethora of shops, bars, pubs and restaurants which buzz throughout the year. The combination of maritime heritage and modern creativity makes the town hugely popular. It is a constant carnival during the summer months, yet still energetic in the winter, offering great food festivals and sea shanties to keep all entertained. Many beautiful areas surround Falmouth, including Flushing, Mylor and the Helford River.

MICRO LOCATION

'Highcliffe' is located on Melvill Road in Falmouth, just a couple of minutes' walk from the delightful seafront. The town centre is only about a 10 minute walk away. Although there is parking, Falmouth Town Station is an approximate 5 minute walk away, providing regular train services to and from Truro (journey time circa 25 mins). There are direct and regular trains to and from London Paddington via Truro Station (journey time circa 4.5 hrs).

THE PROPERTY

Over lower ground, ground, first and second floors, the former guest house comprises 7 individual guest bedrooms arranged over the ground level and upper floors, with a kitchen, spacious lounge and incredibly useful boot room/cloakroom. The self-contained owners' accommodation is on the lower ground floor.

LOWER GROUND FLOOR

Self-contained apartment comprising: lounge, office, bathroom, 2 bedrooms, store, utility, larder and kitchen/diner.

GROUND FLOOR

Comprising: dining room, lounge, new kitchen and boot room/cloakroom.

FIRST FLOOR

5 en-suite bedrooms.

SECOND FLOOR

2 en-suite bedrooms with store and roof void.

THE EXTERIOR

To the front and side of the property is parking for approximately 5 vehicles. To the rear is a lovely, predominantly lawned rear garden, bordered by fencing and mature shrubs.

PLANNING & ALTERNATIVE USE

Residential. This was a guest house and now benefits from full residential planning consent.

SERVICES

We understand the property is serviced by mains water, electricity, drainage and gas.

VIEWING

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

DIRECTIONAL NOTE

Upon entering Falmouth via the A39, take the second exit at the Ponsharden Roundabout and then take the second exit at the following roundabout, passing McDonald's on the left-hand side. Continue along Dracaena Avenue, passing Majestic Wine on the left-hand side and past the traffic lights. After passing Falmouth Rugby Club on the right, take the second exit at the next roundabout onto Western Terrace. Continue along this road until you pass Merchants Manor Hotel on the right, then take the second exit at the immediate roundabout and continue along Melvill Road. 'Highcliffe' is found on the left-hand side approximately 0.1 miles past Princess Pavilions



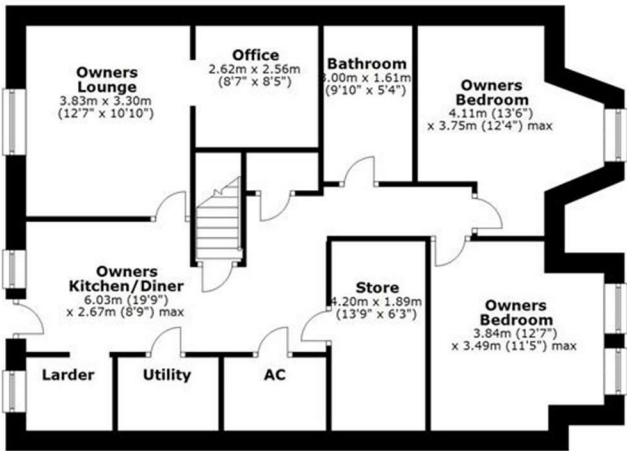




Floor Plan

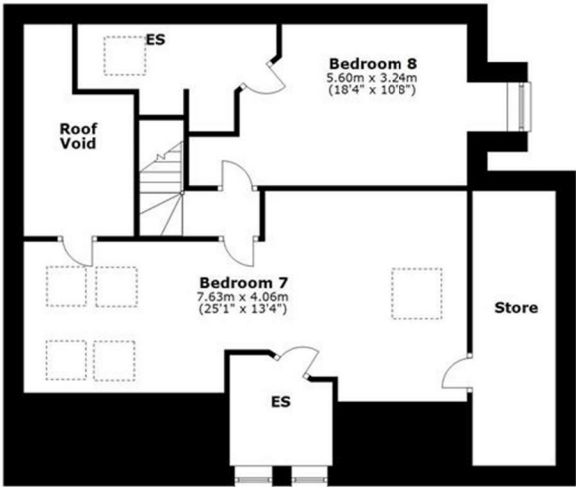
Lower Ground Floor

Approx. 93.5 sq. metres (1006.9 sq. feet)



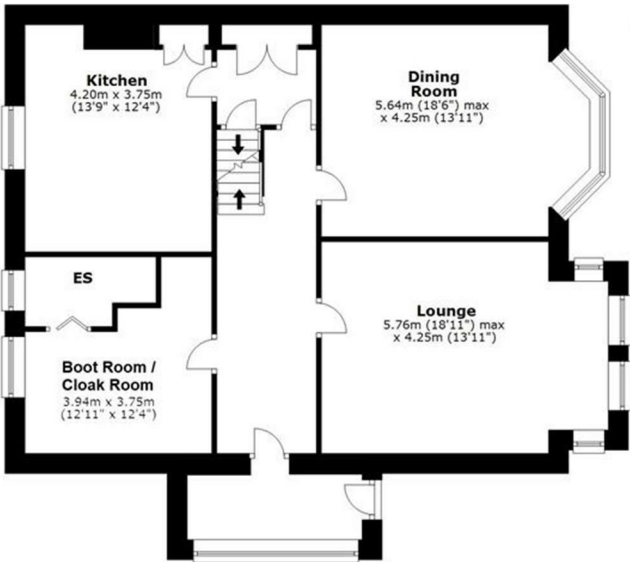
Second Floor

Approx. 89.6 sq. metres (964.3 sq. feet)



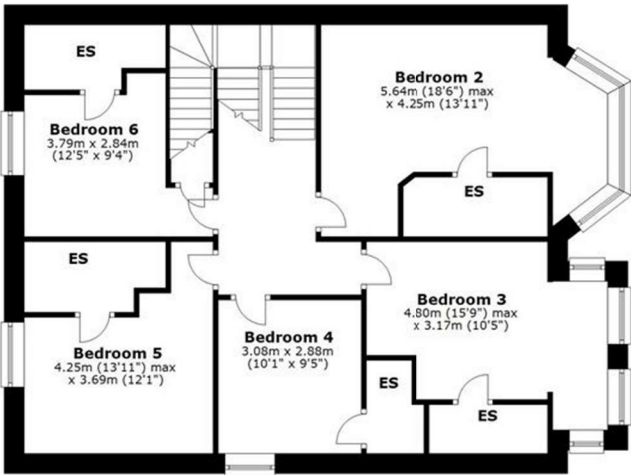
Ground Floor

Approx. 100.0 sq. metres (1076.4 sq. feet)



First Floor

Approx. 99.2 sq. metres (1067.9 sq. feet)



Total area: approx. 382.3 sq. metres (4115.5 sq. feet)

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 illustration purposes only and should be used as such.
Plan produced using PlanUp.