



Heather & Lay

*The local property experts*

## 29 CASTLE DRIVE FALMOUTH TR11 4NF

---

Opportunities like this are incredibly rare. A fantastic coastal home, set along Castle Drive, occupying the most spectacular and uplifting position overlooking the sea and just moments from Castle Beach and seafront. Light filled, four-bedroom, two bath/shower rooms accommodation with sociable living space, generous garage, off-road parking and a glorious South facing, sea view landscaped garden and terrace.



Heather & Lay  
*The local property experts*

---

|                          |           |
|--------------------------|-----------|
| FALMOUTH TOWN CENTRE     | 1 MILES   |
| EVENTS SQUARE            | 0.6 MILES |
| FALMOUTH DOCKS TRAIN STN | 0.2 MILES |
| TRURO                    | 12 MILES  |
| NEWQUAY AIRPORT          | 30 MILES  |
| EXETER                   | 103 MILES |

---

- Breathtaking sea & coastal views
- Outstanding semi-detached coastal home
- Four-bedroom accommodation 1485<sup>2</sup>ft in size
- Two bath/shower rooms and cloakroom/WC
- Separate sitting & dining rooms
- Sociable 22' kitchen & breakfast room
- South facing with wonderful, large sea view terrace & landscaped garden
- Generous single garage & off-road parking spaces
- A few paces from Castle Beach & seafront
- No onward chain



## THE PROPERTY

This is one of our absolute favourite places to live in Falmouth, and it's a joy to be selling this gem. The property has been transformed from its historic roots as a coastguard house, having been expanded and fine-tuned over the years to create an uplifting home.

The first time available for sale in 31 years, Number 29 Castle Drive presents a generous 1485<sup>2</sup>ft of light filled four-bedroom accommodation, two of which have fantastic sea views with the main 18' in length and with bowed window. There are separate sitting and dining rooms together with a super, sociable 22' kitchen/breakfast room, flowing out through patio doors onto the expansive terrace and landscaped front garden, facing South and with glorious views to sea and coast.

There are two first floor bath and shower rooms as well as a cloakroom/WC downstairs. A gas boiler fuels radiator central heating and hot water and good to have a woodburning stove in the kitchen/breakfast room. To the front is a generous single size garage and off-road parking space and to the rear, an enclosed, established garden. Solar (PV) panels have been installed on the South facing front roof, providing energy to the property.

If your requirement is an inspirational home in a location that excites, we defy you to find better..

## THE LOCATION

Built in the early 1900s, these few former coastguard houses are incredibly sought after, being recognised for their views and uplifting position on Falmouth's seafront. The location is outstanding, set above Castle Beach and looking out to sea with the historic Pendennis Castle as one's near neighbour.

The scenery and walks here are spectacular, with the castle grounds and outlook from castle Drive and Pendennis Point, encompassing stunning coastline, estuary and sea, all on the near doorstep. The busier Gyllyngvase Beach and popular Gylly cafe, together with the excellent 'early 'til late Co-op', is a ten-minute walk away.

Falmouth harbour and town are reached within a leisurely 15 minutes on foot. The town has an excellent, diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Events Square and the National Maritime Museum are close by and regularly host activities and events throughout the year including Falmouth Classics, Falmouth Week and the Sea Shanty Festival. The nearby train station at Falmouth Docks provides a convenient link to the mainline at Truro for Exeter and London, Paddington.

This part of Castle Drive is a particularly special place to live and acutely sought-after by those in the know.















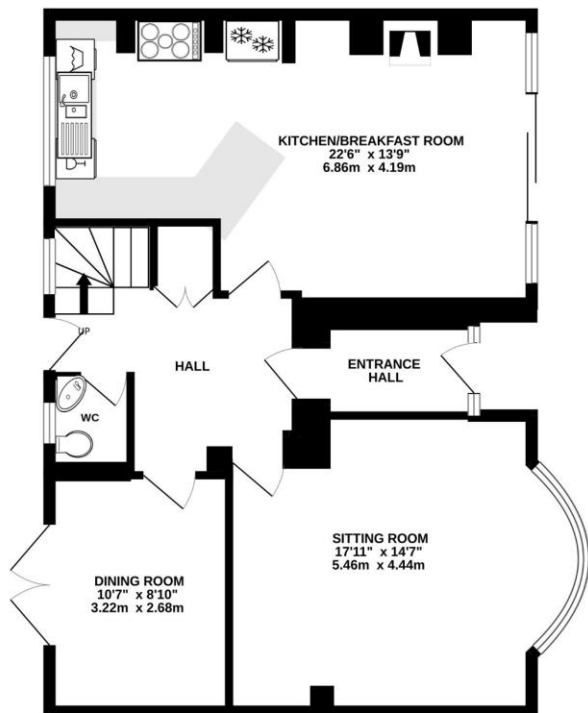




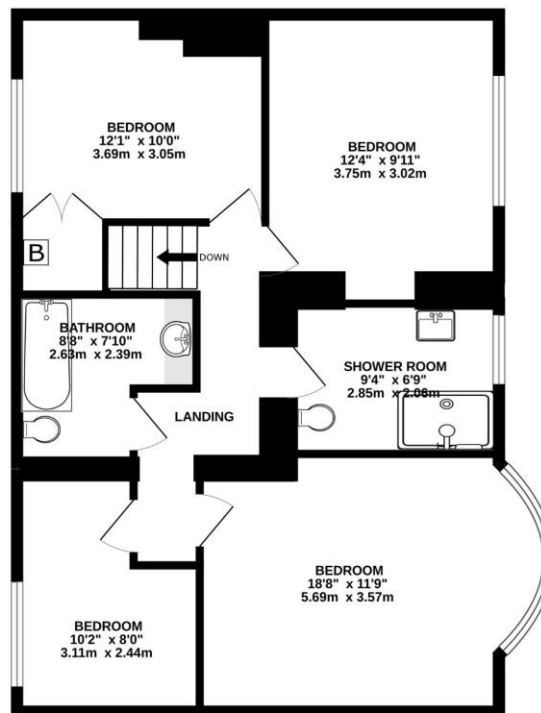




GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR  
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 1485 sq.ft. (138.0 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

**SERVICES:** Mains electricity,  
gas & water & drainage

#### SOLAR PANELS:

Owned by and supplying energy  
to the property as well as an  
income when exporting surplus  
power to the grid.

#### LOCAL AUTHORITY

Cornwall Council, Truro, TR1  
3AY  
Telephone 0300 1234100

**COUNCIL TAX:** E

**EPC:** C

3 Church Street, Falmouth,  
Cornwall TR11 3DN  
**01326 319767**  
sales@heather-lay.co.uk  
www.heather-lay.co.uk

#### ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly; the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

#### PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.

**Heather & Lay**  
*The local property experts*



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.