



Charthouse, 56 High Street, Falmouth

Guide price £325,000 Leasehold

Great home or holiday let in the Packet Quays development in the heart of Falmouth. Excellent water views and good-sized courtyard garden looking across the water to Flushing. Two bedrooms and a very short walk to town and shops plus PARKING!

Heather & Lay
The local property experts

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- Two double bedroom apartment
- Town centre location
- Great water views
- Outside courtyard
- Permanent home or holiday let (subject to agreement from management Company)
- Allocated parking
- No onward chain

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

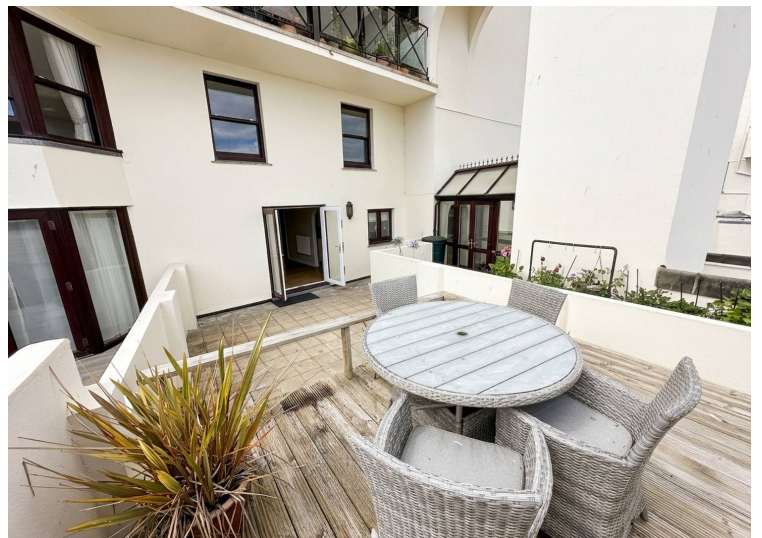
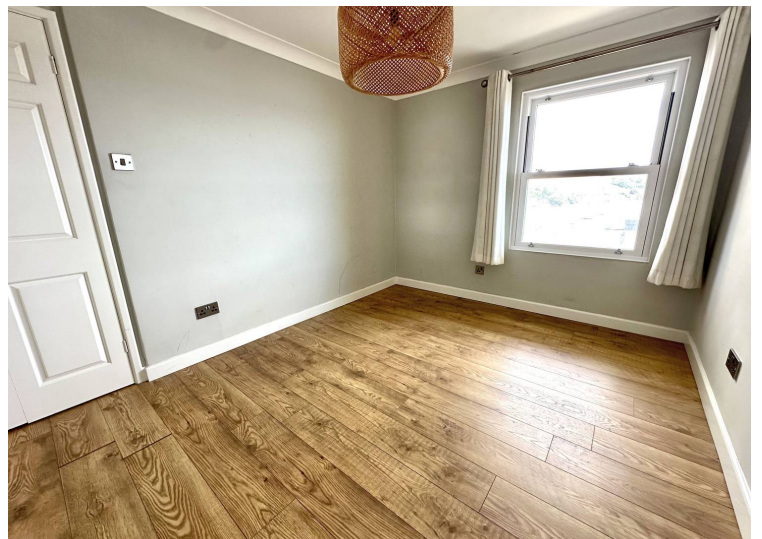
Services: mains electricity, water & drainage

THE PROPERTY

Superb duplex apartment with two bedrooms that has been a successful long-term income generator for our vendor over many years. Now being sold with no onward chain. Two bedrooms with water views, a large sitting/dining room with water view, and a good-sized kitchen with water view. From the sitting room French doors open out to a large courtyard with raised deck that gives an excellent vista over the Penryn River, Falmouth docks and out to the Carrick Roads. Off-road parking in a covered communal garage close-by.

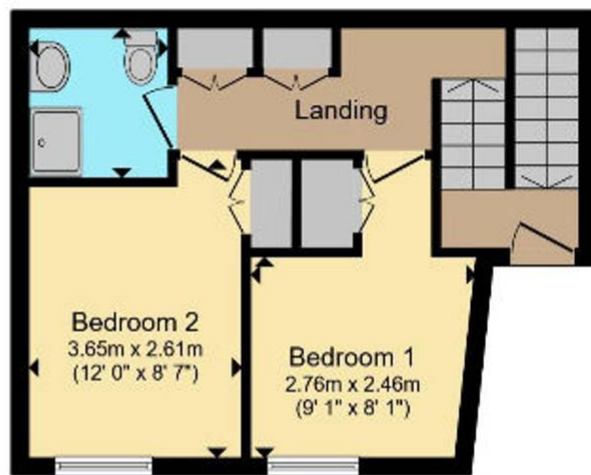
THE LOCATION

So much of what delights about Falmouth is on ones' doorstep at Charthouse, where you are beside the harbour and the High Street and shops are a few moments walk away. Its convenience and spectacular position makes Packet Quays and Admirals Quay in particular, much in demand for those requiring a permanent or holiday residence. The Boathouse, or more upmarket Royal Cornwall Yacht Club and Greenbank Hotel are one's 'locals' and Falmouth's Marina is fifteen minutes' walk away. The town has a brilliant and diverse selection of restaurants and an eclectic mixture of shops, which include national chains together with quality galleries showcasing local talent. Falmouth's seafront, on the town's southern side, is about a mile away, with sandy beaches, Henry VIII's Pendennis Castle and access to incredible walks and scenery along the Southwest Coastal Path. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth Docks are a major contributor to the town's economy and along with Falmouth University (with campuses in Falmouth and Penryn) and Falmouth Marine School, specialising in traditional and modern boat building, marine engineering and environmental science, ensure an all year round and vibrant community. There are five primary schools and one secondary school in the town and highly regarded independent preparatory and senior schools in Truro. Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities, which offer some of the best boating and sailing opportunities in the country; little wonder the town is consistently ranked as one of the top five places to live in the UK.





Lower Ground Floor



Ground Floor

Total floor area 63.6 m² (684 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

TENURE

999 years from 25 December 1984. Management Company is Packet Quays Management Limited. Service charge is paid twice yearly, currently (as at July 2026) £3,200. Admin fee re consent to holiday lets £35.

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