



TOM WILLS



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PERSONAL PROPERTY AGENTS

7 Stewart Court

Falmouth, TR11 5FQ

Guide price £820,000



4



2



2



3

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Built in 2012 and nicely maintained by the current owners over the past 13 years, this impressive three-storey detached residence enjoys a prime position within Stewart Court, a private and exclusive cul-de-sac of just seven substantial homes. Ideally located just 350 metres from Swanpool Beach and the scenic South West Coast Path, the property offers an exceptional combination of space, style, and convenience. The beach can be easily accessed via a pedestrian path through the newer development known as 'Shore View' thus avoiding the busier road.

- Impressive and attractive detached house
- Four bedrooms
- Remarkable principle bedroom suite
- Highly versatile layout
- Family friendly gardens
- Utility room
- Low maintenance and economical to run
- Two balconies
- Integral double garage
- Close to Swanpool Beach - just a five minute walk





Set in an elevated position above Swanpool Lake, the home offers beautifully presented, light-filled, and highly adaptable accommodation, perfect for modern family living. It benefits from full double glazing, gas central heating, a double garage, additional off-road parking, and generous, well-tended gardens.

On the ground floor, the spacious entrance hall leads to two double bedrooms, a stylish family bathroom, and a utility room with access to the rear garden. A contemporary staircase, featuring chrome balustrades and a hardwood handrail, rises to the first floor.



At this level, a spectacular sitting room with vaulted ceiling, 'Conturra' log burner, and glazed doors opens to a front-facing balcony with leafy views. Double doors lead into a stunning open-plan kitchen/dining/family room, fully fitted with integrated appliances — ideal for entertaining with enough space for a sofa, if desired. Also on this floor is a third bedroom with Juliet balcony and a separate WC/cloakroom.

The top floor is dedicated to an exceptional principal suite, including a generously proportioned master bedroom with another glass-fronted balcony overlooking lightly wooded surroundings toward Falmouth. A luxurious ensuite bathroom complements the suite, fitted with high-quality contemporary fixtures, including a striking freestanding bath.

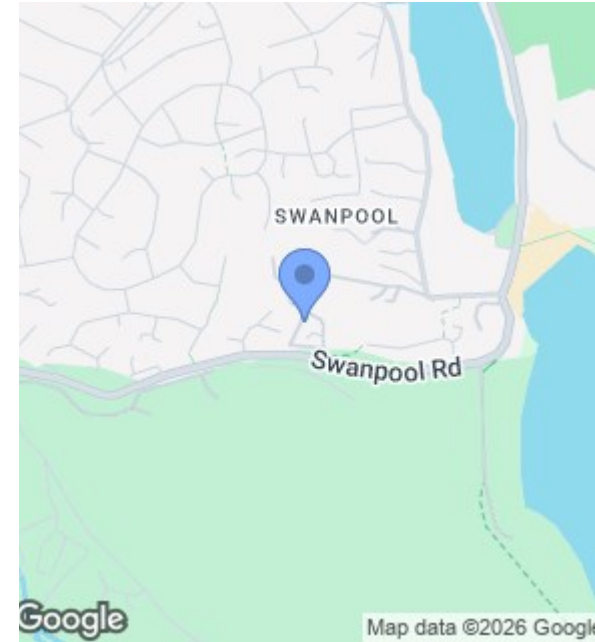
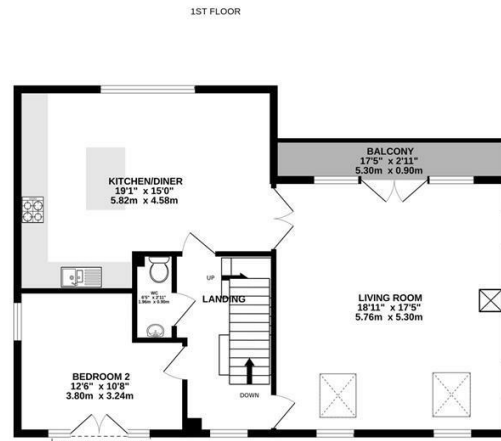
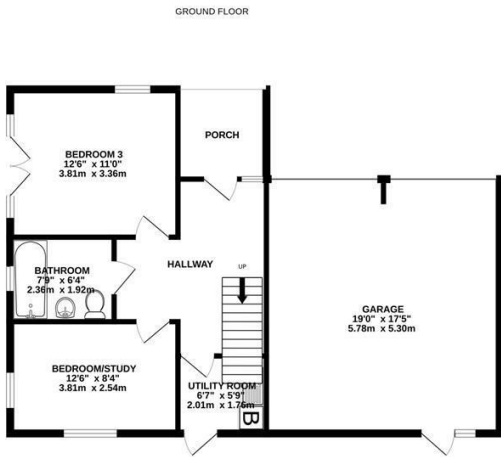


Externally, the property offers parking for two vehicles in addition to the integral double garage. The gardens are thoughtfully landscaped with a charming courtyard-style space to one side, paved pathways, and storage areas at the rear. The main garden features a large, enclosed lawn bordered by mature hedging and block walling, providing a private and peaceful setting, ideal for children and pets.

ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion with the benefit of no onward chain. Services - Mains gas, electricity, water and drainage. Gas central heating. Service charge - paid 6 monthly. The last 6 monthly service charge was £376.10, to cover maintenance of the private roads/walls and other shared areas. Council Tax - Band F. EPC rating - 78 (C). VIEWING - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.





Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

7 STEWART COURT FALMOUTH TR11 5FQ
 TOTAL FLOOR AREA: 2077sq.ft. (193.0 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 as to their operability or efficiency can be given.
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Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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