



Gyllyngdune Manor

Falmouth





14 Gyllyngdune Manor, Emslie Road, Falmouth, TR11 4AN

An elegant and beautifully proportioned penthouse apartment with a private balcony and magnificent sea views, ideally situated within a few minutes' walk of Falmouth's seafront, beaches and historic Pendennis headland.

Distances

Seafront – <100 yards; Castle & Gyllyngvase beaches – ~600 yards;
Branchline rail – 0.25; Events Square – 0.5; Mylor Yacht Harbour – 5.5; Truro – 12;
Cornwall Airport (Newquay) – 31
(All distances are approximate and in miles)



The Location

the seafront behind the beautiful Gyllyngdune Gardens. The apartment is only a few moments' walk from the water, with Gyllyngvase Beach and Swanpool in one direction and Castle Beach and the historic Pendennis headland in the other. The South West Coast Path is also readily accessible, providing spectacular walks around the coastline towards Maenporth and the Helford River.

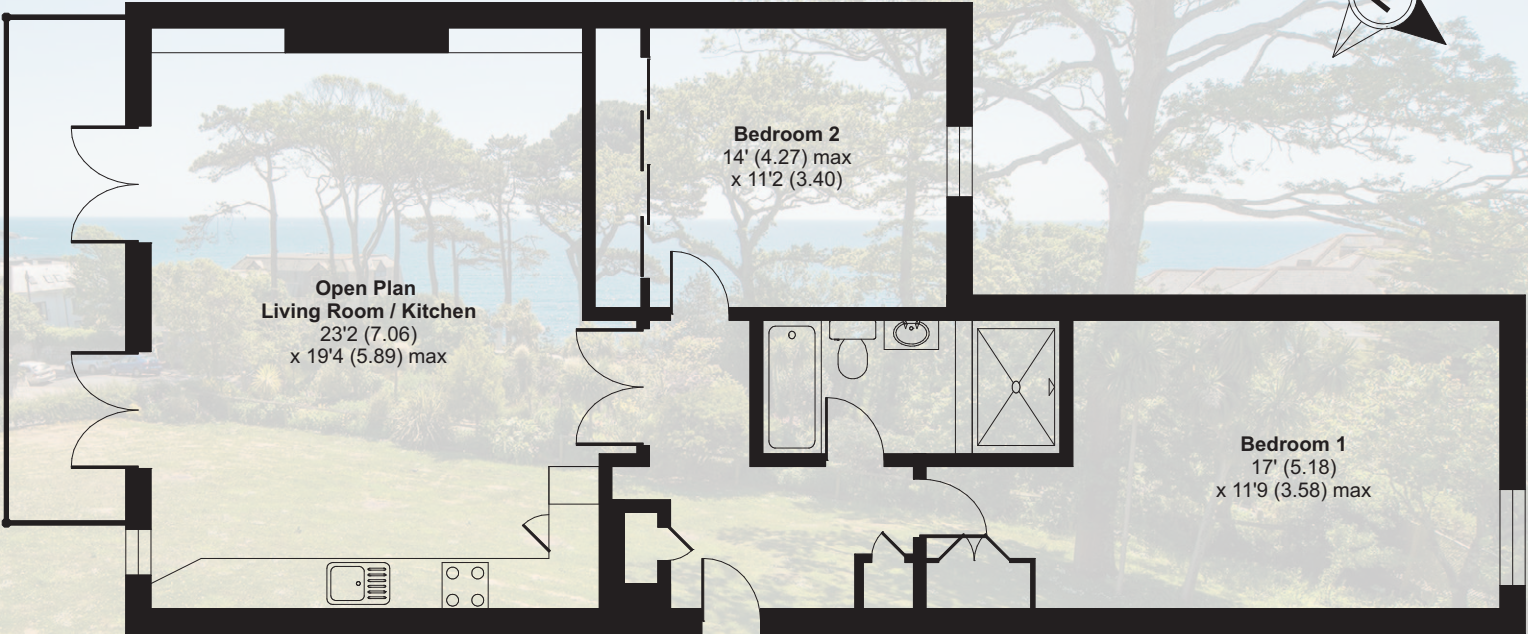
Falmouth's vibrant town centre, harbour and Events Square are all within comfortable walking distance, offering an eclectic collection of independent shops, galleries, cafés, restaurants, harbourside pubs and boutiques, together with the National Maritime Museum Cornwall and a lively programme of festivals and cultural events.

The town is renowned for its maritime heritage and exceptional sailing and watersports facilities, while nearby Falmouth Town railway station provides a convenient branch-line connection to Truro and onward mainline services. This combination of magnificent coastline, excellent amenities, strong transport links and the ability to enjoy so much on foot makes the location particularly appealing as either a permanent home or an easily managed coastal retreat.

Apartment 14, Gyllyngdune Manor, Emslie Road, Falmouth, TR11 4AN

Approximate Area = 987 sq ft / 91.7 sq m

For identification only - Not to scale



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2020. Produced for Shore Partnership Limited. REF: 607895

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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The Property

- Elegant and beautifully appointed penthouse apartment
- Particularly well-proportioned accommodation
- One of only four apartments approached through the impressive colonnaded portico with lift and stairs rising to the apartment
- Magnificent views across the gardens towards Falmouth Bay
- Broad, glass-fronted private balcony
- Light and spacious open-plan kitchen, dining and living room with French-style internal shutters complementing the elegant interior
- High-quality contemporary kitchen with Silestone worktops and integrated Siemens appliances

- Spacious principal bedroom and second bedroom with views towards Falmouth Harbour
- Beautifully appointed bathroom with walk-in shower
- Allocated parking space and use of the attractive communal gardens

Tenure, services and material information

Leasehold with share of freehold. 999 years from 2010. Approx. £2,800 per annum maintenance charges including building insurance, upkeep of communal areas, sinking fund and window cleaning.

Council Tax band D.

Services: Mains electricity, water and drainage. Gas central heating.

Broadband: Full Fibre (source: <https://www.openreach.com/fibre-checker/my-products>)

What 3 Words ///human.data.spring

Directions

On entering Falmouth on the A39, from the Sainsbury's roundabout continue into Falmouth along Dracaena Avenue, following the road into Melvill Road. After approximately 1.8 miles, turn right into Emslie Road, where the entrance to Gyllyngdune Manor will be found immediately on the right..





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WHERE YOU LIVE MATTERS

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