

ROBINSWOOD
FALMOUTH

JONATHAN

CUNLIFFE

Robinswood, 15 Pennance Road, Falmouth TR11 4ED

A unique and spacious Arts and Crafts apartment occupying the ground floor of a detached period house, with large private garden, off street parking and views towards Falmouth Bay and Pendennis Castle.



- Ground floor apartment • 4 Bedrooms • Large private garden
- Private driveway • Close to Gyllyngvase and Swanpool beaches
- EPC D, Council Tax Band E • Leasehold (999 years from 1/1/1995) • 2102 sqft







What defines Falmouth more than anything else is the water surrounding the town. On one side there is the third largest natural harbour in the world, and on the other side, long sandy beaches with rock pools, all within walking distance of the town itself. There is a huge array of water sports on offer, from weekly yacht racing to gig rowing, paddle-boarding, diving, fishing and surf-lifesaving to name but a few. There are three yacht marinas, besides a whole harbour full of deep-water moorings too.

These days Falmouth is also a busy university town with one of the country's leading media and arts universities. A branch railway line operates from Falmouth to Truro, which is on the main Paddington-Penzance line with overnight 'sleeper' service.

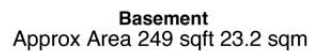
Most apartments are one of many in a modern building, with no garden, limited parking and lots of communal areas. Robinswood is not one of them!

At the end of the long hall is the large sitting room with full room width bay window and door leading to the veranda and garden. Views from this window are superb, overlooking the mature and lovely garden out to Falmouth Bay, towards Pendennis Castle and Headland. There are wood floors and a brick, open fireplace with multi-fuel burner. The remarkably well-preserved kitchen is thought to have been installed in the 1960s and likely to please the purist. The main bedroom is exceptionally spacious and has a wide bay window again with a wonderful outlook towards Pendennis.

Being the ground floor apartment (with just one other apartment above) it has an exceptionally generous private garden, but also a large driveway with parking for several cars.

The garden is exceptional and unexpected, being mature with a well defined timber fence, and shrub-and-tree boundaries, affording relative privacy. Within the gardens are numerous established shrubs and plants.

Strictly by appointment with Jonathan Cunliffe. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

SOURCE OF FUNDING - Prior to agreeing a sale, we are legally required to obtain a evidence of the source of your funds to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale. Our preference is to use our digital compliance partners LandmarkAgent, more information will be given when an offer has been made.

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