



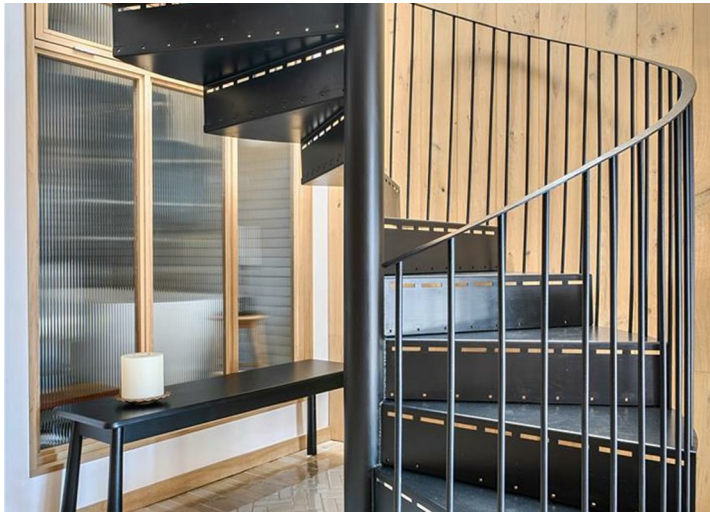
The Boat Store, 22 Fish Strand Hill, Falmouth, TR11 3BD

£395,000

An exceptional and inspired renovation of a former boat store, transformed to create one of Falmouth's most distinctive residential conversions. Rich in character, yet unmistakably contemporary, the property combines thoughtful architecture with an uncompromising level of craftsmanship, resulting in a home of remarkable individuality. A spectacular vaulted living room forms the centrepiece, complemented by a bespoke stainless steel and oak kitchen, 2 double bedrooms, a luxurious bath/shower room and covered balcony. Handcrafted Moroccan Zellige tiling, bespoke oak joinery and carefully selected materials feature throughout, reflecting the quality invested in every detail. Quietly positioned within Falmouth's historic waterfront, moments from the harbour, beaches and town centre, this is a rare opportunity to acquire a home that is as memorable as it is beautifully executed.

Key Features

- Historic former boat store transformed through an exceptional architectural renovation
- Bespoke commercial-grade stainless steel kitchen with Bosch Series 6 integrated appliances
- 2 double bedrooms with vaulted ceilings and electric underfloor heating
- Covered balcony, quality hardwood joinery and individually controlled underfloor heating throughout
- EPC rating D
- Spectacular vaulted living room with exposed roof timbers and bespoke spiral staircase
- Handmade Moroccan Zellige tiling, bespoke oak joinery and premium finishes throughout
- Designer bath/shower room with cast marble bath and rainfall shower
- Prime waterfront setting within the heart of historic Falmouth



THE ACCOMMODATION COMPRISES

ENTRANCE LOBBY/UTILITY

A welcoming entrance incorporating bespoke concealed utility cupboards housing a stacked washing machine and tumble dryer. Timber doors, stainless steel ironmongery, dimmable inset LED lighting and thermostatically controlled electric underfloor heating.

KITCHEN/DINING ROOM

An impressive open-plan living space fitted with a bespoke commercial-grade stainless steel kitchen, complemented by oak wall units and extensive full-height fitted oak cabinetry. Bosch Series 6 integrated appliances include an induction hob, oven and fridge/freezer, together with concealed extraction and integrated waste storage. Handmade Moroccan Zellige tiling, Tricoya hardwood casement doors with matching glazed side panels, dimmable inset lighting, feature pendant lighting and a bespoke spiral staircase complete the room. Sliding oak door to the bath/shower room and concealed 210 litre hot water cylinder.

BATH/SHOWER ROOM

A contemporary wet room fitted with a broad stainless steel vanity incorporating bespoke oak cabinetry and stainless steel basin, together with a deep cast marble bath on a raised plinth and rainfall shower with concealed controls. Finished with handmade Moroccan Zellige tiling, heated towel rail, ProWarm underfloor heating, dimmable wall and ceiling lighting and obscured glazed panels allowing borrowed natural light.

FIRST FLOOR

VAULTED LIVING ROOM

A bespoke spiral staircase rises directly into this spectacular reception room, undoubtedly the focal point of the home. The vaulted ceiling, exposed roof timbers and three Velux roof windows create an immediate sense of space and character, complemented by oak flooring, bespoke oak cabinetry, fitted book shelving, feature oak wall panelling and programmable underfloor heating. Dimmable gallery and wall lighting complete the space, whilst glazed Iroko hardwood doors open onto the covered balcony.

COVERED BALCONY

A sheltered outdoor seating area finished with composite decking, steel railings and external lighting, directly accessed from the living room.

BEDROOM ONE

A generous double bedroom with a vaulted ceiling, exposed beam, bespoke fitted oak wardrobes and feature oak wall panelling. Three electrically operated Velux roof windows with solar-powered wireless blinds, oak flooring, programmable underfloor heating and glazed hardwood doors opening onto a Juliet balcony.

BEDROOM TWO

A versatile double bedroom enjoying a vaulted ceiling and triple aspect with views along Fish Strand Hill. Sliding oak doors, casement windows, dimmable inset lighting, programmable underfloor heating and direct access onto the covered balcony.

GENERAL INFORMATION

SERVICES

Mains water, drainage and electricity are connected to the property. Electric underfloor heating throughout, with individual room thermostats.

COUNCIL TAX

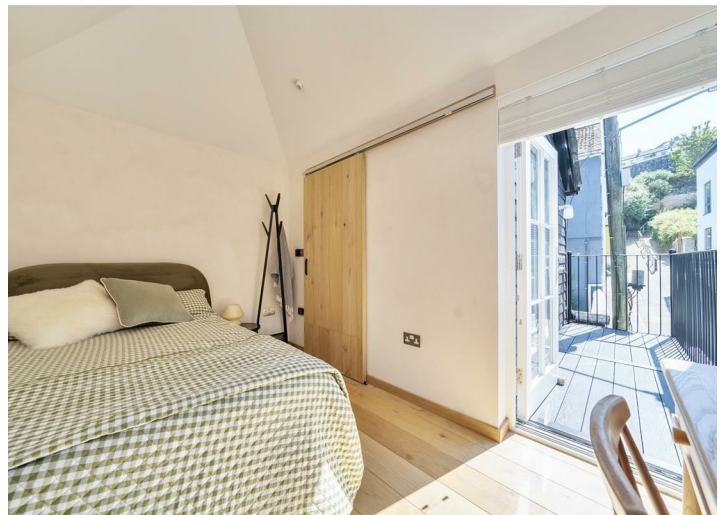
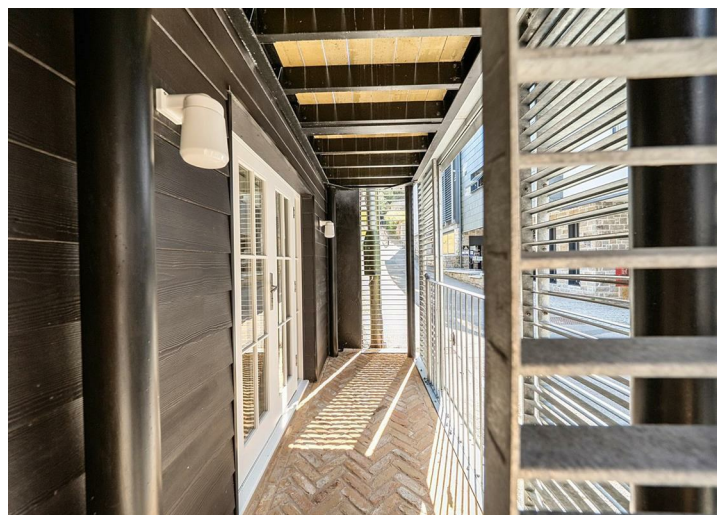
Band A - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

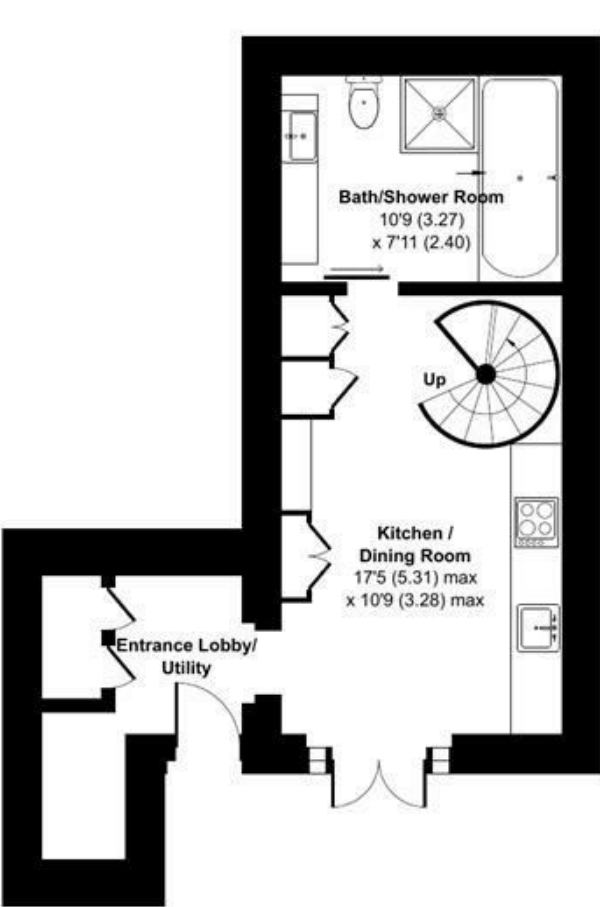


Floor Plan

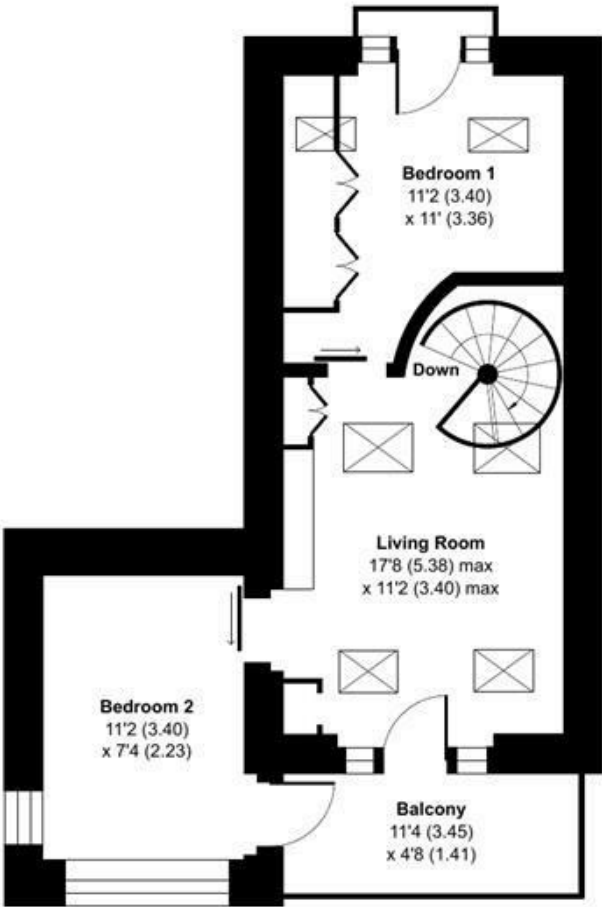
Fish Strand Hill, Falmouth, TR11

Approximate Area = 713 sq ft / 66.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2026. Produced for Laskowski & Company. REF: 1484108