

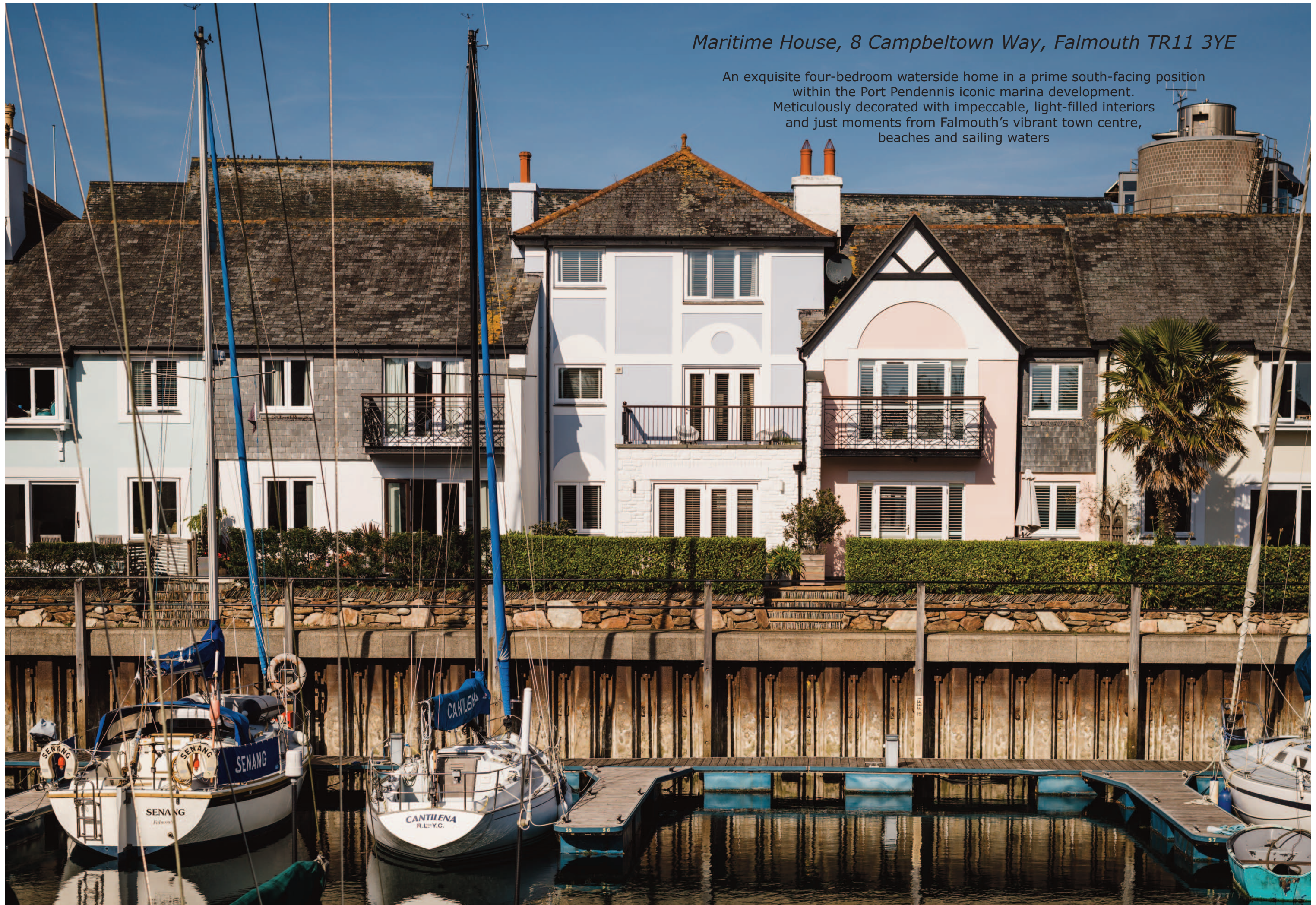
MARITIME HOUSE
FALMOUTH

JONATHAN

CUNLIFFE

Maritime House, 8 Campbeltown Way, Falmouth TR11 3YE

An exquisite four-bedroom waterside home in a prime south-facing position within the Port Pendennis iconic marina development. Meticulously decorated with impeccable, light-filled interiors and just moments from Falmouth's vibrant town centre, beaches and sailing waters



- Spacious 4 bedroomed, 3 bathroomed waterside home
 - Beautifully presented with exquisite interiors
- One of the finest houses in Port Pendennis' marina
 - Sunny south facing aspect
 - Easy access to Falmouth town centre, harbour and beaches
- EPC C, Council Tax Band G
 - Leasehold. 1000 year lease dated 18th August 1988
 - 1792 sqft







SETTING THE SCENE

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.

For over 150 years, between 1688 and 1850, Falmouth Packet ships filled the harbour as Falmouth became the information hub of the British Empire, second only to London. Now the town even has its own iconic museum right on the water’s edge, in the National Maritime Museum Cornwall.

Port Pendennis is a very quiet, exclusive gated development that sits around a central tidal inner marina. The marina village is within the heart of Falmouth town centre, discreetly tucked away from the hustle and bustle, yet a stone’s throw from all of the day to day amenities, eateries, shops etc. In the opposite direction, a short walk leads to Falmouth’s picturesque seafront and the South West Coast Path wrapping around Pendennis Headland.

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.

HISTORY

Port Pendennis is a prestigious waterfront development in Falmouth, completed in 1988, featuring a range of high-quality homes surrounding a 70-berth yacht marina with direct access to Falmouth Harbour. Located beside the National Maritime Museum, the gated harbour village offers a blend of elegance, security, and unique architectural style.

THE TOUR

Occupying arguably one of the finest positions within the tranquil, gated marina of Port Pendennis, Maritime House is a beautifully reimagined waterside home that captures the essence of coastal living with elegance and ease. Bathed in natural light and facing south across the inner marina, it offers a rare combination of space, privacy, timeless style and comfort just moments from Falmouth’s captivating harbour front.

The entrance hall leads into a generous living and dining room, where wide bi-fold doors open onto a paved terrace overlooking the marina, extending the living space outdoors and creating a natural spot to unwind or entertain. The adjoining kitchen connects seamlessly, giving the ground floor an easy, sociable layout.

Upstairs, the principal suite provides a peaceful retreat, complete with a dressing room, en-suite, and broad balcony with views across the water. The top floor includes three further bedrooms, one cleverly adapted as a bunk room, ideal for visiting family or guests. Finished with care and consideration throughout, Maritime House is both elegant and low-maintenance; an exceptional lock-up-and-leave home for those seeking relaxed, refined living by the sea.

STEP OUTSIDE

Tucked within one of Port Pendennis’ quietest corners, Campbeltown Way is a peaceful gated enclave of just a few homes. Maritime House sits elegantly halfway along, with brick-paved parking in front of the former garage, now a useful storeroom behind a remote-operated door, and a wood-effect path edged by neat planting leading to the front door.

To the rear, bifold doors open onto a sunny, south-facing terrace elevated above the marina walkway and framed by soft griselinia hedging. Sheltered by neighbouring walls, it offers privacy, tranquillity, and long hours of sunshine; a perfect spot for alfresco dining and for watching the light drift across the marina into the evening.

For those wanting to exercise off the water, there is a hard tennis court within the development.

SERVICES

Mains water, electricity and drainage and gas fired central heating. FTTP (Fibre To The Premises) broadband.

Please be aware we cannot confirm that all these services comply with current regulations.

TENURE

1000 year Lease dated 18th August 1988. Ground Rent Payable: 1 pasty per annum. Latest service charge payable (2026-2027): £3,716.48 per annum, which includes the buildings insurance and maintenance of all external surfaces, all the gardens in the development and security etc. The maintenance charge is reviewed on a yearly basis. Both Assured Shorthold and holiday letting is permitted. Pets are permitted by request of the Management Company.

The freehold is vested within Port Pendennis Management Company Limited of which the owner of each property has a share.

DISTANCES (all distances approximate)

Falmouth Town Station 0.3 miles,
Truro (City Centre) 10 miles,
Newquay Airport 28 miles

WHAT3WORDS LOCATION

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EPC

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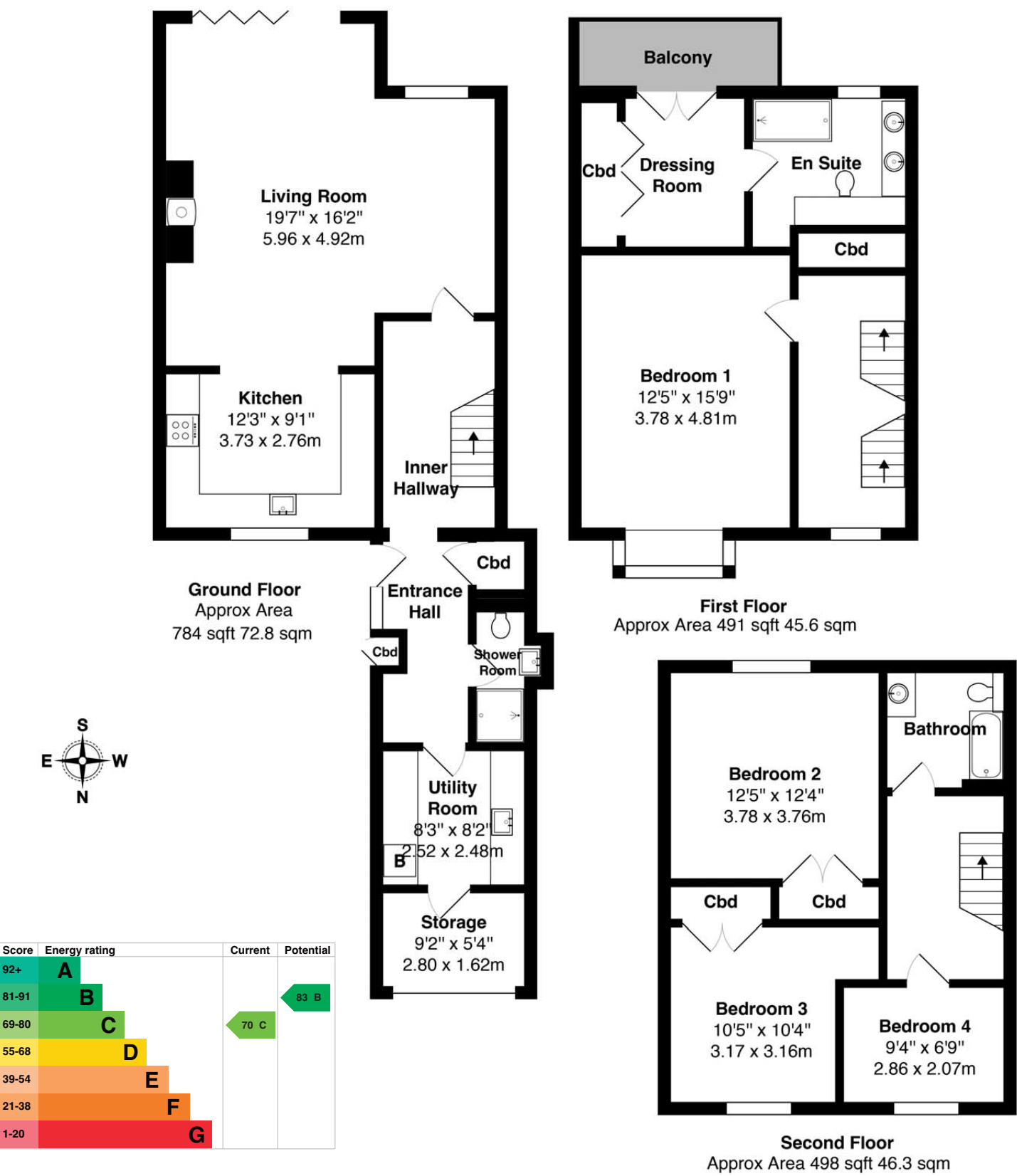
COUNCIL TAX BAND

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8 CAMPBELTOWN WAY PORT PENDENNIS FALMOUTH TR11 3YE
TOTAL APPROX. FLOOR AREA 1773 sqft (164.7 sqm)

(excluding balcony)

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability 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.

IMPORTANT NOTICE

Jonathan Cunliffe, their clients and any joint agents give notice that 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 clients or otherwise. They assume no responsibility for any statement that may be made in these particulars, which do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. 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 the necessary planning, building regulation or other consents and Jonathan Cunliffe have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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