



# Gallants

Falmouth





## Gallants, 11 The Slipway, 18 North Parade, Falmouth TR11 2TD

Gallants commands a desirable waterfront position overlooking Falmouth Yacht Marina, with exclusive use of a floating pontoon, generous terracing and superb river views. Part of the highly regarded Slipway development on the Penryn River, this striking three-bedroom freehold home offers well-appointed contemporary interiors, light-filled open-plan living, direct water access and easy access to the harbourside and town centre.

### Distances

Falmouth Yacht Marina – 250 yards; Royal Cornwall Yacht Club – 800 yards;  
Falmouth town centre – 1; Gyllyngvase beach – 2;  
National Maritime Museum (Events Square) – 2; Mylor Yacht Harbour – 4;  
Truro – 10; Cornwall Airport (Newquay) – 28.5  
(All distances are approximate and in miles)



### The Location

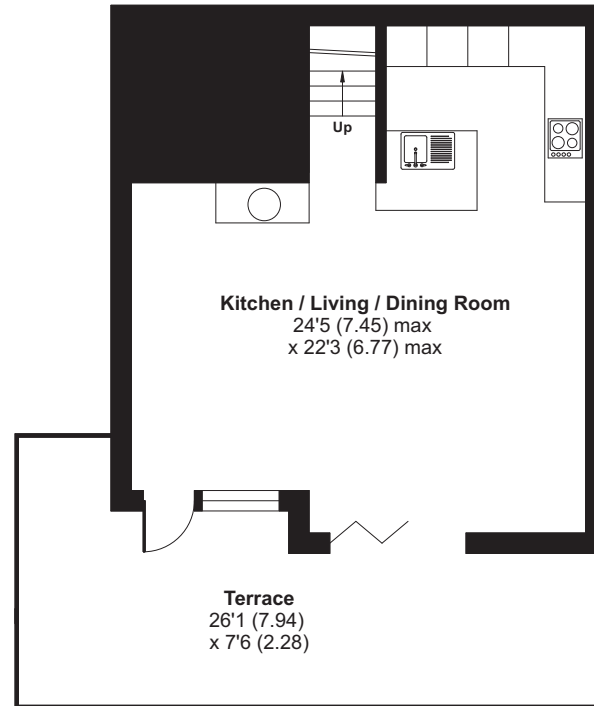
The Slipway is a small and exclusive collection of apartments and houses occupying a superb waterfront position on the Penryn River, overlooking Falmouth Yacht Marina and enjoying lovely views across the water and towards the surrounding countryside. This highly convenient setting places the property within a short walk of both the town centre and the Royal Cornwall Yacht Club, while also offering immediate access to the water and the wider sailing facilities of the harbour.

Steeped in maritime history, Falmouth is a colourful and thriving coastal town built around one of the deepest natural harbours in the world. Renowned for its sailing waters, vibrant harbourside atmosphere and strong cultural scene, the town offers an excellent range of independent shops, restaurants, galleries and day-to-day amenities, together with the National Maritime Museum Cornwall and a number of highly regarded yacht clubs.

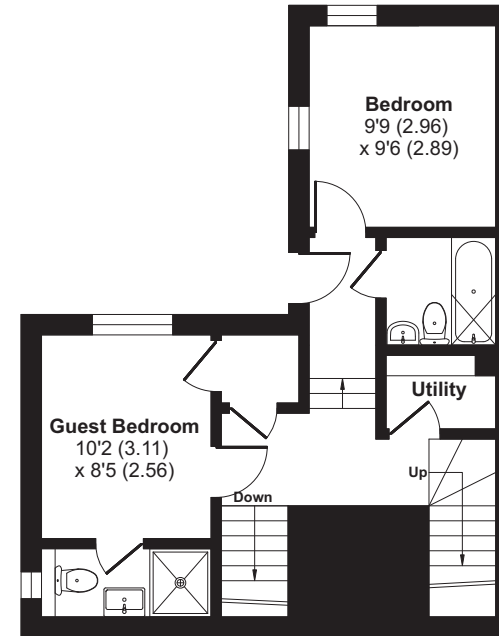
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Main House = 1151 sq ft / 106.9 sq m

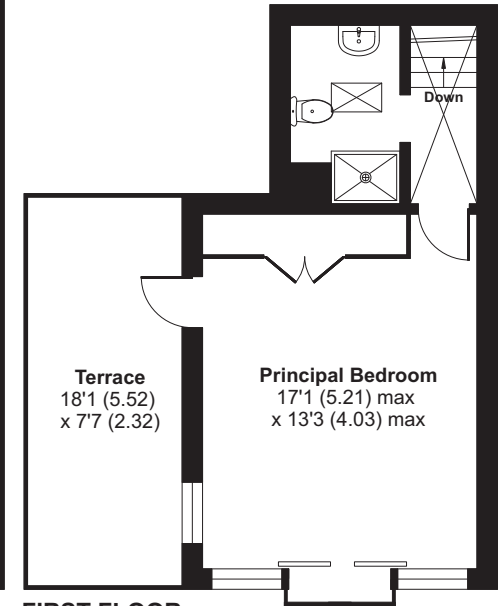
For identification only - Not to scale



**LOWER GROUND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Shore Partnership Limited. REF: 1437267

**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.

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### The Property

- Thoughtfully designed to maximise light, outlook and connection to the water
- Attractive exterior combining rendered elevations, cedar cladding, stonework and a zinc roof
- High quality internal finish including engineered oak flooring and oak joinery throughout
- Superb views over the yacht marina and river with a sunset outlook
- Prime position within one of the area's most highly regarded modern waterfront developments
- Open-plan living space set above the river with bi-fold glazed doors opening to the glass-framed balcony
- Well-appointed kitchen with breakfast bar and NEFF appliances including oven, microwave, hob, extractor, fridge and separate freezer

- Utility/laundry room
- Principal bedroom enjoying fabulous views across the marina and river. En suite shower room and private first-floor terrace.
- Guest bedroom with en suite shower room and fitted cupboard
- Third bedroom, double aspect and positioned adjacent to the bathroom
- Family bathroom

### Outside space and parking

- Full width balcony providing an exceptional outdoor entertaining space
- Private terrace from the principal bedroom
- Private floating pontoon positioned directly beneath the house
- Use of the shared slipway
- Two allocated parking spaces

### Tenure, services and material information

Freehold. Annual charge of £850 contributing towards the driveway, slipway and communal area.

Mains water, drainage and electricity. Gas fired central heating (underfloor).

Council Tax: band G

Broadband: FTTP (source: [www.openreach.com/broadband-network/fibre-availability](http://www.openreach.com/broadband-network/fibre-availability))

**What 3 Words** ///rare.shapes.mixer

### Directions

From the Ponsharden roundabout, take the first exit towards Falmouth Marina and continue along North Parade. The Slipway (No. 18) is located after a short distance on the left. Proceed down the drive to the left of the apartments, where Gallants is the second property.





**Tim May**  
Director



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Director



**Ben Standen**  
Consultant

## WHERE YOU LIVE MATTERS

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