



# Flat 4, 7 Dunstanville Terrace

Falmouth



# 4

## 7 Dunstanville Terrace, Falmouth, TR11 2SW

Occupying a pole position within Falmouth's most iconic Victorian terrace, this beautifully renovated and extended two storey maisonette enjoys panoramic views stretching from Pendennis Castle, across the harbour and over to Flushing. The three double bedrooms span the entire top floor, complemented by two reception rooms and a versatile sitting room / study. Natural light and wonderful views define the interior, while a large private garden provides a rare retreat in this coveted setting, whilst a cellar and large loft space offer excellent storage. Moments from the waterfront and town centre, this is a home of exceptional vantage.

### The location

Perfectly positioned on the prestigious and historic Dunstanville Terrace, this fantastic apartment enjoys one of Falmouth's most coveted waterfront settings. Overlooking the active waters of the harbour and the picturesque village of Flushing, the location offers uninterrupted views stretching across the harbour and towards the Carrick Roads and the Roseland Peninsula. Just a short stroll from the renowned Greenbank Hotel and Falmouth's vibrant town centre, residents benefit from easy access to boutique shops, acclaimed restaurants, galleries and excellent sailing facilities.

Sailing and water sports facilities are exceptional and easily accessible with the Royal Cornwall Yacht Club and Falmouth Marina just moments away. Moorings are available within the river and harbour, with the sheltered waters of the harbour leading out to the Carrick Roads, tree-lined creeks of the River Fal and Falmouth Bay, all combining to create arguably the best day-sailing waters in Cornwall and indeed the country.

### The property

- Two-storey maisonette (second and top floors)
- Beautifully appointed, extended (2020) and renovated accommodation
- Enjoying stunning uninterrupted views over the constant boating activity within Falmouth's harbour, towards Flushing, The Carrick Roads and surrounding countryside
- Communal entrance hall (four apartments in total)
- Private entrance lobby
- Living room with bay window enjoying the sensational views
- Refitted kitchen (2020) with quartz tops and fitted appliances (Siemens oven, microwave and warming drawer, Siemens fridge / freezer, Bosch dishwasher and gas hob)
- Dining room (open plan to kitchen) with two windows and three Velux providing superb natural light
- Small utility room (with washer / dryer and gas boiler)
- WC
- First floor sitting room / study enjoying the panoramic water views
- Master bedroom with water views and fitted wardrobe





- Double bedroom also enjoying the views
- Double bedroom with a garden outlook, fitted wardrobe and chest of drawers
- Refitted (2020) bathroom (4-piece suite with mains-fed shower, bath, basin and WC)
- Walk-in loft storage (boarded)
- Two storage cupboards

### The gardens and cellar

- Large, sunny garden accessed via the dining room
- Well planted beds, lawn and large deck
- Workshop / shed with power connected
- Direct access from the rear of the property to the communal cellar – providing storage space and the ability to remove garden waste without the need to pass through the property itself

### What 3 Words

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### Tenure, services and material information

Leasehold with share of freehold. 999 years from inception. Annual maintenance charge of £1,227.76 (£106.48 paid monthly). Management company: The Sunrise Management Company Ltd (the owners of the apartments are the Directors / Shareholders of the Company). Pets are not permitted. Services: mains electricity, gas, water and drainage. First sale since 2007, extended and renovated in 2019/20. Council Tax: band B. Broadband: Full Fibre is available (source: <https://www.openreach.com/broadband-network/fibre-availability>)

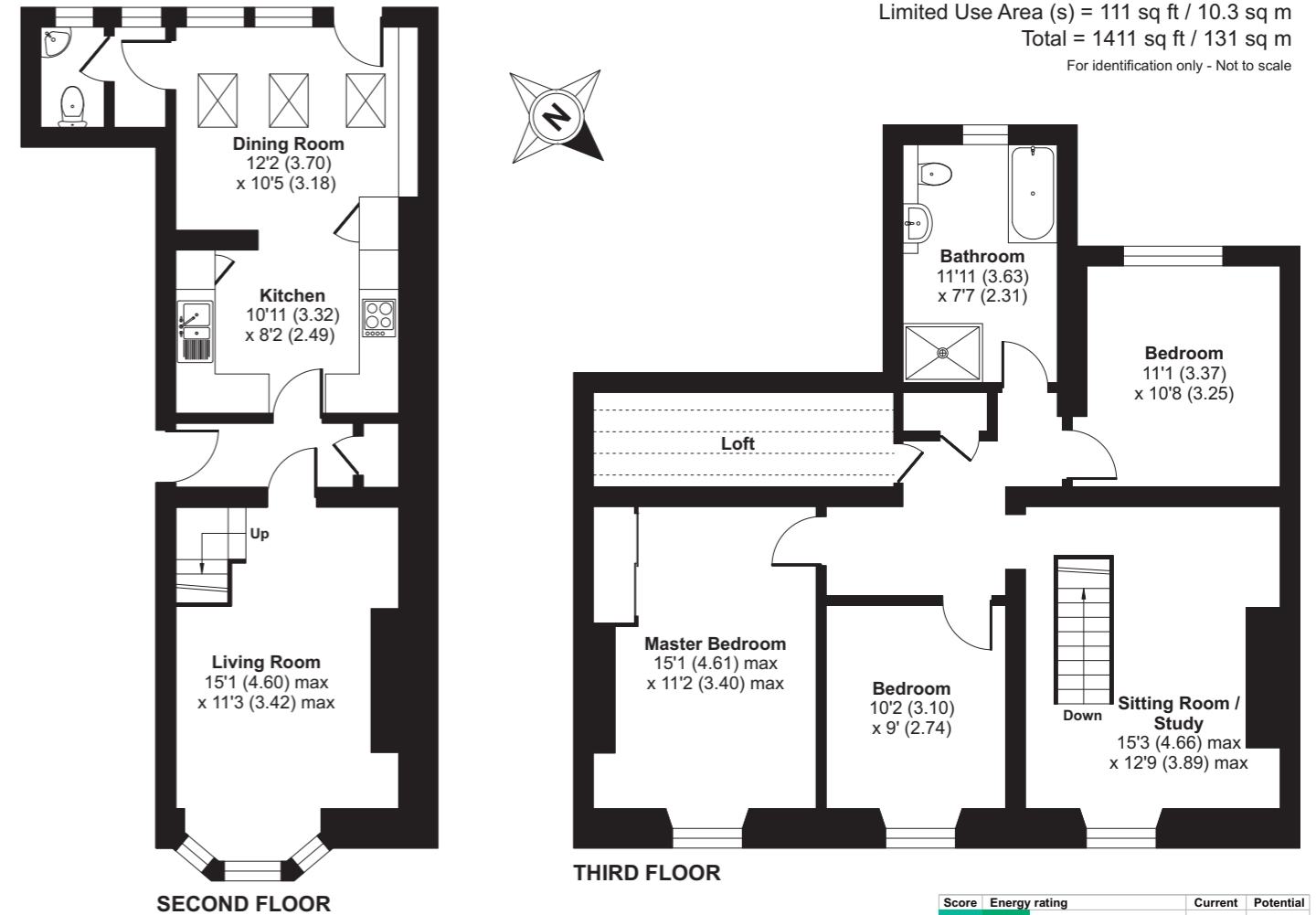
### Distances

Royal Cornwall Yacht Club – 100 yards; Falmouth High St – 120 yards; Falmouth Marina (North Parade) – 0.6; Events Square – 0.7; Penmere (branchline rail) – 1; Gyllyngvase beach – 1.4; Swanpool beach – 1.8; Mylor Yacht Harbour – 4.5; Truro – 10.7; Cornwall Airport (Newquay) – 32

(All distances are approximate and in miles)

## Flat 4, 7 Dunstanville Terrace, Falmouth, TR11 2SW

Main House = 1300 sq ft / 120.7 sq m  
 Limited Use Area (s) = 111 sq ft / 10.3 sq m  
 Total = 1411 sq ft / 131 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntkhecom 2026. Produced for Shore Partnership Limited. REF: 1397066

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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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