



2 Tregunter Mews, Port Pendennis

Guide Price £595,000



Heather & Lay
The local property experts

- Impressive maritime residence within exclusive gated community
- Exceptional position overlooking the inner marina
- Two minute level walk to Events Square
- Whole floor master bedroom suite with dressing room shower room/WC and box bay marina view window
- 25 feet reception room with gas fire
- Stylish contemporary refitted kitchen
- South facing terrace
- Garage with internal access, driveway parking space
- No onward chain

THE PROPERTY - The distinctive homes at Tregunter Mews, together with Swallow House form the impressive centrepiece within the Port Pendennis development, set around a delightfully established garden with clocktower, and all looking into the inner marina. Number 2 Tregunter Mews is a beautifully positioned, prime home here, overlooking the yachts and boats, just a few paces away. This is a spacious and beautifully conceived town house, providing 1,525 sq ft of four bedroom accommodation, set over three storeys, and where the living space flows out through French doors to its south facing terrace and the communal garden. The house has been a much loved and privately used family home for holidays. The owner's advancing years and less frequent use has prompted its reluctant sale. It's a wonderful place with some stand out features such as the fantastic whole floor master bedroom suite with windows to front and back, a dressing room with extensive built in wardrobes and a superbly refitted en suite shower room/WC. The box bay window and seat here, provides an uplifting view over the communal garden, into the inner marina and across to the tower of the Maritime Museum. The 'top' floor has better views still, where there are two generous double bedrooms and a single bedroom, all with furniture built in. The reception room is a treat, 25 feet with a living flame gas fire and the kitchen has been stylishly refitted in cream gloss and with integrated appliances. There is an en suite shower room/WC on the first floor, a bathroom on the second floor, and a cloakroom/WC downstairs. All is practical with wooden floors on the ground floor and quality carpeting elsewhere. There is much storage space throughout as well as internal access to a generous single size garage of 165 sq ft with driveway parking space in front. A modern Worcester gas boiler provides radiator central heating and hot water. Number 2 Tregunter Mews is a fantastic home, set in these glorious surroundings where the town and seafront are within easy walking reach and the waterside a few paces away.



THE LOCATION - Port Pendennis was conceived by famous entrepreneur and developer Peter de Savary and built by respected local firm E Thomas Construction in the late 1980s. Its harbourside location is fantastic, with the development incorporating a tidal gated marina, together with an inspired selection of homes and established communal gardens and spaces, to create a unique and uplifting community in which to live. Remarkably, 2 Tregunter Mews is just a couple of minutes level walk to Events Square and the Maritime Museum and just a little further into town. This harbourside position is exciting and involving with so much that delights about Falmouth on one's doorstep. Falmouth is a thriving and vibrant town with an eclectic mixture of independent and national shops, many galleries showcasing local art and crafts, and an excellent and varied selection of places to eat and drink. Events Square and the National Maritime Museum regularly host activities and events throughout the year including Falmouth Classics, Falmouth Week and the Sea Shanty festival, ensuring an all-year round community. Nearby on Falmouth's Southern side, are the sandy beaches of Castle and Tunnel, or a short walk away is the ever-popular Gyllyngvase, complete with its bustling café and safe swimming waters. Along the seafront is an array of architecture and building, all added to over the years with careful consideration of the desirability of the area and now providing various places for dining and leisure activities. No wonder then, that Falmouth is consistently voted in the top ten favourite places to live in the UK.

TENURE

Leasehold, 1000 years from August 1988. Share of the freehold. The management company is Port Pendennis Village Management Ltd. The current annual service charge is £4660 (£1,165 paid quarterly). This includes building insurance, and upkeep of the building and its communal parts and grounds.

EPC - C

COUNCIL TAX - F

SERVICES: Mains electricity, gas water and drainage









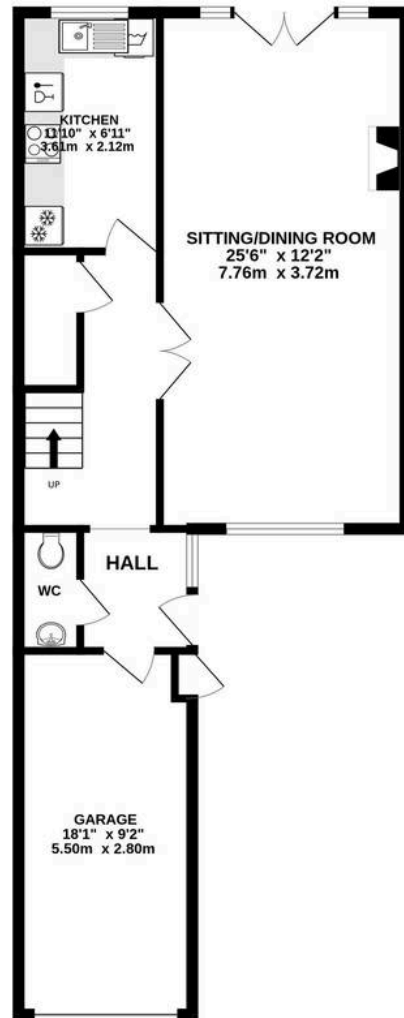




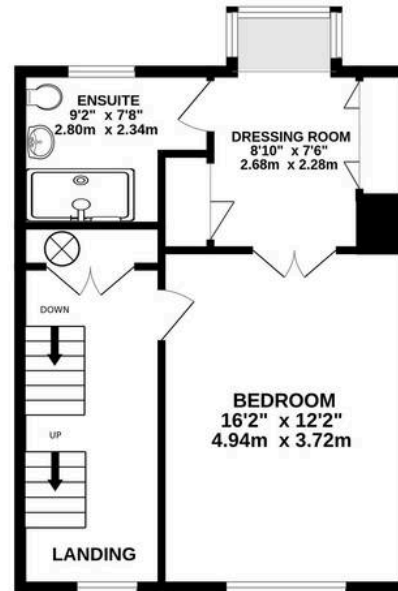




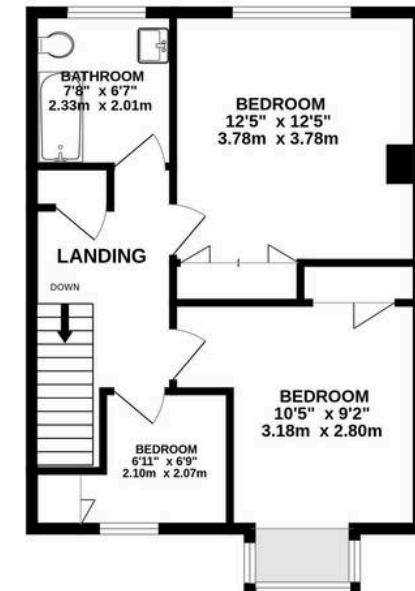
GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



2ND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1693 sq.ft. (157.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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