



Heather & Lay
The local property experts

6 WATERS EDGE, 22 NORTH PARADE, FALMOUTH, TR11 2TD

Wake up every morning and step directly from your bedroom onto a waterside terrace offering gorgeous views out across the marina and river. Finished to a high specification with many additional features including your own private boat store with access to the water, two parking spaces and three double bedrooms with a contemporary finish to the kitchen and bathrooms. Completed In April 2025 and ready to move in.



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FALMOUTH TOWN & SEAFRONT	1 MILES
PENRYN	1 MILES
TRURO	10 MILES
NEWQUAY AIRPORT	30 MILES
EXETER AIRPORT	104 MILES

- 10-year build-zone warranty. Completion Sign March 2025
- One of very few locations in Falmouth with water frontage and direct access to the water.
- Sleek contemporary kitchens & luxury bathrooms
- Two Private Parking Spaces With Electric Vehicle Charging
- A Small & Exclusive Waterside Development
- Comprising Five Bright & Spacious Apartments & Two Luxury Detached Houses
- High Specification With Two Spacious Garden Terraces
- Inspirational Views Out Over Falmouth Marina Towards Trevisson, Penryn & Countryside Beyond



WATERS EDGE DEVELOPMENT

Welcome to Waters Edge, a small and exclusive waterside development of five bright and spacious apartments and two luxury detached houses with rare and exciting direct communal access to the gently ebbing and flowing waters of Penryn River. Each stunning high-specification property is designed to be dual aspect, with its own private and spacious balcony or terrace. From here, you can take in the inspirational views out over the marina towards Trevisson, Penryn and countryside beyond. The superb North Parade, location is minutes from Falmouth town centre and the beaches are easily accessible when entering the town by road. It is also one of very few in Falmouth with water frontage and direct access to the water. Given the town owes its existence to being the third deepest natural harbour in the world, residential access to the water is a surprisingly unusual and special feature. Drawn up by award winning architect Adam Parsons, every detail of Waters Edge has been carefully considered. From high-quality material selection to the intricate design to the appliances and technology used to deliver homes with advanced energy-saving features and a strong environmental focus.

ABOUT THE DEVELOPER

Lifestyle Homes and Developments create exquisite contemporary homes designed for stylish living in coastal, rural, and urban settings. Bringing together the skills and expertise of architects, property developers, designers, and builders, they oversee every project from concept to completion. Their passion, determination, and over ten years of experience creating high-quality builds mean they take great care to produce exclusive properties that are finished to the highest standards. Incorporating the latest methods and technologies to meet the demands of the eco-conscious homeowners, the homes Lifestyle Homes and Developments create are uniquely wonderful places to live or stay in on holiday.

FALMOUTH LIFE

Beautiful, historic Falmouth is one of the most desirable places to live or holiday in the UK. The town is full of independent shops and galleries set alongside highly rated restaurants, cafes and pubs that give local people and tourists a seemingly endless range of exciting options to experiment with. The town is most famous for its connections to the sea, with its deep natural harbour, boatyards and sailing heritage still drawing people from across Cornwall and far beyond. Whether you love sailing for sport or pleasure, Falmouth offers some of the best waters you will find. Falmouth itself is still a thriving harbour, but it's also an excellent place to live. Two local primaries and one local secondary school are highly rated. Falmouth University is regularly named the UK's best art university and is also well-regarded for its industry links. Away from the waterfront, you'll find glorious green spaces rubbing shoulders with artisanal shops, brightly painted townhouses, and subtropical plant species brought back when Falmouth was Great Britain's link to the rest of the world. Buzzing with live music and evening entertainment, the red arrow displays along the seafront, Sea Shanty festival, Oyster festival and further events annually are highly encouraged to attend. Close to several golden beaches, and with a laid back, positive sense of community, Falmouth life is one that many people love living in.

THE PROPERTY

One of two special waterfront properties recently completed at the Waters Edge development. Enjoy spectacular views over Falmouth Marina & River from three levels of the property including from all three double bedrooms and two garden terraces with a slipway. A reverse living design makes this house's upstairs lounge-kitchen-dining area an impressive space, where fully glazed doors and wide windows truly make the most of this stunning location. Exit through those doors onto a separate balcony terrace to dine, entertain, or simply soak up the sounds and sights of the water. Downstairs, two well-proportioned double bedrooms with en-suites and another double bedroom with immediate access to the main house bathroom give this incredible waterfront home plenty of living space. A sweeping paved driveway provides access to the rear gardens and allocated private parking spaces, with a boat store located on the basement level and plenty of internal and external storage areas. An impressive finish, showcasing contemporary and stylish fittings throughout, each element thoughtfully selected and enhanced with a range of high-spec upgrades and refined details.



THE LOCATION

The superb North Parade location is minutes from Falmouth town centre and beach and easily accessible when entering the town by road. It is also one of very few in Falmouth with water frontage and direct access to the water. Given the town owes its existence to being the third deepest natural harbour in the world, residential access to the water is a surprisingly unusual and special feature.

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Waters Edge can be accessed easily by road when entering Falmouth on the A39 through the historic port of Penryn. Located next to Falmouth marina and boatyard, it is only a 10-minute walk to Falmouth town.

BY ROAD

Falmouth has excellent road links to the rest of Cornwall and beyond. It takes only 25 minutes on the A39 to reach Truro, while Penzance and St Austell are one hour away.

BY RAIL

Trains run from Falmouth's three stations - Falmouth Docks, Falmouth Town, and Penmere - to Truro every half-hour, taking 26-28 minutes. From there, mainline trains connect you with the rest of Britain and directly with London Paddington.

BY WATER

Take advantage of a combination of regular water taxis and park-and-float services to reach Truro, Flushing, and St Mawes across the River Fal.

BY AIR

Exeter Airport, serving a wide range of national and international destinations, is two hours away by car. Cornwall's Newquay Airport is only 50 minutes away.









ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Half glazed triple lock composite front door entering into....

ENTRANCE HALLWAY

A bright and welcoming entrance with floor to door height double glazed windows to the front and side aspects and high ceilings with spotlights. Beautifully designed turning staircase with glass balustrade, sensors for LED floor lights and under strip handrail lights leading to the lower ground floor. Cupboard housing the electric fuse box, thermostat controls controlling the underfloor heating under the engineering oak flooring. Solid oak white painted doors accessing the open plan living area and a WC.

WC

Double glazed window to the side aspect, WC with push button flush, wash basin with mixer tap, large mirror and porcelain tiled splashback. Continuation of the engineered oak flooring with underfloor heating. Ceiling spotlights.

OPEN PLAN KITCHEN/DINER/LIVING AREA

Quadruple aspect with the most amazing views through the large double glazed sliding doors and a further floor to door height window looking towards the River, Falmouth Marina and the countryside in the distance. Further double-glazed windows to the front, side and rear aspect providing an abundance of natural light to the living space. Double height apex ceiling with multiple spotlights either side and three Velux sky lights to the front roof pitch on the West elevation. Plenty of plug sockets, high level TV points, ethernet points for ultra-fast broadband and TV and satellite wiring for Sky Q. Continuation of the engineered oak flooring with underfloor heating system and thermostat controls.

KITCHEN

Sleek contemporary German kitchen with Miele/AEG appliances, centre island with breakfast bar, pendant lights and quartz worktops throughout. Integrated compliances include eye level multi-function double oven with combination microwave, induction cooktop with integrated extractor, fridge freezer, dishwasher, cabinet lighting and a wine cooler.

TERRACED BALCONY

A fantastic space to enjoy with glass balustrade offering the most incredible views over the water and enjoying the boat activity throughout the day and evening. Accessed via sliding glazed door from the open plan living area plus a side walkway leading to the front of the house.

LOWER GROUND FLOOR

Turning staircase leading downstairs with glass balustrade. Solid hand painted oak doors providing access to the main bathroom and the three bedrooms. Plant room housing the large hot water pressurised tank facilitating the bathrooms and shower rooms, main board for the underfloor heating controls, BT Openreach and the electric RCD fuse box. Utility cupboard housing the washing machine and tumble dryer. Understairs cupboard. Continuation of the engineered oak flooring with underfloor heating and thermostat controls.

BEDROOM ONE

As you walk through the door you are greeted by the impressive water view through the large glazed sliding door and garden terrace. Spacious master with fitted wardrobes providing hanging rails and shelving, plug sockets including TV aerial, USB and ethernet cables. Continuation of the engineered oak flooring with underfloor heating and thermostat controls. Step out to the garden terrace to enjoy a morning coffee or watch the sunset in the evenings with a special glass of your taste.

MASTER EN-SUITE

An impressive finish with a large walk in shower with glass screen, inset shelving with lighting, fully tiled surround, rainfall shower fixing over and a separate handheld attachment. Wash basin with mixer tap, vanity unit, a large, fixed mirror with shelving. WC with push button flush. Tiled flooring with underfloor heating, extractor fan, heated towel radiator and shaver points.



BALCONY

Accessed from two sets of sliding doors from the master bedroom and bedroom three. Offering similar views as the main garden terrace from the living area, a large balcony terrace with composite decking and outside plug sockets. Views overlooking Falmouth Marina, towards countryside and down Penryn River.

BEDROOM TWO

Window to side aspect with water views overlooking the Marina. Fitted wardrobes, plenty of plug sockets with TV aerial and ethernet cables connecting to the ultra-fast broadband. Continuation of the engineered oak flooring with underfloor heating and thermostat controls. Solid oak door accessing the.....

EN-SUITE

Similar style and finish as the main bathroom with the three-piece white suite comprising a corner shower with glass sliding doors, rainfall shower attachment with separate handheld fixing, WC with push button flush and shelving and a wash basin with mixer tap and vanity unit. Shaver points, mirror fixing with lighting and an electric heated towel radiator. Fully tiled surround and flooring with underfloor heating.

BEDROOM THREE

Large sliding glass door with the stunning views overlooking the water and providing access onto the balcony terrace. Fitted wardrobes, multiple plug sockets including TV aerial, USB and ethernet cables. Continuation of the engineered oak flooring with underfloor heating and thermostat controls.

MAIN BATHROOM

Stylish and sleek design with 'Porcelanosa' tiling, contemporary sanitary ware by 'Villeroy & Boch', vanity units, chrome brassware by 'Cifial', large inset mirror with shelving and an electric towel rail. Four-piece white suite comprising large walk-in shower with glass screen, rainfall shower fixing over plus additional handheld attachment and inset shelving with lighting. Wash basin with mixer tap, WC with push button flush and panelled bath with inset shelving and lighting. Tiled flooring with underfloor heating.





EXTERIOR

FRONT

Accessed via a gated entrance, the front garden is thoughtfully designed with a welcoming and practical layout. Predominantly laid to lawn, the space also features a stylish paved patio area complete with built-in block seating—an ideal setting for social gatherings, barbecues, and alfresco dining. The garden is enclosed by a combination of fencing and white-rendered block-built walls, providing both privacy and a clean, contemporary aesthetic. To one side, a pathway offers convenient side access leading down to the air source heat pump. Practicality meets functionality with a large cycle store fitted with lighting, alongside a dedicated area for recycling and refuse storage discreetly positioned at the front. A paved pathway guides you to the property's entrance, where an inviting undercover portico and composite decking continue around to the rear, linking seamlessly to the balcony terrace—enhancing the flow between indoor and outdoor living spaces.

REAR - SLIPWAY & BOAT STORE

Occupying a truly rare and privileged waterfront setting, this property offers direct access from the front door to a private slipway and boat store—creating an exceptional lifestyle opportunity. Elegantly positioned to enjoy serene waterside views, the area features built-in seating and the unique ability to arrive by boat, tide depending, and step directly up to the house. Beneath, a spacious and secure boat store is equipped with lighting, power sockets, and twin lockable double doors—perfectly appointed for convenience and peace of mind.

PARKING

Brick paved driveway leads down from the road with two parking spaces allocated to the front of the house with electric vehicle charging points.

TENURE Freehold.

CONSTRUCTION & WARRANTY

Traditional masonry construction with high quality render system, slate roof and wall tiling. Built to a high quality and specification with features including LED down lights to all areas, PIR to bathroom/en-suite lighting, LED pinhole lights to stair stringer, TV and satellite wiring for Sky Q, aluminium double-glazed windows & external doors throughout and Miele/AEG appliances to the kitchen with additional features.



We are proud to share with you our multi-award-winning waterfront development in Falmouth.

Water's Edge has been awarded not one but two prestigious international prizes. The 2023-2024 award for Architecture for Multiple Residence in Cornwall and the 5-star award for Best Residential Development 2-9 units in Cornwall.

Judged by over 80 industry experts, this accolade is testament to our team's dedication to excellence in creating an incredible residential experience with unparalleled attention to detail.

We were awarded on design, quality, originality, innovation, and dedication to sustainability, highlighting our exceptional commitment to creating homes that are of the highest calibre in the finest waterfront location.

The epitome of quality, at the heart of the Cornish community, we are delighted to announce that our award-winning development has partnered with the leading local property experts, Heather & Lay to launch our waterfront development.

SERVICES: Mains Electricity, Water & Drainage.

Air Source Heat Pump.

Broadband (Subject to Subscription)

LOCAL AUTHORITY Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

COUNCIL TAX: TBC

EPC: Predicted Energy Assessment B

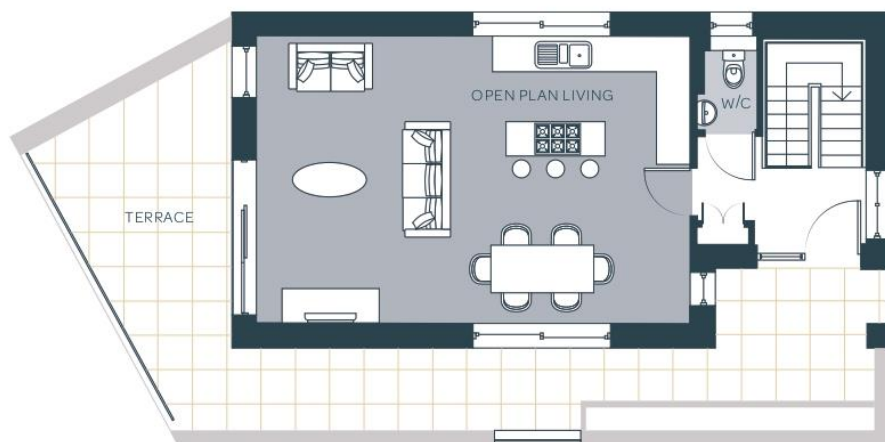
ANTI-MONEY LAUNDERING REGULATIONS

Purchasers

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

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



UPPER FLOOR



LOWER GROUND FLOOR

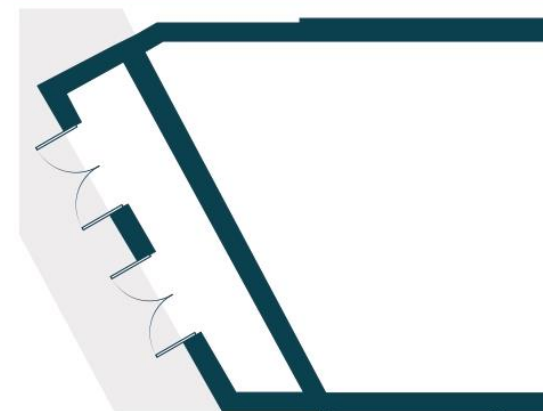
DIMENSIONS

UPPER FLOOR

Open Plan Living	7585mm X 5000mm
W/C	1040mm x 1620mm

LOWER GROUND FLOOR

Bedroom 1	5451mm X 3183mm (MAX)
En Suite	1630mm x 1940mm
Bedroom 2	4030mm x 2600mm
En Suite	1750mm x 1765mm
Bedroom 3	4081mm x 3329mm (MAX)
Bathroom	2970mm x 1940mm



BASEMENT - BOAT STORE

6953mm x 1288mm (MAX)



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These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.