



Heather & Lay
The local property experts

'Meltemi' 37 North Parade, Falmouth - TR11 2TE

A stunning contemporary residence of outstanding quality style and simplicity, beautifully conceived and recently constructed in this super spot overlooking Falmouth Marina and the river. Over 1800²ft of inspired reverse level accommodation with three double bedrooms, main with en suite bath/shower room and extraordinary open plan but defined living space looking to water and accessing a delightful, enclosed South facing courtyard and garden.



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FALMOUTH TOWN	1.5 MILE
PENRYN	1.3 MILES
TRURO	10 MILES
NEWQUAY AIRPORT	26 MILES
EXETER	95 MILES

- Outstanding, energy efficient marine residence
- Recently built to exacting standards
- Inspired reverse level accommodation
- Three double bedrooms, main ensuite & with dressing area
- Fantastic open plan water view living space
- 'Top notch' kitchen; quartz worktops & 'Siemens' appliances
- Garden/living room with wide opening bi-fold doors facing South to private, enclosed porcelain tile landscaped terrace & garden
- Detached garage with electronic opening

THE LOCATION

Meltemi lies in a valuable and highly desirable situation along North Parade, the arterial riverside road leading into Falmouth town. The property is just a few minutes' walk from Falmouth's Premier Marina with The Upper Deck restaurant, and Sainsbury's supermarket a little further away. The Greenbank Hotel with The Working Boat pub beneath, and the Royal Cornwall Yacht Club are one's locals with the delights of Falmouth High Street and town, just a leisurely and relatively level 10-minute walk away. Falmouth town has a brilliant and diverse selection of restaurants and an eclectic mixture of shops, which include national chains, together with quality galleries showcasing local talent. Falmouth's seafront, on the town's southern side, is about a mile away, with sandy beaches, Henry VIII's Pendennis Castle and access to incredible walks and scenery along the Southwest Coastal Path. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. There are five primary schools and one secondary school in the town and highly regarded independent preparatory and senior schools in Truro. Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country.

Brilliant in this respect to have such a good marina on Meltemi's doorstep. Little wonder the town is consistently ranked as one of the top five places to live in the UK.



THE PROPERTY

Meltemi - named after a summer wind in the Aegean Sea, is the recently built creation of and home to a dream team, talented couple of 'top notch' local builders and an artistic planning consultant. The property replaces a former 1930s bungalow built here, in this enviable spot overlooking the water and beside Falmouth's Premier Marina. The owners have made something out of the ordinary with Meltemi presenting a very clever blend of inspired design, quality and simplicity that impresses. Accommodation is reversed, taking advantage of those lovely water views whilst effortlessly accessing the glorious, South facing, sheltered porcelain paved terrace, from the living space. There are three double bedrooms on the ground floor. The master room has a dressing area with extensive furniture built-in, leading through to a luxurious bath and oversized shower room with 'His & Hers' Lusso stone basins. There is a family bathroom on this floor together with the practicality of a boot/utility room and boiler cupboard with meticulous 'work of art' copper piping! Stylish turning timber stairs rise up in to the living space which is spacious. All is open plan but defined with a standout kitchen, generous dining space, vaulted ceilings and windows flooding lightness from all angles. The sitting room's 'Spatherm' two-sided log burner uplifts whilst the porcelain floor tiles or quality carpeted bedrooms are under heated throughout. All is highly insulated and energy efficient with heating and hot water supplied by an air source heat pump aided by the Mechanical Ventilation and Heat Recovery System. Meltemi has the remainder of its 6-year Architect Certified Guarantee. Access from the courtyard garden at the rear, is a slate roofed detached garage with electronic remote opening, utility area and a shower room/WC. This provides an invaluable facility 'as is' or could provide opportunities for the new owners, subject to necessary consents.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

From the front of the property, you enter into...

ENTRANCE HALL

A welcoming space 33' (10.06m) deep with porcelain tile under heated floor. Ceiling spotlights with skylight gathering natural light from the living room above. Cloak recess with a timber seat and shelves. Cloak cupboard beside with shelves and hanging rail. Hall widening into stairwell area with under stair recess and storage. solid oak doors to three bedrooms, family bathroom and sliding door to boot/utility room, through to boiler room.

BEDROOM ONE

A fine double room with triple glazed window overlooking the front garden towards Penryn River and Falmouth Marina and to shoreline and countryside beyond. Obscure triple glazed window to side. Ceiling spotlights and bedside pendant lights. Access through to...

DRESSING AREA

With built-in wardrobe, cupboard and chest of drawer space. Spotlit ceiling. Central heating thermostatic control. Oak sliding door to...

EN SUITE BATH/SHOWER ROOM

Porcelain under heated floor. Obscure triple glazed window to rear. Deep, central fill bath with thermostatic control and flexible shower attachment. His and Hers 'Lusso' stone hand basin with storage beneath. Hansgrohe taps. 'Roca' concealed cistern WC with dual flush. Oversized walk-in shower with porcelain tiling, rain and flexible spray. Tidy recess. Shelving. Ceiling spotlights.





BEDROOM TWO

Triple glazed window overlooking the front garden towards Penryn River and Falmouth Marina, shoreline and countryside beyond. Ceiling spotlights and bedside lights.

BEDROOM THREE

Triple glazed window to rear and obscure glazed to side. Built-in wardrobe/cupboard space. Ceiling spotlights.

FAMILY BATHROOM

Porcelain tile under heated floor. Obscure triple glazed window to rear. White three-piece suite. Deep bath with thermostatic control rain spray shower, folding screen. 'Roca' dual flush WC, 'Lusso' stone hand basin with storage beneath. Hansgrohe taps. Ceiling spotlights.

BOOT/UTILITY ROOM

Coat hooks. Porcelain tile under heated floor. Triple glazed door to side. Coat recess. Oak door to.....

BOILING/AIRING CUPBOARD

'Vaillant' hot water tank with pressurised hot water system and the 'work of art' copper pipe plumbing for the underfloor central heating system, fuelled by the external 'Vaillant Arotherm Plus' air source heat pump. Boiler controls. Slatted shelves.

FIRST FLOOR

The stylish, simple turning oak tread stairs with oak rail and Newell posts rise to the first floor, up to.....





CORNWALL
IS ALWAYS
A GOOD IDEA

GARDEN/LIVING ROOM

A fantastic, versatile space with monopitch, spotlit ceiling and huge Velux double glazed roof window. Triple glazed high level window to side and wide opening triple glazed bi-fold doors facing South and East, out onto the terrace and garden. Opening through to.....

KITCHEN & DINING ROOM

A superb room with impressive 13' (3.96m) high, vaulted ceiling and lovely views through the dining area towards the river, Falmouth Marina, shoreline and countryside beyond. Superb porcelain under floor heated tiled room with extensive range of base and eye level cupboards and drawers with honed quartz worktops and upstand including a large quartz top island incorporating a breakfast bar and 'Siemens' wine fridge. 'Siemens' induction hob with integral extractor. Triple pendant lights over the island. Integrated appliances include 'Siemens' double oven and microwave/steam oven and grill. Integrated chest height 'Fisher & Paykel' fridge and freezer, drawer below. Corner carousels, waste disposal drawer. 'Blanco' one and a half bowl stainless steel sink and rivened honed quartz drainer. Quooker tap providing boiling, fizzy and filtered water. 'Siemens' dishwasher. Glazed cabinets. Through to the dining area with much space for a large table and chairs. Floors are porcelain tiled and under heated, through to the dining area with much space for a large table and chairs. Open plan to...

SITTING ROOM

Raised 'Spatherm' two-sided log burner. Apex ceiling. High level triple glazed window. Arched bi-folding doors allowing superb, elevated views and a 7' 8" (2.34m) wide opening on to a seamless glass screen and fantastic, elevated views over Falmouth Marina to Penryn River, shoreline and countryside. Semi-circular and ceiling spotlights. Tilt and turn door and side screen either side of the central, arched bi-fold doors.

CLOAKROOM/WC

'Roca' concealed cistern, dual flush WC. hand basin. Shelved recess. Spotlit ceiling. Tiled. Sliding door to.....

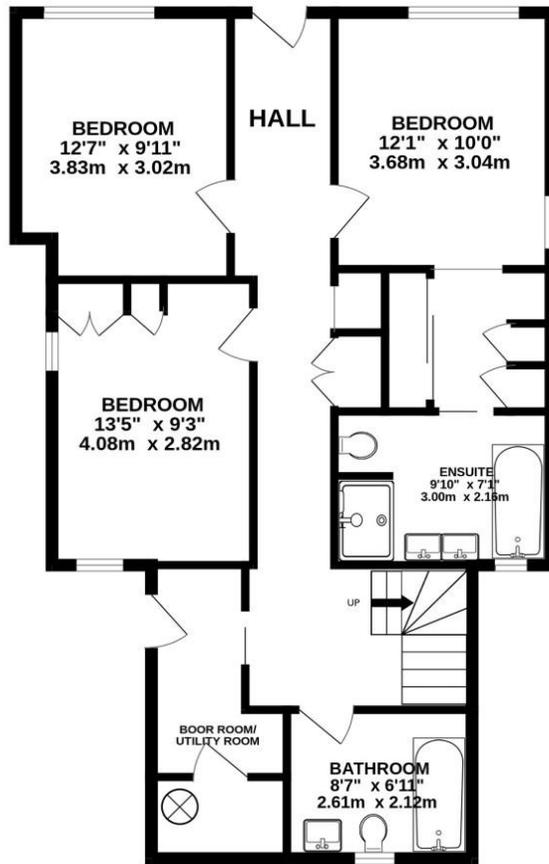
STUDY/BEDROOM FOUR

Triple glazed window to rear. Porcelain under heated floor. Built-in cupboard/chest of drawers.

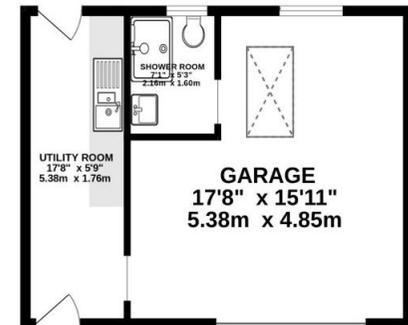
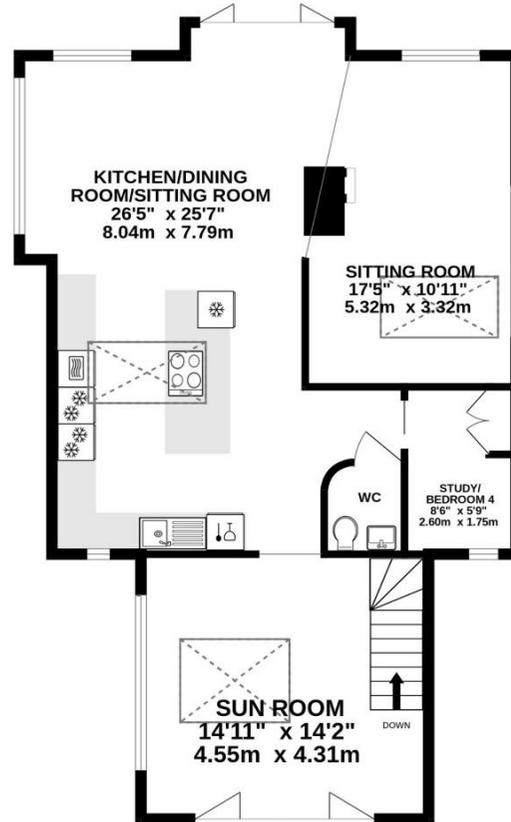




GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR
1232 sq.ft. (114.5 sq.m.) approx.



TOTAL FLOOR AREA : 2050 sq.ft. (190.5 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.

OUTSIDE

FRONT GARDEN

Gentle paved steps up to a wide porcelain paved path, to the front door. Lawned to either side. Borders of rhododendron and griselinia.

REAR GARDEN

From the garden/living room bi-fold doors onto an enclosed South and East facing garden, predominantly laid in Porcelain tiling with raised porcelain capped borders containing choice shrubs and plants including a palm, pittosporums, agapanthus, camellias, echium, rhododendron and climbers. Glass screen and galvanised steps down to lower area. 'Vaillant Arotherm Plus' air source heat pump. Outside shower and tap. Path to front. From the courtyard, steps and door to.....

GARAGE

Detached garage with pitch slate roof. Electric up and over, remotely controlled door. Loft hatch to storage. Two large Velux roof windows. Ceiling spotlights. Plastered and painted.

SHOWER ROOM/WC Chrome heated towel radiator. Dual flush WC. Shower cubicle.

UTILITY ROOM Thermostatically controlled 'Rionte' electric radiator. One and a half bowl stainless steel sink and drainer with mixer tap. Space for fridge/freezer. Base and eye level cupboards. Worktops. Space and plumbing for washing machine/tumble dryer. Spotlit ceiling. Door to rear lane and parking space..

SERVICES: Mains electricity, gas, water & drainage

LOCAL AUTHORITY

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

TAX BAND – E

EPC RATING – 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.

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.

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