



Walsingham, 62 High Street, Falmouth

Guide Price £250,000



Heather & Lay
The local property experts

- Spectacular Elevated Harbour & Coastal Views
- Outstanding Location Nearby Falmouth's High Street
- Exceptional Purpose Built Studio Apartment
- Open Plan Living Area
- Galleried Mezzanine Bedroom & Bathroom
- Currently A Successful Holiday Rental
- Secure Undercover Parking Space
- Ideal Residential Or Holiday Home
- Restaurants & Cafes Nearby
- Share Of The Freehold
- NO ONWARD CHAIN

THE LOCATION - Set in one of Falmouth's most coveted waterfront positions, The Packet Quays enjoys direct access from the top of the historic High Street and fronts the beautiful harbour, offering immediate proximity to everything this vibrant coastal town has to offer. This prime location blends convenience with stunning surroundings, making it an ideal choice for both permanent residents and those seeking a holiday retreat. Just moments away is Falmouth's characterful High Street, which has undergone a remarkable revival in recent years. Here you'll find an eclectic mix of independent shops, galleries, and celebrated eateries – including Stones Bakery, Indidog, Daaku, and Boo Koos some of the towns popular local businesses to visit – all contributing to the town's unique charm and cultural flair. A short stroll brings you to Events Square and the National Maritime Museum Cornwall, both of which serve as hubs for community life, regularly hosting well-loved events such as Falmouth Classics, Falmouth Week, and the Oyster and Sea Shanty Festivals. The town is exceptionally well connected, with nearby train stations at Falmouth Town and Penmere Halt, providing direct links to Truro and onwards to Exeter and London Paddington. Falmouth itself is steeped in maritime heritage and home to one of the world's largest natural deep-water harbours, offering some of the best sailing and boating conditions in the UK. Its dynamic economy is supported by Falmouth Docks, Falmouth University, and the Falmouth Marine School, fostering a thriving, year-round community that balances tradition, innovation, and creativity. Falmouth combines coastal beauty, rich history, and a contemporary lifestyle – all right on your doorstep at Packet Quays.





THE PROPERTY

We are delighted to offer for sale this charming waterside property, a rare opportunity within the ever-popular Packet Quays development. As the original sole selling agents for these unique homes when new, we remember how swiftly they were snapped up “off plan” – and it’s easy to see why. Walsingham was bought in 1995 by the current owner and has been renovated recently to a high standard to include a new kitchen and glass/chrome staircase. Set in a truly remarkable position, this delightful home boasts breathtaking, uninterrupted views across Falmouth Harbour to Flushing, the coast, and the estuary. Compact yet full of character, the accommodation is thoughtfully designed to make the most of its setting. The open-plan lounge/dining area enjoys a striking double-height ceiling and opens directly onto a private balcony – perfect for soaking in the scenery. A well-appointed galley kitchen sits just off the living space, ideal for holiday stays or easy everyday living. A mezzanine bedroom overlooks the main living area, adding charm and light via a gallery effect, while a porthole window at this level frames picturesque views over the harbour to Trefusis – a wonderfully nautical touch. The property also benefits from a secure, allocated underground parking space located just opposite, at the top of the High Street. From there, a level pedestrian route leads conveniently to the apartment or into Falmouth town centre, placing cafés, shops, and the vibrant harbourfront all within easy reach. Currently operating as a successful holiday let, this property is offered with vacant possession and no onward chain – making it an ideal ‘lock up and leave’ bolthole, full-time residence, or high-performing investment.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE) Access from Falmouth High Street with steps leading up to the front door of Walsingham. Entering through to...

ENTRANCE HALL

Six panel solid front door with spyhole and ball and chain. Cupboard housing storage, hanging rail and shelving. White panel door to kitchen and opening into....







SITTING/DINING AREA

A superb room with double height ceiling at 13'6" and spectacular, elevated, unobstructed views East over Falmouth harbour, waterfront and docks to Trefusis, Flushing village, The Carrick Roads, Roseland Peninsula to St Mawes and St Anthony Headland via 6' wide arched hardwood double glazed double doors and windows, out to the balcony. Centre light and semi-circular wall lights. Under stairs area for storage with potential to add built in cupboards. TV aerial, power points and BT Openreach connection. High level porthole window. Wall mounted electric night storage heater.

KITCHEN

A range of grey gloss finish base and eye level fitted cupboards and drawers with worktop surfaces. Inset electric hob, oven, grill and extractor. Integrated undercounter fridge, stainless steel sink with drainer and mixer tap. Electric trip and power points. Electric fuse box.

MEZZANINE BEDROOM

Views to harbour, Flushing and Carrick Roads via porthole window and glass balustrade around the mezzanine and staircase. This room is galleried to the reception room providing an appealing open plan feel. Electric wall mounted heater. Panel door to airing cupboard housing insulated hot water tank with immersion timer controls and space with plumbing available for a small washing machine. Panel door to....



BATHROOM

Full ceramic wall tiling. UPVC double-glazed window to front aspect. White three-piece suite comprising panelled bath with electric shower over, wall mounted hand basin with mixer tap and a low-flush WC with concealed cistern. Wall mounted heater, shaver points and a heated towel rail.

AIRING/UTILITY CUPBOARD

Housing modern hot water pressurised tank. Space and plumbing for washing machine.



BALCONY

Accessed from the living room, an exciting water outlook with just room for two chairs to enjoy your breakfast with the morning sun rises and fabulous views over Falmouth Harbour. Iron railings with glass screen. Stunning elevated position enjoying countryside views and watching the seasons changing throughout the year over to Flushing village on the opposite side of the water.

PARKING

A secure undercover parking space is available in the Packet Quays car park across the road with electronic gated access, security lighting and a pedestrian doorway onto the High Street. Bin and recycling storage.

TENURE - Leasehold – 999 year lease was created on Walsingham from new in 1989. A charge for the administration and maintenance of the development is paid to Packet Quays Management Company Ltd. The service charge is approximately £1814.15 per annum which includes building insurance, maintenance and decoration of the development and its common parts. The freehold of the development is owned by the management company of which each owner is a shareholder. If holiday letting, a licence is required from the managing agent.

AGENTS NOTE - Viewings are strictly through Heather & Lay as the sold agents for this property, please contact our office for further information and to book a viewing.

HOLIDAY LETTING - 'Walsingham' has been used for a number of years as a holiday let, with the owners also using the property for themselves too. If you are interested in the property for investment purposes please get in contact with Heather & Lay for further details.

COUNCIL TAX: TBC. As the property is currently used as a holiday let, the current owner has small business rate relief for the property, therefore Council Tax is not required. Please contact a financial advisor or accountant and Cornwall Council for further information - Telephone 0300 1234100.

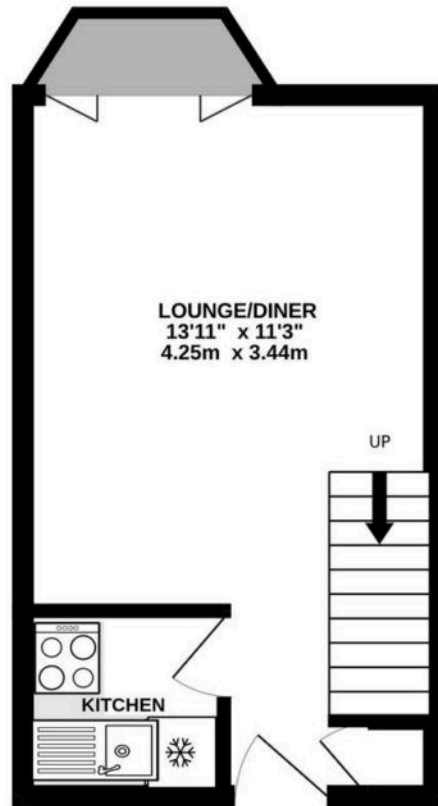
EPC Energy Efficiency Rating: C

SERVICES - Mains water, electricity and drainage.

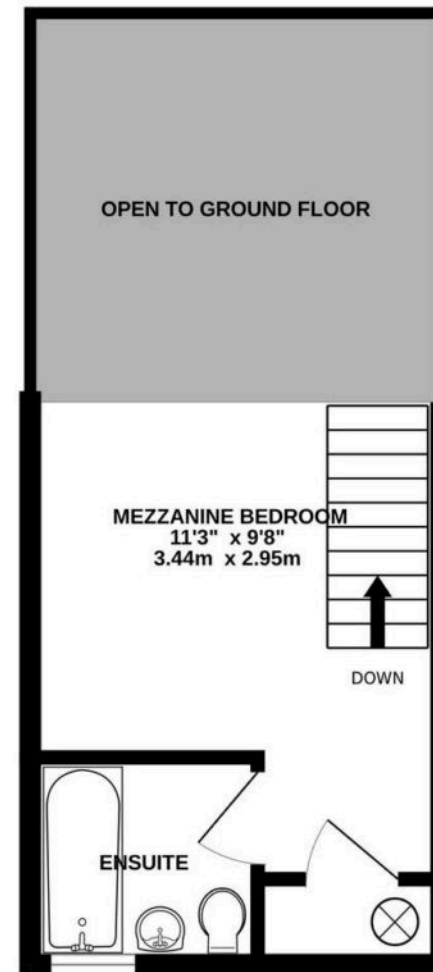
HEATING & GLAZING – Double glazed windows. Electric night storage heaters.



GROUND FLOOR
210 sq.ft. (19.5 sq.m.) approx.



1ST FLOOR
170 sq.ft. (15.8 sq.m.) approx.



TOTAL FLOOR AREA : 380 sq.ft. (35.3 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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