



4A Trevethan Hill, Falmouth

Offers In Excess of £155,000



Heather & Lay
The local property experts



Rare gem in coveted near town location. 2-bed flat with panoramic water views, seeking renovation and modernisation. Ideal for investment or permanent residency.

- Two bedroom flat
- Renovation or modernisation needed
- Amazing water views
- Great near town location
- Ideal for investment or permanent home
- Share of freehold
- No onward chain

THE PROPERTY

Introducing a rare gem nestled in a coveted near town location, this two-bedroom flat offers a canvas of possibilities for those seeking a blend of character and potential. Envision an opportunity to breathe new life into this residence through renovation, creating a bespoke haven that encapsulates your vision of home.

As you step inside, the panoramic water views greet you, beckoning to be framed by your unique design choices. The allure of these amazing vistas is a constant reminder of the tranquillity that can be embraced within this urban setting. While the property awaits your personal touch for modernisation, its inherent charm and share of freehold status present an ideal foundation for either investment or permanent residency.

Prepare to be captivated by the endless possibilities that this property holds, from the first sight of the water views to the realisation of a cherished home or sound investment. Your journey starts here, within the walls of this charming abode.

THE LOCATION - 4A Trevethan Hill is set up high with phenomenal harbour and coastal views, yet within a few minutes' walk from the town and waterfront. So much of what delights about Falmouth is on one's doorstep at this location. The waterside is a few moments away as is the High Street with its individual shops and galleries, whilst The Boathouse, Star & Garter, or more up market Royal Cornwall Yacht Club and Greenbank Hotel are ones 'locals'. The 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 South West Coastal Path. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth Docks are a major contributor to the town's economy and, along with Falmouth University (with campuses in Falmouth and Penryn) and Falmouth Marine School, specialising in traditional and modern boat building, marine engineering and environmental science, ensure an all year round and vibrant community. 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; little wonder the town is consistently ranked as one of the top five places to live in the UK.

ACCOMMODATION IN DETAIL (All measurements are approximate)

Once in through the main door, you enter into a communal hall which is shared with the ground floor property. Stairs lead up to the first floor, where another smaller landing is, which leads into ...

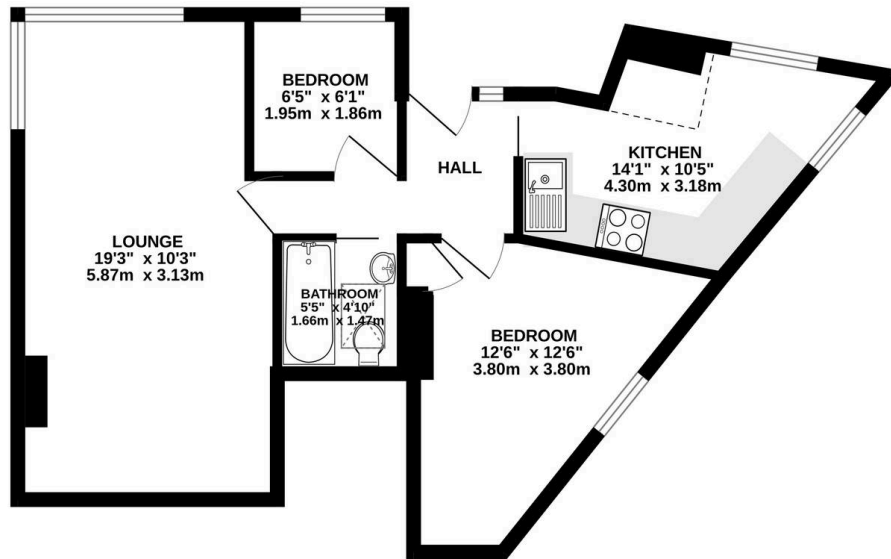
INNER HALLWAY - With doors to both bedrooms, the kitchen, the sitting room and the bathroom. Loft access hatch.

SITTING ROOM - A good size but it's all about that view ... a large window on two elevations gives the most amazing 180 degree view over the river and out to sea.

KITCHEN/DINER - Another view of the water from this room. Useable but in need of redecoration and reconfiguration by removing the stud wall between the kitchen and bedroom.



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 480 sq.ft. (44.6 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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BEDROOM ONE - A Window to the side and large enough to accommodate a double bed.

BEDROOM TWO - Small but with an amazing water view. It would make a good nursery or home office. There is a stud wall between this room and the sitting room, should the new owner decide to move walls, make this room bigger, or incorporate it into the sitting room.

BATHROOM - White suite that is usable, but we would suggest a walk-in shower and new tiling.

AGENTS NOTE

Share of freehold with a long lease in place. Three properties share the freehold. The gas boiler in the kitchen is old but usable (we would recommend replacing or servicing it).

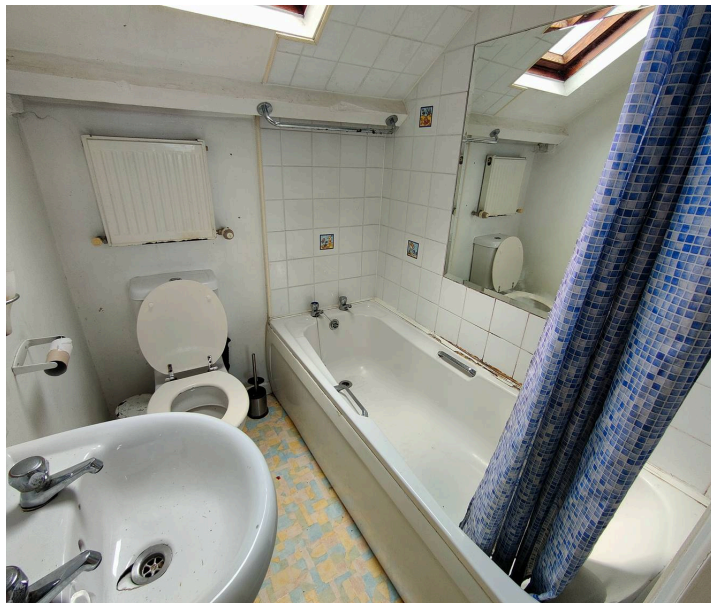
COMMUNAL GARDEN Shared communal area.

ON-STREET PARKING

SERVICES: Mains gas, electricity, water and drainage.

EPC: E

COUNCIL TAX: A



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