



74a Melvill Road, Falmouth

Guide Price £315,000



Heather & Lay
The local property experts



- Semi Detached Two Bedroom Bungalow
- 5 Minutes To The Beach
- 5 Minutes To The Town Centre
- Large Westerly Facing Rear Garden
- In Need Of Renovation
- Close To Amenities
- Outbuildings With Scope for Garden Office or Studio
- No Onward Chain

THE PROPERTY

This semi-detached two-bedroom bungalow offers comfortable single-level living in a highly sought-after location on Melvill Road, perfectly positioned equidistant between Gellyngvase Beach and Falmouth town centre. The setting, combined with a superb mature westerly-facing rear garden, makes this a truly unique property within Falmouth.

The garden provides excellent potential, featuring an existing block-built shed that could be converted into a studio, garden office, or hobby space (subject to any necessary consents).

Upon entering the property, you are welcomed into a well-proportioned sitting room with high ceilings, a gas fire, and sliding doors opening directly onto the rear garden. An archway leads through to the kitchen, which is flooded with natural morning light and offers an excellent opportunity for a buyer to modernise and personalise.

The bungalow further benefits from two generous double bedrooms, both with en-suite facilities, offering further scope for updating. The property is sold with the added advantage of no onward chain, making it an ideal opportunity for those seeking a project in a prime coastal location.

THE LOCATION

Centrally located and close to all that Falmouth offers, 74a Melvill Road is situated less than 200 yards from the historic Fox Rosehill Gardens. This peaceful subtropical space, the legacy of the Fox family who also created nearby Glendurgan and Trebah, is believed to be the first subtropical gardens in the UK.

Step outside the front door and enjoy a morning stroll amongst the exotic plants and Cornish palms or within a five-minute walk you can be at Gyllyngvase Beach and enjoy breakfast at Gylly Beach Café or a sea dip followed by a session in Kilna Sauna on the sand. A ten-minute walk in the other direction takes you to Swanpool Beach, the coastal footpath and nature reserve to feed the swans. 74a Melvill road is also perfectly positioned for Falmouth Town, Events Square and the National Maritime Museum where you'll find lots of independent shops and restaurants are a 5 min walk and Killigrew Street and The Moor with transport links via bus and ferry, as well as an array of artisan cafes, shops and Falmouth Art Gallery are also close by.

We would argue that this is one of the best locations in Falmouth, being close to no less than 3 beaches, Pendennis Point, Pendennis Castle, the harbour, the gardens, the town, a nursery and primary school as well as Falmouth University all on your doorstep. Not to mention The Princess Pavilion which is only a few minutes away for a delicious Sunday roast or live music and culture. You would never need to leave Falmouth with so much to see and do – but if you did decide to leave, you're also walking distance from a train station that will take you straight to Truro. Locations don't get better than this!



ACCOMMODATION IN DETAIL

ALL MEASUREMENTS ARE APPROXIMATE)

From the front courtyard entering through an opaque glazed wooden door into the

LIVING ROOM

Double glazed UPVC sliding door to the rear garden. Gas fireplace with stone surround. Wood effect laminate flooring. Electric radiator. Fusebox. Archway leading to.....

KITCHEN

Double glazed wooden window to front. Laminate work top with one and a half bowl ceramic sink with swan neck chrome tap and electric hob. Space for white goods. Tiled splashback. Wood effect laminate floor. Electric radiator. Gas Boiler.

BEDROOM ONE

Double glazed wooden window to front with opening top sections. Electric radiator. Wood effect laminate flooring. Loft access. Wooden door into....

ENSUITE

Three piece white suite comprising W/C, hand wash basin with chrome mixer tap and electric shower. Tiled wet areas. Concrete flooring. Extractor.

BEDROOM TWO

Double glazed wooden window to rear. Wood effect laminate flooring. Wooden door to.....

ENSUITE

Three piece white suite comprising W/C, Pedestal hand wash basin with chrome taps and electric corner shower. Electric towel radiator. Tiled wet areas. Laminate flooring. Extractor.

AGENTS NOTE

The EPC is currently an F with the potential to improve to a C. As an F, it is not possible to get a buy-to-let mortgage without improving the EPC through heating or other improvements.







OUTSIDE

FRONT GARDEN

Entering through a wooden gate from the access lane into the stone walled courtyard. Paved area for seating. Outside tap. Gas and electricity meter.

REAR GARDEN

Westerly facing mature garden bordered by shrubs to one side and wooden fence to the other. To the centre of the garden there is a large cluster of trees providing privacy to the end lawn area and outhouse with scope for landscaping. There is also a brick built shed and walls bordering the rear along with an outhouse ideal to be converted into a studio or office.

OUTHOUSE

Single glazed wooden door to enter. Single glazed wooden window overlooking the garden.

COUNCIL TAX BAND: B

TENURE: Freehold

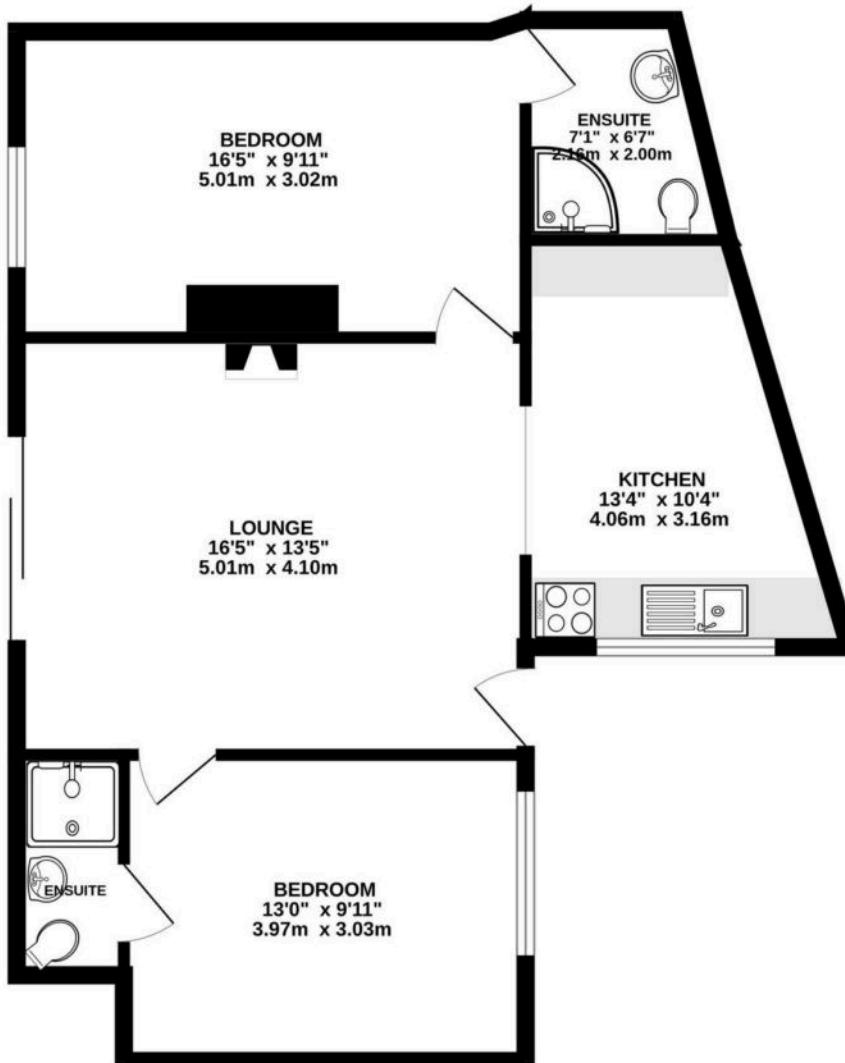
EPC: F

SERVICES

Mains electricity, gas, water & drainage.



GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA: 680 sq.ft. (63.2 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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