



## Quayside Apt 11, 6 Grove Place, Falmouth

Guide Price: £240,000 Leasehold

A charming and stylishly renovated cottage set behind a Grade II listed Regency townhouse in the heart of Falmouth. Featuring a striking vaulted sunroom opening onto the garden, bespoke kitchen, two bedrooms and a modern bathroom, with double or triple glazing, electric heating and a 999-year lease with a share of the freehold, an ideal first home or central retreat.

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## THE PROPERTY

Nestled within the town behind an elegant Grade II listed double fronted Regency former town house, which had been skillfully converted into apartments during 2005/2006. This cottage can be accessed through the main building from Grove Place or the desirable area of Arwenack Avenue behind with the current owners stylishly renovating and extending the property since ownership. At its heart is a striking open-plan sunroom, living and dining space with a vaulted glass ceiling, bathing the room in natural light and opening directly onto the gardens through double wooden doors, an exceptional space for relaxing and entertaining. The adjoining bespoke kitchen is well appointed with fitted units and storage, while the ground floor also offers a comfortable double bedroom and bathroom. Upstairs, a bright landing with large Velux skylight provides a flexible study area and leads to a spacious second bedroom with triple-aspect windows. The property benefits from modern double glazing, electric heating and a long 999-year lease with share of the freehold. This would be an ideal first purchase or someone seeking a bespoke accommodation situated in the heart of Falmouth. It is difficult to picture a more convenient and involving location to live in Falmouth, wholeheartedly recommended!

## THE LOCATION

Quayside, Grove Place is just a few paces from Falmouth town centre and the harbourside, with so much of what the town has to offer right on the doorstep, including fine restaurants, interesting and specialist shops, proper pubs selling real ales, and opeways leading down to the water's edge. Port Pendennis Marina, the National Maritime Museum, and Events Square with Tesco Express, Harvey's Wharf Restaurant, Hubbox and Pizza Express are all within a few hundred yards. The nearby 'Dell' railway station provides a branch line to Truro Cathedral City (approximately 11 miles), with its mainline connection to Paddington, London, while Newquay Airport (approximately 25 miles) offers regular services throughout the UK.

- Tastefully refurbished two-bedroom accommodation
- A great permanent home. No onward chain
- A few paces from town, waterside & Event Square
- Private landscaped garden
- Open plan kitchen and living area
- Sun room with glass ceiling and garden access
- Rustic wooden cabinetry and flooring throughout
- Modern bathroom with bath and shower
- Charming outdoor seating and dining areas
- Built-in storage solutions





#### ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) The cottage is accessed either via a pedestrian walkway from the iconic Arwenack Avenue, with steps leading down to a wooden garden gate, or from Grove Place through the communal entrance of 6 Grove Place, both routes leading to the cottage's private garden.

#### COMMUNAL ENTRANCE & HALLWAY

Wide granite steps lead up to Number 6's original front door and columned portico, into the communal entrance with an elegant turning staircase and with a rear access with steps up to the property.

#### SUNROOM / DINING & LIVING AREA

A superb open-plan living space crowned by a vaulted glass ceiling, creating a beautiful ambience for relaxed socialising, whether enjoying bright, sunny days or gazing up at a clear night sky. Double-glazed windows to three sides flood the room with natural light, while double wooden front doors open directly onto the gardens, blending indoor and outdoor living. The space is finished with oak flooring, pendant lighting, and bespoke fitted cupboards. A wide opening connects to the main living area and kitchen, making this an ideal setting for entertaining friends and family. Electric heater and a further double-glazed window looking onto the side garden.

#### KITCHEN AREA

Open from the living space a bespoke fitted kitchen comprising wall and base wooden cupboards and worktop surfaces, inset shelving and useful storage spaces. Circular Inset stainless-steel sink with mixer tap, space for electric oven with extractor hood above, an undercounted fridge and a stainless-steel splash back. Further bespoke cupboards with space for undercounted small freezer. Continuation of oak wooden flooring.



## INNER HALL

White panel door accessing the main bedroom, glazed wooden door to bathroom, turning wooden staircase rising to the first floor and storage underneath with coat hooks fitted.

## BEDROOM ONE

Double glazed window to the side aspect looking onto the side gardens, double in size and nicely presented.

## BATHROOM

White three-piece suite comprising bath with mains shower above and tiling surround, WC with push button flush and a hand wash basin with tiling splash back. Obscure double glazed window to the side aspect. Ceiling spotlights, extractor fan and heated towel radiator.

## LANDING / STUDY

Spacious landing is flooded with natural light from a large triple glazed Velux window and offers a versatile space for a study area or a cosy reading chair. Space and plumbing for a washing machine and double doors providing a useful storage area in the eaves. Linen cupboard with shelving and a small cupboard housing the modern electric RCD fuse box. White washed wooden floorboards. White panel door accessing the....

## BEDROOM TWO

Triple aspect with a large triple glazed Velux window, a porthole window to the front and a double glazed window to the rear. A good size with space for either a king size bed or two single beds as it's currently used. Radiator.











## GARDEN

The garden has been thoughtfully transformed, with the owners excavating many tonnes of soil to create a versatile and attractive outdoor space designed for year-round enjoyment. From the front wooden gate, a gently sloping pathway with a lawn leads to a brick-laid patio ideal for alfresco dining, alongside a hardstanding area suitable for an outbuilding or additional storage. A historic stone wall provides privacy along one boundary, complemented by timber fencing to the remaining sides. Steps descend to a side garden and a lower slate patio, which connects directly to the sunroom, creating a sheltered and sunny spot enhanced by raised flower beds, a palm tree and an evergreen tree offering welcome shade during the summer months.

## TENURE

999 years from the year 2000. The maintenance & service charge is currently £224.54 paid quarterly (£898.16 annually). Management Company: Koti Property Management and each leaseholder has an equal share of the freehold which is registered under "The Grove House Management Company".

## AGENTS NOTE

There's a restriction that the property is not for holiday letting. Assured shorthold tenancies ( ASTs ) are allowed. The apartment shares common parts including the front garden, entrance hall, stairway and landings.

## SERVICES & GLAZING

Modern double glazing throughout. Mains electricity, water, and drainage. Electric heating and modern hot water tank.

## COUNCIL TAX

Band A - please contact Cornwall Council for further information and pricing.

Tenure: Leasehold

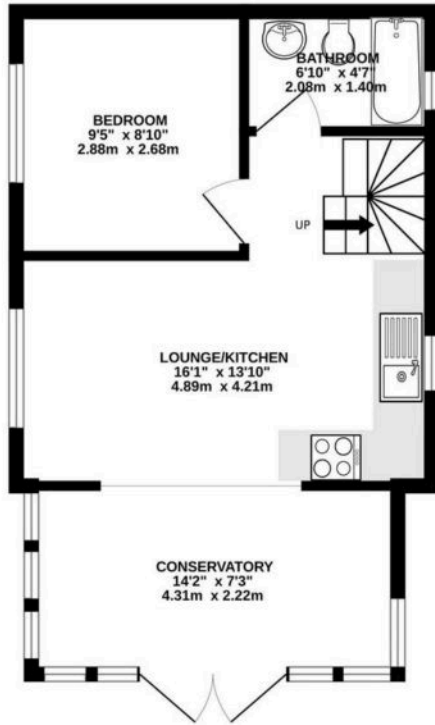
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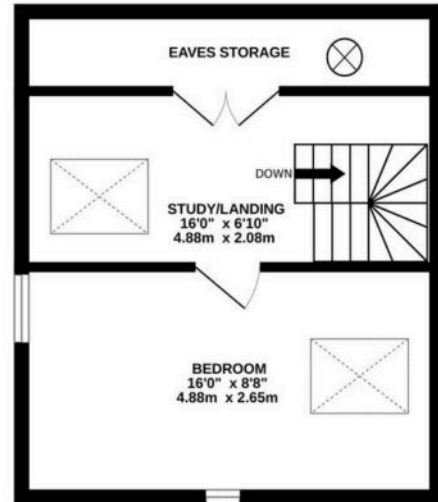




GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 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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