



Royals, Old Chapel Yard Church Street

Guide Price £450,000



Heather & Lay
The local property experts

- Waterside penthouse apartment
- Phenomenal harbour fronting position
- Tucked away yet a few paces from town centre
- Two bedrooms
- Level entrance and access
- Superb roof terrace
- Private parking space
- An outstanding main or holiday home

Council Tax band: C

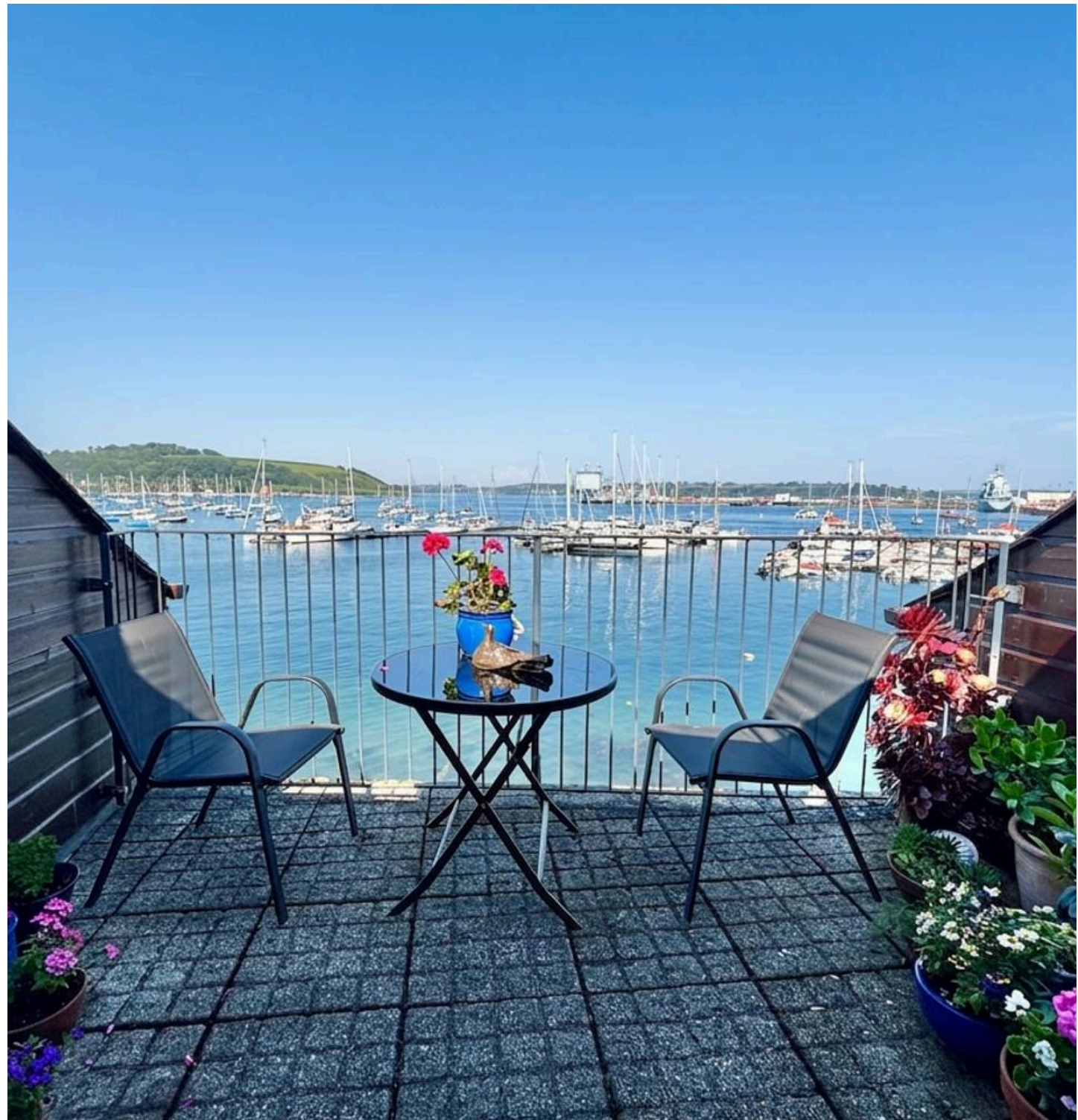
Tenure: Leasehold

EPC Energy Efficiency Rating: TBC

Services: Mains electricity, water & drainage

THE LOCATION

'Royals' fronts the harbour in an incredible position, tucked off Church Street where a narrow lane opposite Falmouth Parish Church leads to the waterside. Although just away from the hustle and bustle of the town, Royals' position is incredibly involving with so much of what Falmouth has to offer on its doorstep. The town is thriving and vibrant with an eclectic mixture of independent and national shops, many galleries showcasing local art and crafts and an excellent and varied selection of places to eat and drink. Events Square and the National Maritime Museum are close by and regularly host activities and events throughout the year including Falmouth Classics, Falmouth Week and the Oyster and Sea Shanty festivals.





THE PROPERTY (AND A LITTLE HISTORY)

'Royals' is one of three apartments created from within a former chapel, built in the 1800's on Falmouth's waterfront. Just after the second world war, well known author Howard Spring bought the old chapel and yard and wrote of the first visit to it in his book "There is no Armour" published in 1948...

"And then I was in the main street and right in front of me was the short narrow lane leading to the waterfront"...

"I began to snail my way down the path. At the end was a grey stone wall pierced by a green gate with a lush but barren fig tree half hiding it"After he stepped inside....." I caught my breath at the wide and lovely view. The whole extent of Falmouth harbour, glistening under the noon sun, lay before me. To the right Pendennis Castle crowned its headland, and before me, across the water, the castle of St Mawes seemed to dip its feet in the tide. I could see the Carrick Roads running up to St Just, and on that windless day the blue expanse was full of ships standing on the water as though they were models exhibited on glass".

Howard Spring sold 'Old Chapel' Yard in 1952 and for several decades it was the site of a self drive boat hire business then sailing school before the chapel was converted in 1990.

'Royals' is the penthouse apartment with level access and two bedroom accommodation. The living room opens onto a roof terrace with spectacular, absorbing, ever changing 180 degree views over harbour, estuary and shoreline.

Whether buying as a permanent home or for holidays it would be difficult to imagine a more exciting and uplifting view than is experienced at Royals!







ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE) Level access from the designated parking space into

HALLWAY Doors to two bedrooms, bathroom, kitchen and.....

LIVING ROOM 20' 5" x 9' 7" (6.22m x 2.92m) Spectacular water and coastal outlook through French windows and terrace to Falmouth harbour. Two Velux double glazed roof windows, study area with window and view to water. Electric night store heater.

ROOF TERRACE 10' 9" x 8' 3" (3.28m x 2.51m) Glorious space looking directly over the waterfront with 180 degree views encompassing river, harbour and estuary.

KITCHEN 8' 5" x 7' 4" (2.57m x 2.24m) Fitted kitchen with cupboards at base and eye level. Sink and drainer. Velux double glazed roof window.

BEDROOM ONE 15' 5" x 9' 7" (4.70m x 2.92m) Velux double glazed roof window. Electric night store heater.

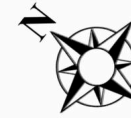
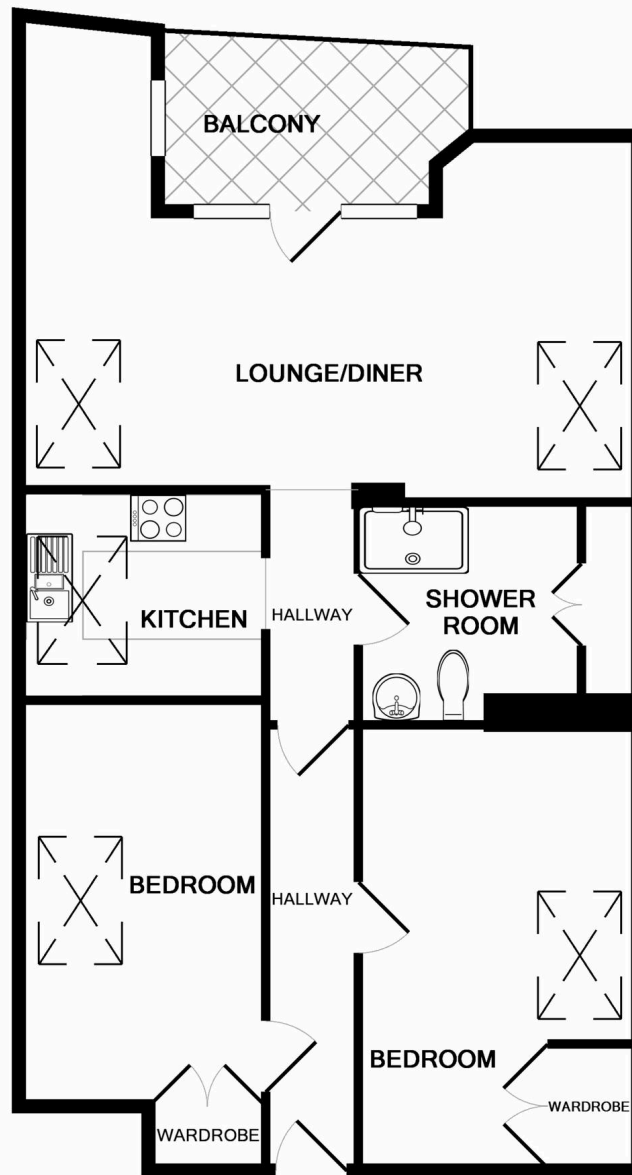
BEDROOM TWO 14' 1" x 8' 6" (4.29m x 2.59m) Velux double glazed roof window. Electric night store heater.

SHOWER ROOM/WC Pedestal wash hand basin. Velux double glazed roof window

AGENTS NOTE The lease states, "Not to use or permit or suffer to be used the Demised Premises for any purpose whatsoever other than as a private residence for the occupation of the Lessee and his family only, save for holiday letting". Our understanding is that 'Royals' can be used as a main or holiday home and can be holiday let but cannot be rented on an assured shorthold (6 month) basis.

TENURE Leasehold with a third share of the freehold. Current maintenance contribution is approximately £2,000 per annum.

DESIGNATED PRIVATE PARKING SPACE located a few feet from and with level access to the apartment.



ROYALS, OLD CHAPEL YARD, CHURCH STREET, FALMOUTH, TR11 3EF.
 TOTAL APPROX. FLOOR AREA 751 SQ.FT. (69.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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