



6 Penmere Hill, Falmouth

Guide Price £345,000 FREEHOLD



Heather & Lay  
*The local property experts*

## THE LOCATION

Situated on the ever-popular Penmere Hill, this property enjoys a highly convenient position with excellent access to many of Falmouth's most desirable amenities. The town centre, picturesque harbourside and seafront are all within a comfortable 15-minute walk, while a nearby leafy footpath provides a pleasant route to the beautiful Swanpool Nature Reserve and beach. Penmere Railway Station is just a short stroll away, offering regular services between Falmouth Docks, Penryn and the cathedral city of Truro, with onward connections to Penzance, London Paddington and beyond. Regular bus services also operate nearby, making the location ideal for both commuters and those wishing to explore the surrounding area. A range of everyday amenities can be found within easy walking distance, including the popular early 'til late Co-op, Boslowick shops, petrol station and the well-known Penmere fish and chip shop. The property is also particularly well placed for families, with several highly regarded schools nearby, including St Mary's Catholic Primary School, Marlborough School and Falmouth School. Falmouth University (Woodlane Campus), the Marine College and a number of junior schools are also within easy reach. Falmouth itself remains one of Cornwall's most sought-after coastal towns, renowned for its deep natural harbour, stunning coastline, vibrant arts and food scene, and excellent selection of independent shops, cafés, pubs and restaurants. With its rich maritime heritage, year-round festivals and outstanding sailing waters, it is easy to see why Falmouth is consistently regarded as one of the UK's most desirable places to live.

## AGENTS NOTE

Prospective purchasers should be aware that the property requires comprehensive renovation and modernisation throughout. This has been reflected in the current guide price, and buyers are advised to budget accordingly for the necessary improvement works. It should be noted, however, that the property benefits from a modern slate roof, which was installed in 2017 and covers both the main house and the extension roof pitches.



## THE PROPERTY

Opportunities to acquire one of these substantial terraced residences are exceptionally rare. Indeed, No. 6 was the last property on the terrace to be sold on the open market, underlining the strong ownership retention and desirability of this established location. Occupying a convenient position on the sought-after Penmere Hill, this substantial four-bedroom townhouse presents an exciting opportunity for buyers seeking a property they can fully renovate and personalise to their own tastes and requirements. Offering generous accommodation arranged over two floors, the property combines spacious rooms, period features and a highly desirable location, all of which provide the foundations for a wonderful family home or investment opportunity. The accommodation begins with a covered entrance porch leading into an entrance vestibule and welcoming reception hallway, from which the principal living spaces can be accessed. To the front of the property is a spacious lounge featuring a characterful bay window that allows plenty of natural light to flood the room with an exposed feature fireplace with potential to install a wood burner (subject to necessary consents). The hallway continues through to the kitchen/dining room, which provides ample space for family dining and entertaining. Beyond the kitchen is a second reception room, offering flexibility as a formal dining room, playroom, home office or additional sitting room. To the rear of the property is a useful utility room with direct access to the garden, alongside a ground floor shower room/WC, providing practical day-to-day convenience. The first floor offers four bedrooms, including three generous double bedrooms and a further single bedroom, all served by a family bathroom fitted with a three-piece suite. Externally, the property enjoys both front and rear gardens. The front garden is enclosed by a traditional Cornish stone wall and complements the attractive façade of the property. To the rear, the enclosed garden provides a private outdoor space with excellent potential for landscaping and enhancement. A particularly valuable addition is the large studio, which offers excellent storage, workshop space or scope for a variety of alternative uses, subject to any necessary consents.





- Substantial four-bedroom period townhouse in a highly convenient Falmouth location
- Requiring comprehensive renovation and modernisation throughout
- Excellent opportunity to create a superb family home or investment property
- Two generous reception rooms offering flexible living accommodation
- Kitchen/dining room with adjoining utility room
- Ground floor shower room and first-floor family bathroom
- Enclosed rear garden and front garden with attractive Cornish stone boundary wall
- Large garage/workshop with potential for a variety of uses
- Just a short walk from Penmere Station, Falmouth town centre, seafront, schools and local amenities

#### ON STREET

Residential parking is available nearby on Penmere Hill, Kings Avenue, Tregonvar Road, and within the rear lane off Penmere Hill. Subject to any necessary consents, there is also potential to create off-road parking by converting the studio/outbuilding into a garage or removing it altogether to provide a parking space.

#### FRONT GARDEN

The property is approached directly from Penmere Hill via a pathway leading to the recessed entrance porch. To the front, there is a lawned garden bordered by an attractive traditional Cornish stone wall, creating a pleasant outlook and enhancing the property's kerb appeal. The front garden offers potential for further landscaping and provides a welcoming approach to the home.





### REAR GARDEN

The rear garden enjoys an attractive Mediterranean-inspired feel, featuring a slate-paved patio and a raised, shaped decked terrace, creating an ideal space for outdoor dining, entertaining, or simply relaxing in the sun. To the far end of the garden, a doorway provides access to a useful through-store room, equipped with light, power and water. A further door leads directly onto the rear service lane, offering convenient external access and the internal area currently houses a wash basin and space for storage. The store room also provides access to:

### STUDIO / OUTBUILDING

Featuring a window overlooking the rear garden, this versatile space is currently utilised as a soundproofed studio but offers a range of potential alternative uses. Subject to the necessary consents and approvals, it could be reinstated as a garage, retained as a home office or studio, or potentially incorporated into the main dwelling to create additional living accommodation.

EPC - D

COUNCIL TAX - C

SERVICES - Mains water, electricity, gas and drainage

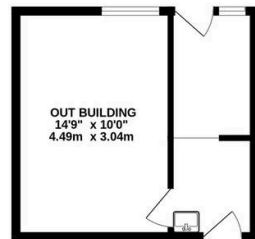
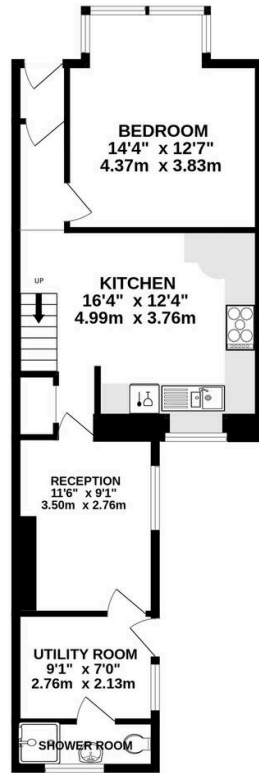
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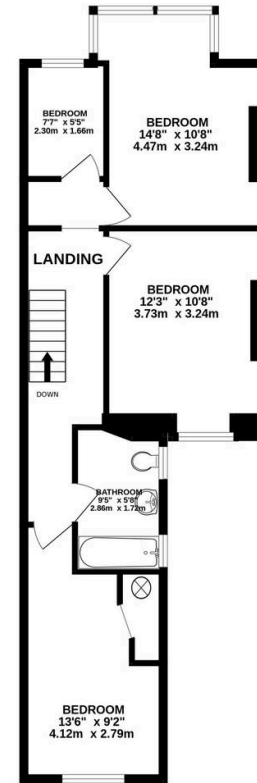




GROUND FLOOR  
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 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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