



12 St. Smithwick Way, Falmouth

Guide Price £695,000



Heather & Lay
The local property experts

- Fastidiously improved & impeccably presented marine residence within exclusive gated community
- Exceptional marina side position & outlook
- Two minute level walk to Events Square
- Inspired 3 storey, 3 double bedroom accommodation
- Whole floor master bedroom suite with 'top notch' wet room/WC, dressing room & water view balcony
- Three luxurious refitted bath/shower rooms, four WCs
- 25' Reception room with gas stove
- Stylish, contemporary kitchen with German appliances
- Private marina side garden terrace & second courtyard terrace for day long summer sunshine
- Garage/utility & two side by side parking spaces

THE PROPERTY - St Smithwick Way is a prime address and position within Port Pendennis and we suggest that Number 12 is the absolute 'pick of the crop' here. Bought from us in 2015, the property has been a much loved but sparingly used second home, where the owners have adapted and 'fine tuned' its accommodation and specification, to exacting standards and without sparing expense. It's position is wonderful, set beside and at the head of the marina, with the loveliest of immediate views over boats and water, from all three levels of accommodation. There are three double bedrooms; two with en suites, including the incredible master room, forming the whole first floor and incorporating a dressing room, marina view balcony and spectacular wet room. All three of the bath/shower rooms have been refitted using 'Vitra' sanitary ware, quality fitments and floor and wall tiling. The marina view kitchen is stylish and comprehensively equipped incorporating German appliances, whilst a portion of the original garage has been adapted as a utility and store. The reception room is a treat, measuring over 25' long with gas stove and French door access on to a PRIVATE TERRACE. This delightful space provides grandstand views overlooking the inner marina and development. It is paved in granite, enclosed by fencing and shrubbery, and with a gate and steps down to the marina. To the front are two side by side parking spaces and a remotely controlled roller door to the garage/utility. A screen of established shrubs and palms shelters a second paved terrace to enjoy afternoon and evening summer sunshine.





THE LOCATION

Port Pendennis was conceived by famous entrepreneur and developer Peter de Savary and built by respected local firm E Thomas Construction in the late 1980s. Its harbourside location is fantastic, with the development incorporating a tidal gated marina, together with an inspired selection of homes and established communal gardens and spaces, to create a unique and uplifting community in which to live. Remarkably, 12 St Smithwick Way is just a couple of minutes level walk to Events Square and the Maritime Museum and just a little further into town. This harbourside position is exciting and involving with so much that delights about Falmouth on one's doorstep.

Falmouth is a thriving and vibrant town 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 regularly host activities and events throughout the year including Falmouth Classics, Falmouth Week and the Sea Shanty festival, ensuring an all-year round community.

Nearby on Falmouth's Southern side, are the sandy beaches of Castle and Tunnel, or a short walk away is the ever-popular Gyllyngvase, complete with its bustling café and safe swimming waters. Along the seafront is an array of architecture and building, all added to over the years with careful consideration of the desirability of the area and now providing various places for dining and leisure activities. No wonder then, that Falmouth is consistently voted in the top ten favourite places to live in the UK.













Council Tax band: G

EPC Energy Efficiency Rating: C

Tenure: Leasehold -999-year lease from 15/01/1988

Management company is Port Pendennis Village Management Ltd and the current service (July 2026) charge is £4,662.64 per annum paid quarterly.

Permission would need to be granted by the Management Company for holiday letting.

Services: Mains electricity, gas, water & drainage

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.



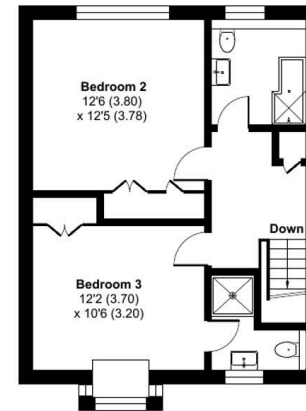
St. Smithwick Way, Falmouth, TR11

Approximate Area = 1606 sq ft / 149.2 sq m

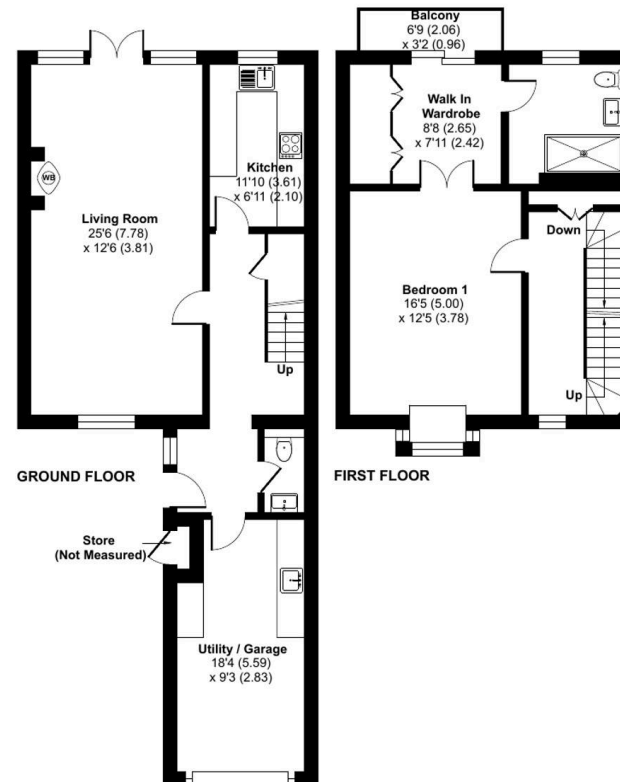
Garage = 161 sq ft / 14.9 sq m

Total = 1767 sq ft / 164.1 sq m

Identification only - Not to scale



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR



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3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

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