



33 Pennance Road, Falmouth

Guide Price £795,000



Heather & Lay
The local property experts



THE PROPERTY

We sold Number 33 about 20 years ago to its artistic current owners and marvel at how creatively it has been expanded and evolved. They have loved living here; fine tuning to their exacting standards and without expense spared. Built circa 1960, there is a lightness and practicality to the interior with almost 1500²ft of effortlessly stylish, spacious and flexible accommodation.

Upstairs are four bedrooms; three of which face the sea, with outlook towards Pendennis Head and Castle, and beyond to St. Anthony lighthouse. The main bedroom is a beauty with its ensuite shower room and extensive built-in furniture. 'Living' space is sociable and adaptable with separate but interconnecting 20' plus long sitting and dining rooms, beside which is another room with French doors to the garden - a downstairs bedroom perhaps, little sitting room or study.

The 22' long solid oak fitted kitchen has German cooking appliances, with breakfast area at its end. A utility/cloakroom with WC is home to the 'Worcester' gas fired boiler which runs the radiator central heating system. Standard of finish and quality of fitment is excellent with tip top presentation wherever you look.

There is an effortless flow from home to outside, where a wall of glass and sliding patio doors in the sitting room, nudges out onto the terrace and into what is a glorious rear garden. This area is level, enclosed, richly stocked and established with some specimen plants and small trees such as an olive, acer and healthy grape vine, adorning a stout pergola.

The house is nicely set back and screened from Pennance Road, again with beautifully conceived hard and soft landscaping and a wide brick pavior driveway to comfortably park a couple of cars in tandem.

We believe 33 Pennance Road will impress the most discerning of buyers. For those seeking an uplifting home in a fantastic spot, this will be hard to equal.



- Stylish semi-detached coastal home
- Prime, near seafront position
- Immaculate 4-bedroom accommodation (main en suite and 3 sea-facing)
- Sociable living accommodation - separate, interconnecting 20' sitting & dining rooms
- Downstairs bedroom 5/study
- 20' kitchen/breakfast room plus utility
- Two shower/bathrooms & a cloakroom WC downstairs
- Glorious, landscaped richly stocked garden front & rear
- Comfortable driveway parking for two cars

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

Services: mains electricity, gas, water & drainage

AGENTS NOTES

ATTIC SPACE - The attic space at 33 is large and has scope to convert, subject to necessary consents. Several neighbouring homes have successfully converted this roof space providing a second floor with exceptional dormer views out to sea.

MUNDIC BLOCK TEST - We are in receipt of a clear Class A1 mundic block test carried out by surveyors May Whetter & Grose in July 2026.

THE LOCATION

This stretch of Pennance Road is a very special place to live, and acutely sought-after by those in the know. Falmouth's seafront and Gyllyngvase and Swanpool beaches are a few minutes walk away, as is the Southwest Coastal Path, voted Britain's best walking route and providing breathtaking views and opportunities on ones doorstep.

Number 33 lies opposite the 'Old' (Victorian) Grade II listed cemetery, designed in 1853. It is a beautiful, fascinating space and resting place to many prominent names including famous local artist Henry Scott Tuke. Invaluable to have the excellent 'early til late' Co-op as ones' corner shop here, the Gylly beach cafe, as well as spa and leisure facilities and restaurants provided by seafront hotels.

Pennance Road is about a mile from the town and harbour where there is an excellent and diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth Docks are a major contributor to the town's economy, along with Falmouth University (with campuses in Falmouth and Penryn).

There are five primary schools and one secondary school in the town and highly regarded independent preparatory and senior schools in Truro. Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country. Little wonder this wonderful place is consistently ranked as one of the top five places to live in the UK.















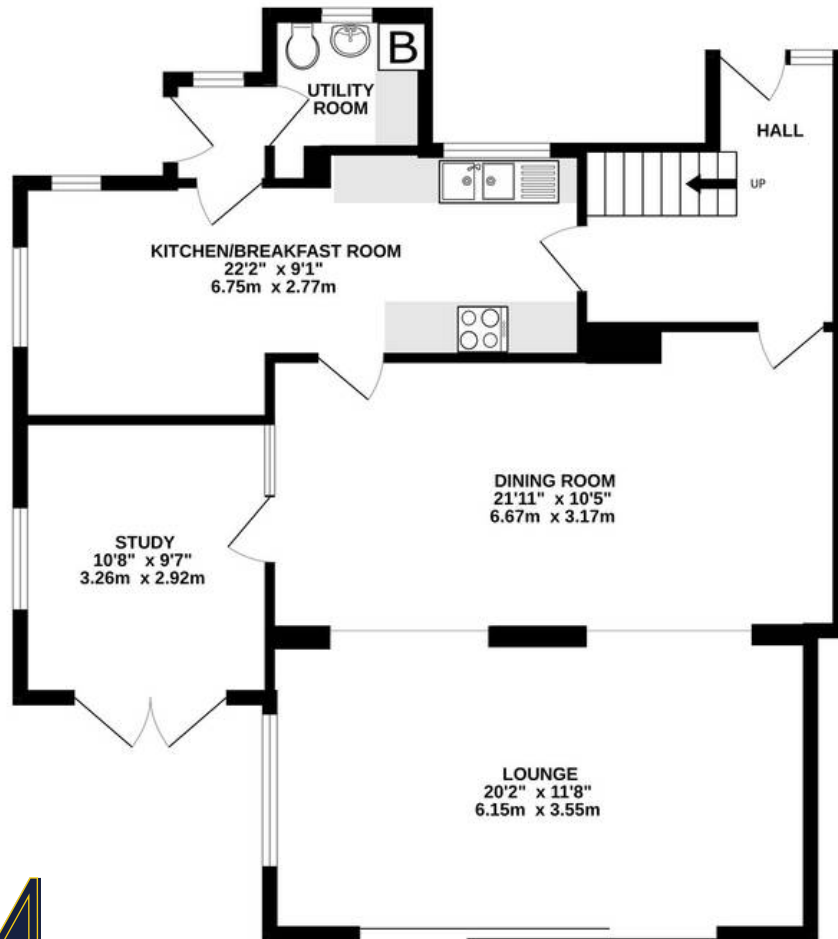




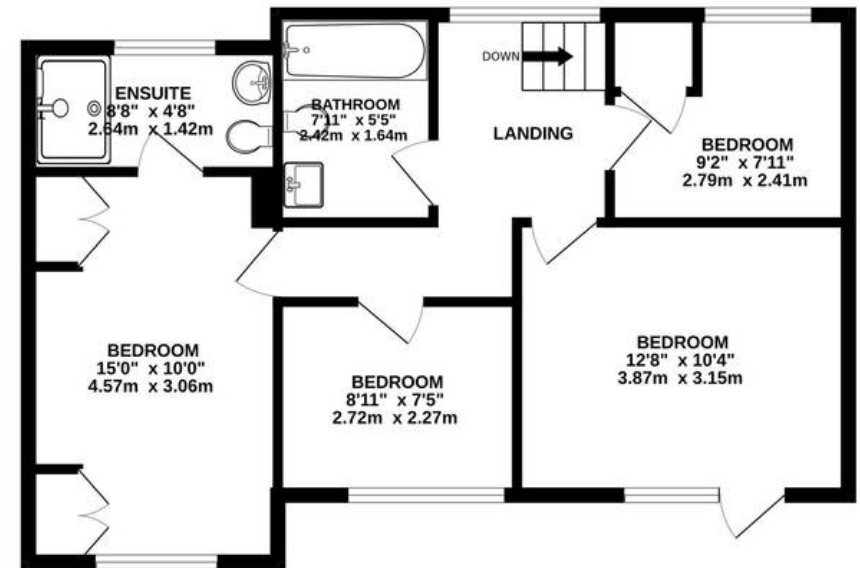




GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1476 sq.ft. (137.1 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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