



3-Bedroom house

Building plot with planning

77 Tresillian Road, Falmouth

Guide Price £375,000 FREEHOLD



Heather & Lay
The local property experts

- Planning permission granted for a detached three-bedroom house (PA22/08544)
- Opportunity to live in or let the existing home whilst building the new dwelling
- Larger-than-average corner plot with development potential
- Modern Three-bedroom end-of-terrace house
- Elevated river and countryside views towards Flushing
- Separate parking provision for both the existing house and approved new build
- Characterful sitting room with wood-burning stove
- Convenient location close to Falmouth town centre, the riverside and local amenities
- Existing planning has been commenced with the garage removed with Building Control notified

THE LOCATION

Conveniently positioned close to the Penryn River, the property enjoys easy access via a nearby pedestrian pathway onto Penwerris Lane, leading down to the waterfront and the popular Premier Marina with its renowned Upper Deck restaurant. Everyday amenities are close at hand, with both Sainsbury's and Lidl nearby, while the Greenbank Hotel, The Working Boat pub and the Royal Cornwall Yacht Club are all within easy reach. Falmouth's vibrant town centre is approximately a ten-minute level walk away and offers an excellent selection of independent shops, galleries, cafés and restaurants alongside national retailers. The town's picturesque seafront, sandy beaches, historic Pendennis Castle and spectacular South West Coast Path are all within around a mile, providing outstanding opportunities for walking, sailing and enjoying the coastline. Widely regarded as one of the UK's most desirable places to live, Falmouth boasts the third largest natural harbour in the world and some of the finest boating facilities in the country, with the marina virtually on the doorstep. The town is also well served by primary and secondary schools, with highly regarded independent schools available in nearby Truro. Railway stations at Falmouth Town and Penmere provide connections to Truro and onward services to Exeter and London Paddington.



PLANNING CONSENT & DEVELOPMENT INFORMATION -

Planning permission was granted by Cornwall Council on 7th September 2023 under application reference PA22/08544 for the demolition of the existing conservatory, garage and ancillary outbuildings, and the construction of an impressive detached three-bedroom dwelling with off-road parking within the side garden. The approved design incorporates reverse-level accommodation to maximise the property's elevated position, with a balcony enjoying attractive river views across towards Flushing.

Full details of the approved scheme and planning history are available via Cornwall Council's online planning portal. Copies of the relevant decision notices and approved elevational drawings are also available for inspection.

COMMUNITY INFRASTRUCTURE LEVY (CIL) - Cornwall Council's Liability Notice confirmed that no CIL contribution would be payable under the approved scheme, based upon a Self-Build Exemption. The approved development, comprising a chargeable area of approximately 370 sq m, would otherwise have attracted an estimated levy of approximately £4,324. We understand from the owner that they have paid this amount to Cornwall Council and interested parties are advised to make their own enquiries regarding the continued applicability of any exemption and any associated requirements.

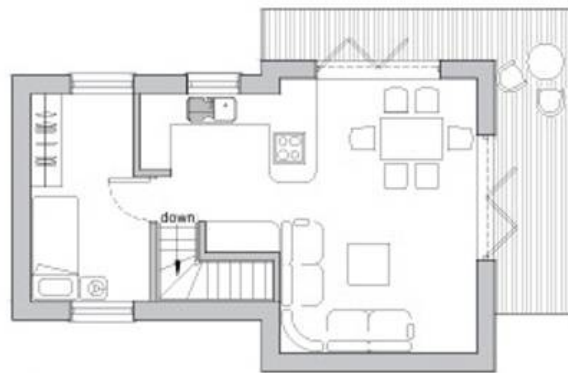
BUILDING CONTROL - We understand the current owners have commenced the approved development by removing the single garage and are in communication with Building Control to formally acknowledge the works, ensuring the planning permission remains extant beyond September 2026. Please enquire for further information..

THE PROPERTY

Positioned on a larger than average corner plot adjoining Penwerris Lane, this impressive end of terrace home enjoys far-reaching river and countryside views stretching towards Flushing, whilst also presenting an exciting development opportunity with planning permission already granted for a detached three-bedroom dwelling within the side garden with parking. Previously a much-loved family home, the current owners have improved the property in recent years including the configurations, kitchen, wood burning stove, bathroom and modernising the property throughout creating a lovely home.

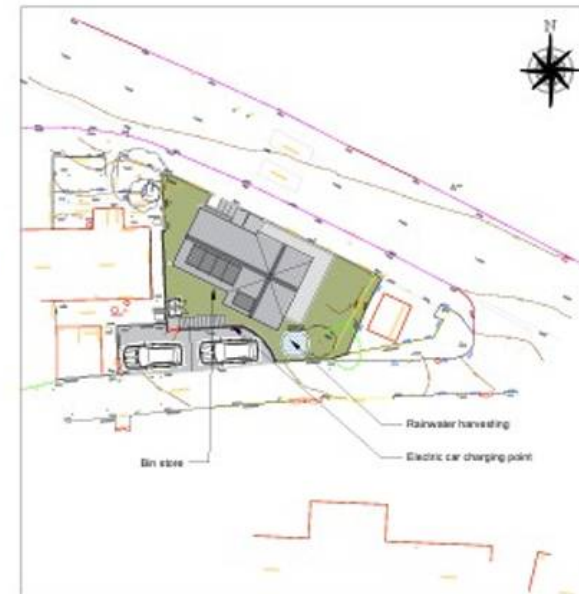
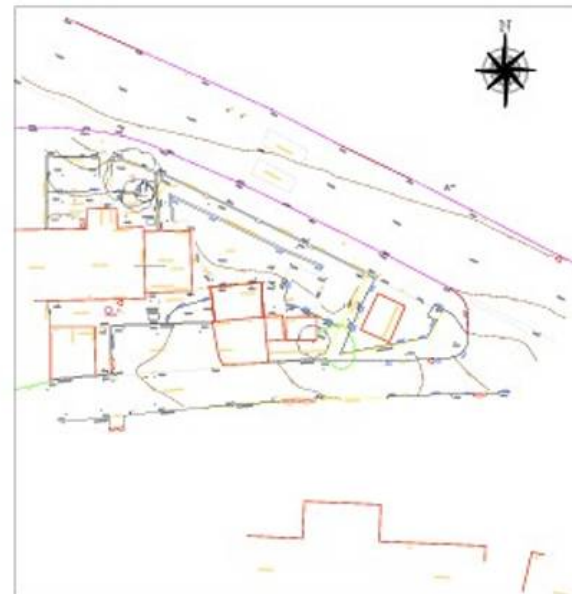


PROPOSED FINISHES:
 Roof - Slate
 Walls - Painted Render, Timber
 Window doors - UPVC



1-100

1-1250



1-50

1-200

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REV B Proposed Site plan 25/04/23

REV A

PLANNING APPLICATION

CLIENT / SITE
 Mr C Heckstall
 77 Tresillian Road
 Falmouth
 TR11 2PQ

PROJECT
 Proposed demolition of garden structures to provide new dwelling with parking

DETAILS
 Proposed Plans, Elevations and Location Plan

PLAN
 4233

SCALE
 1:50, 1:100, 1:200 & 1:1250 (as applicable)

DATE
 July 2022

DRAWN
 CH

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The house has more recently proven itself as a successful professional let to mature students, alongside occasional Airbnb holiday letting during the summer months, highlighting both its flexibility and strong appeal in this convenient Falmouth location. Approaching the property, the house immediately offers a sense of space and practicality with a generously sized entrance porch, ideal for coats, shoes and additional storage. Stepping into the main accommodation, the modern dual aspect kitchen/dining room is flooded with natural light and fitted with modern units complemented by wooden worktop surfaces, with ample space for appliances and dining furniture, creating a sociable heart to the home. Separate from the kitchen, the sitting room provides a cosy yet bright living space, again benefitting from a dual aspect outlook. A wood burning stove set within a mantelpiece surround and slate hearth creates an attractive focal point, perfect for relaxing evenings and adding warmth and character to the property. To the first floor are three bright and well-proportioned bedrooms alongside a modern family bathroom. The two front bedrooms particularly enjoy elevated river views towards Flushing, adding to the home's appeal. A further staircase rises to the converted attic room, a versatile additional space featuring two large skylights, ideal as a day room, hobbies space, occasional guest area or useful storage room. Externally, the current property benefits from a large conservatory, side garden and single garage. It should be noted that these elements would be removed as part of the approved planning consent for the construction of the new detached dwelling. Parking accessed from the rear lane would also be divided, providing one allocated parking space for the existing home and one for the new build property. A major feature of this opportunity is the granted planning permission with Cornwall Council under application number PA22/08544 for the construction of a detached two-storey three-bedroom dwelling with parking. This creates an exciting proposition for builders, developers or owner-occupiers seeking the opportunity to live in or continue letting the existing house whilst constructing a brand-new contemporary home in one of Falmouth's most convenient and desirable positions close to the riverside, town centre and local amenities. Overall, this is a rare opportunity combining an attractive and versatile home with genuine development potential, all set within a highly regarded residential location. To be sold with vacant possession and no onward chain.





GARDEN

Externally, the current property benefits from a large conservatory, side garden and single garage. It should be noted that these elements would be removed as part of the approved planning consent for the construction of the new detached dwelling. Parking accessed from the rear lane would also be divided, providing one allocated parking space for the existing home and one for the new build property.

SINGLE GARAGE

Single garage. It should be noted that these elements would be removed as part of the approved planning consent for the construction of the new detached dwelling. Parking accessed from the rear lane would also be divided, providing one allocated parking space for the existing home and one for the new build property.

TENURE Freehold

EPC RATING - D

COUNCIL TAX - B

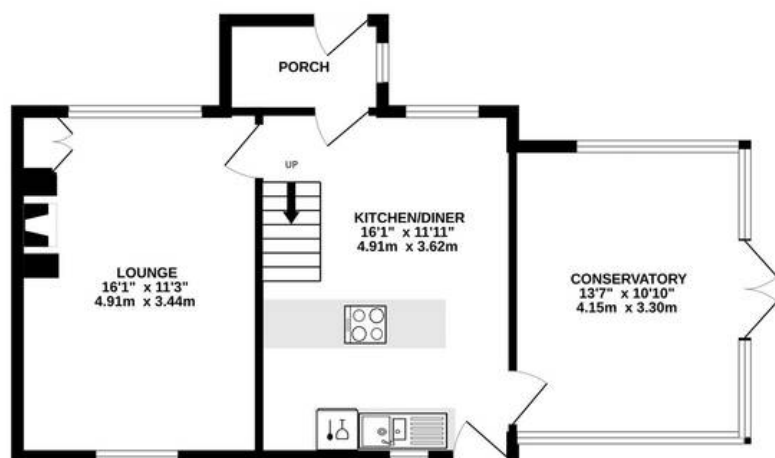
SERVICES & GLAZING - Gas central heating via combination boiler fuelling the hot water and radiators. Wood burning stove. Double glazing throughout the property.

ARRANGING A VIEWING - Please note the property is currently booked as a holiday let through Airbnb, please contact Heather & Lay in Falmouth to request a viewing and is strictly by appointment only.

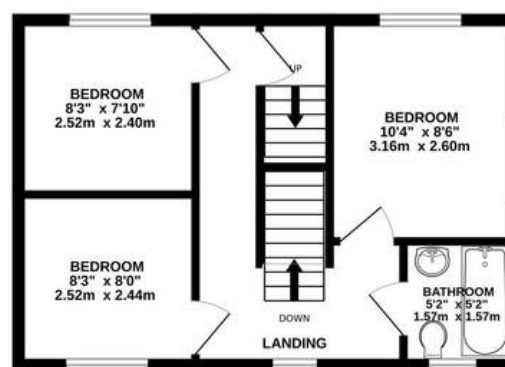
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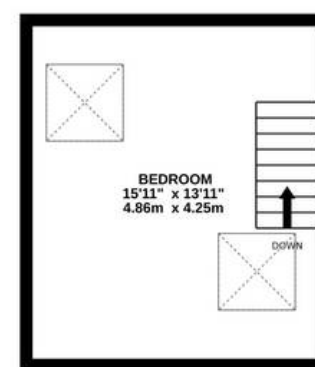
GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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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