



14 Manor Cottages Cliff Road, Falmouth

Guide Price £235,000



Heather & Lay
The local property experts

- Charming top (second floor) seafront apartment over 600²ft in size
- Lovely outlook to bay & coast
- Light & bright accommodation with windows to all sides
- One double bedroom
- Delightful open plan 'L' shape living/dining room with sea views
- Modern, well-presented & equipped
- Main home, holiday or investment
- Special cobbled courtyard setting
- Parking space beside
- No onward chain

THE PROPERTY

Toldhu, 14 Manor Cottages enjoys an uplifting position, attractively tucked into the cobbled courtyard and occupying the whole top floor with two apartments beneath. Accommodation is incredibly light and bright with windows to all sides and a lovely outlook to the sea and The Manacles reef in the distance. The one double bedroom accommodation is generous at over 600²ft in size with a delightful triple aspect 'L' shaped living/dining room and fitted kitchen. All is comfortable and well-presented providing a super permanent or holiday home or indeed a great holiday letting investment opportunity with a parking space beside and the beach and sea on one's doorstep.



THE LOCATION

Manor Cottages is wonderfully situated within the grounds of the famous Falmouth Hotel, the first to be built along the seafront between 1863 and 1865 to accommodate tourists, transported by the new railway station and link with Paddington, London. The hotel is the oldest and most distinctive in Falmouth and is set in about 5 acres of landscaped gardens overlooking the bay and coast. Manor Cottages lies within the delightful, cobbled courtyard just moments from the seafront and beaches, including our favourite, Castle Beach.

Situated on Falmouth's southern side, Manor Cottages is half a mile from the town and harbour, where there is an excellent and diverse selection of restaurants and an eclectic mixture of individual shops and quality galleries showcasing local talent. Nearby train stations (Falmouth Town and Falmouth Docks), provide a convenient link to the mainline at Truro for Exeter and London, Paddington.

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.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

TENURE

Leasehold with a share of freehold. 999 years from 1992. Service charge for 2026 £1550.68 p.a inclusive of ground rent. MANAGEMENT COMPANY: Realwelcome Property Management Limited, of which all cottage and flat owners of Manor Cottages properties are members. The company is made up solely of owners and manages the properties on a not-for-profit basis. No third-party commercial management company is involved and all the management is provided by two Directors (both of cottage owners) assisted by many of the other cottage owners. All provide services in their free time on a voluntary basis and do not make any charges for their time or claim expenses. By operating the company this way there is in effect no management cost.

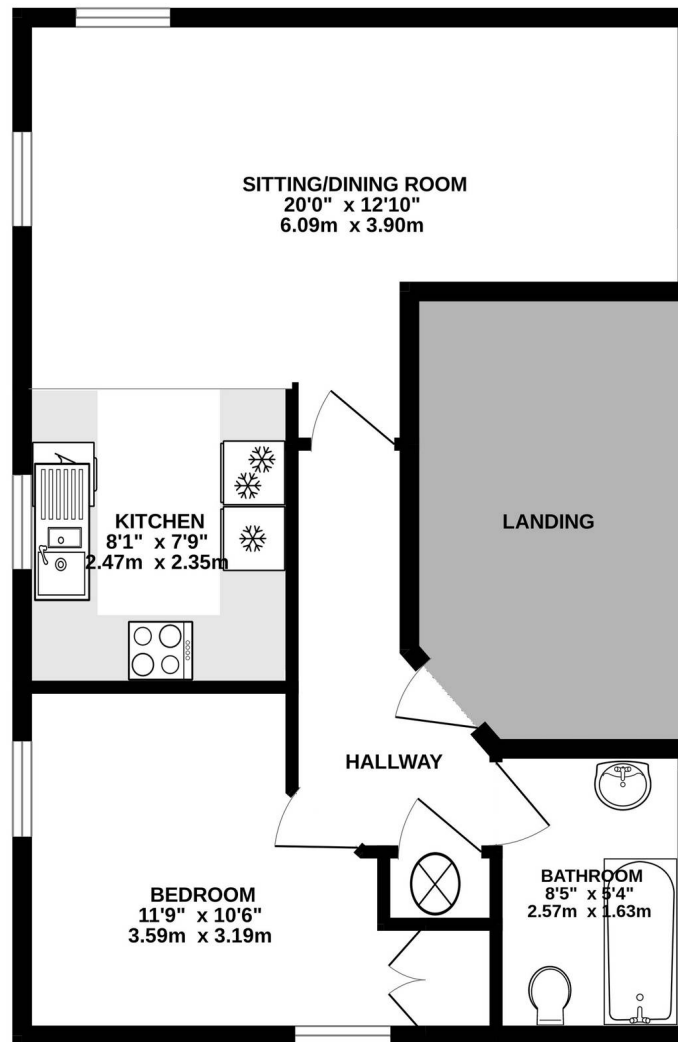








GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



Heather & Lay
The local property experts

TOTAL FLOOR AREA : 500 sq.ft. (46.4 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.
Made with Metropix ©2026



Heather & Lay

3 Church Street, Falmouth - TR11 3DN

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

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Heather & Lay
The local property experts