



Kinbrae House

Gyllyngvase, Falmouth



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Gyllyngvase Road, Falmouth, TR11 4DJ

Located within moments of Gyllyngvase Beach and providing impeccably presented, high quality boutique accommodation, this exquisite detached Edwardian villa has been the subject of a comprehensive renovation and is currently arranged as five luxurious holiday apartments, set within level grounds and positioned just a short walk from the seafront, town and harbourside.

Gyllyngvase Beach – 175 yards; Castle Beach – 0.5; Events Square & Maritime Museum – 0.5;
Swanpool – 1; Maenporth – 3; Tremough (University campus & Innovation Centre) – 4.5;
Flushing – 4.5; Mylor Yacht Harbour – 5.5; Helford Passage – 6; Truro – 11.5;
Cornwall Airport (Newquay / Mawgan Porth) – 30;

(All distances are approximate and in miles)



The Location

For generations, Falmouth has been considered one of Cornwall's most desirable places in which to live and the town has repeatedly been voted as one of the best coastal towns in the whole of the UK. Located within a very short walk of Gyllyngvase Beach, Kinbrae House is perfectly situated for the seafront. Falmouth's vibrant, energetic and creative town is also within walking distance providing a wide range of amenities including a thriving range of traditional harbourside pubs, bars, restaurants and an eclectic range of shops and galleries.

The Opportunity

The lifestyle, fresh sea air and feeling of well-being guaranteed by this location is hard to beat. For those looking for a south coast investment with superb flexibility offered by one freehold arranged as five apartments, Kinbrae House represents a sensational opportunity, whether as an investment property in its current form or as a home with a superb income stream. Subject to a successful change of use application, Kinbrae House could also be remodelled to become a single family home, as it was originally.



The Property

- Detached Edwardian seaside home
- Originally built in 1904 as a private residence
- Refurbished, renovated and remodelled from 2016 - 2018
- High quality with superb attention to detail
- Versatile and flexible with the current arrangement as five lucrative holiday apartments
- Four 1-bedroom apartments plus studio in total, plus staff / owners' room
- Currently C1 (hotels) classification
- Two ground floor apartments: Cornish Chough and Curlew. Providing sea glimpses, open plan living with fully fitted kitchens, elegant bedrooms, ornate cornicing and stylish bath / shower rooms
- Three first floor apartments: Oyster Catcher, Sanderling and Puffin (studio). Providing sea views from Oyster Catcher, fully fitted kitchens and open plan style

- Full specification and further photographs available upon request
- Spacious attic room with far reaching sea views, currently used as a staff room with ample storage
- Utility room (with external / garden access)
- Plant room (with external / lockable rear pathway access)

The Gardens

- Level and enclosed lawn with terrace and westerly aspect
- Gated access to Gyllyngvase Road
- Detached garage with pitched roof
- Parking for five cars
- Bin / recycling stores
- Outside shower and surfboard rack



Tenure, services and general information

Freehold. Not Grade 2 Listed. Council Tax / Business rates: The property was rated Band A in 1993 for mixed residential and commercial use. The rates were recalculated in 2017 (when the current owners declared the property as full business use) as £8,900. We understand that Kinbrae currently qualifies for small business rate relief. Services: Mains electricity, gas, water and drainage. Superfast broadband.

Holiday letting

Financial information pertaining to the holiday letting income can be made available to bona fide parties on request.

What 3 Words ///wisdom.credit.images

Directions

Travelling into Falmouth along Dracaena Avenue, continue into Western Terrace, over the mini roundabout at the junction with Woodlane and into Melvill Road. Continue along, passing Fenwick Road and just before the traffic lights at the junction with Avenue Road, turn right into Gylyngvase Road. Kinbrae House is located on the left, on the corner of Gylyngvase Terrace.





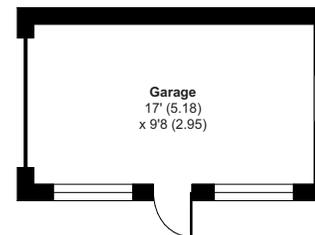
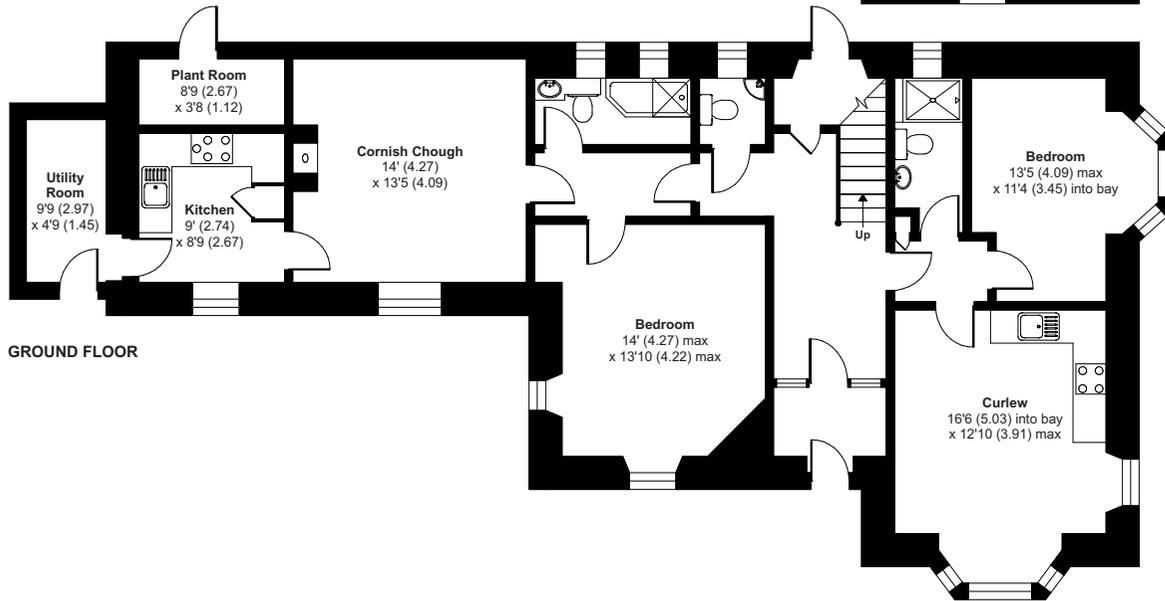
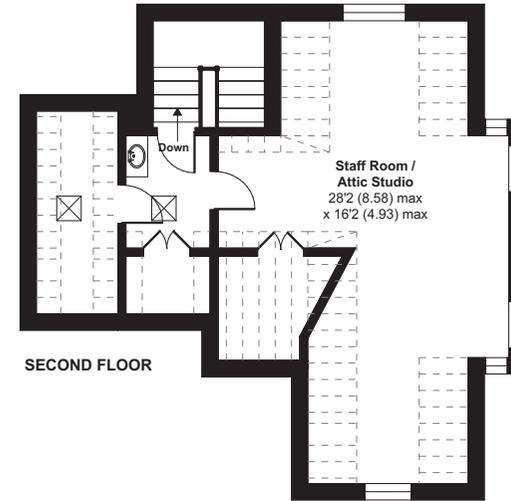
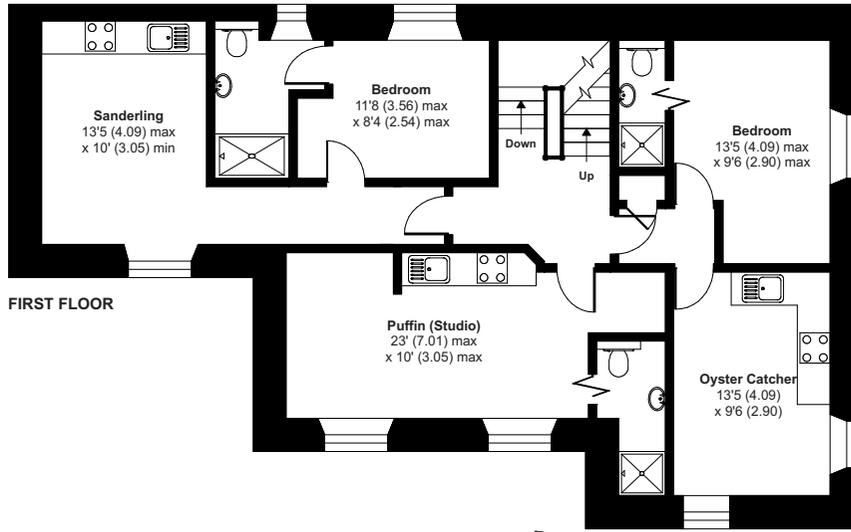




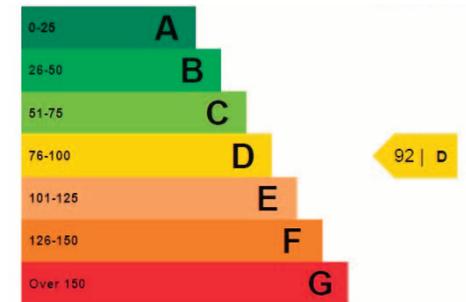


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Main House = 2853 sq ft / 265 sq m
 Total = 3017 sq ft / 280.2 sq m (includes garage)
 Limited Use Area(s) = 208 sq ft / 19.3 sq m
 For identification only - Not to scale



Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Shore Partnership Limited. REF: 786361

FIXTURES AND FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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