



The Sail Loft

Falmouth

The Sail Loft, 7 Kingsbury Flats, Stratton Terrace, Falmouth, TR11 2SY

Located along Falmouth's historic Greenbank and within a short and picturesque riverside walk of the town, this beautifully arranged apartment is full of style, attention to detail, vintage and contemporary finishes, all complemented by private courtyard garden. The perfect place in which to unwind, relax and recharge.

Distances

The Greenbank Hotel – 175 yards;
The Boathouse (pub) – 700 yards;
Falmouth town – 750 yards; Gyllyngvase Beach – 2;
Swanpool – 2.5; Mylor Yacht Harbour – 4.5;
Helford Passage – 7; Truro – 10.5;
Cornwall Airport (Newquay) – 29

(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 holiday. This buzzing, eclectic and thriving university south Cornish town, strategically positioned between the river / harbour and open ocean, has repeatedly been voted as one of the best coastal towns in the whole of the UK.

The Sail Loft enjoys a highly convenient position along Greenbank's riverside, the main approach to the old High Street and town centre beyond. Initially build as captains' houses during the era of the Packet Ships, Stratton Terrace, Tehidy Terrace and Greenbank now provide one of the town's most picturesque and historically interesting walks. Eating and drinking out are particularly well catered for with The Greenbank Hotel, Working Boat and Boathouse all within a short walk of the apartment.

If you're looking for genuinely quiet, calming and inspired bolt-hole, The Sail Loft delivers in all regards.





The property

- Impeccably presented one-bedroomed boutique apartment
- Proven track record as successful and lucrative Air BnB (turnover figures available on request)
- Private gated courtyard and main entrance
- Tasteful, classic, neutral and stylish interiors
- Superb attention to detail
- Double aspect fitted kitchen with solid wood tops, tiled splashbacks and integrated appliances: dishwasher, washing machine, fridge, cooker/ microwave, induction hob. Stable door to the courtyard garden.
- Beautifully relaxing double aspect living room with painted original floorboards, concealed electric radiator (Roite) and pocket doors to the bedroom and shower room. Loft access (with pull-down ladder and boarding)
- Double bedroom with concealed electric radiator (Roite) and painted original floorboards
- Gorgeous shower room obscure glazed pocket doors, herringbone tiles, rainfall shower, crittall screen and skylight

Garden and grounds

- Private courtyard garden with southerly aspect, lighting and a Mediterranean feel
- Raised bed with agapanthus and palms
- Additional courtyard with external power
- Pedestrian right of way to Penwerris Lane
- Shared pedestrian pathway with lighting from Stratton Terrace
- Communal lawned garden with stunning views of the river, Flushing, surrounding countryside and edge of the harbour

Tenure, services and general information

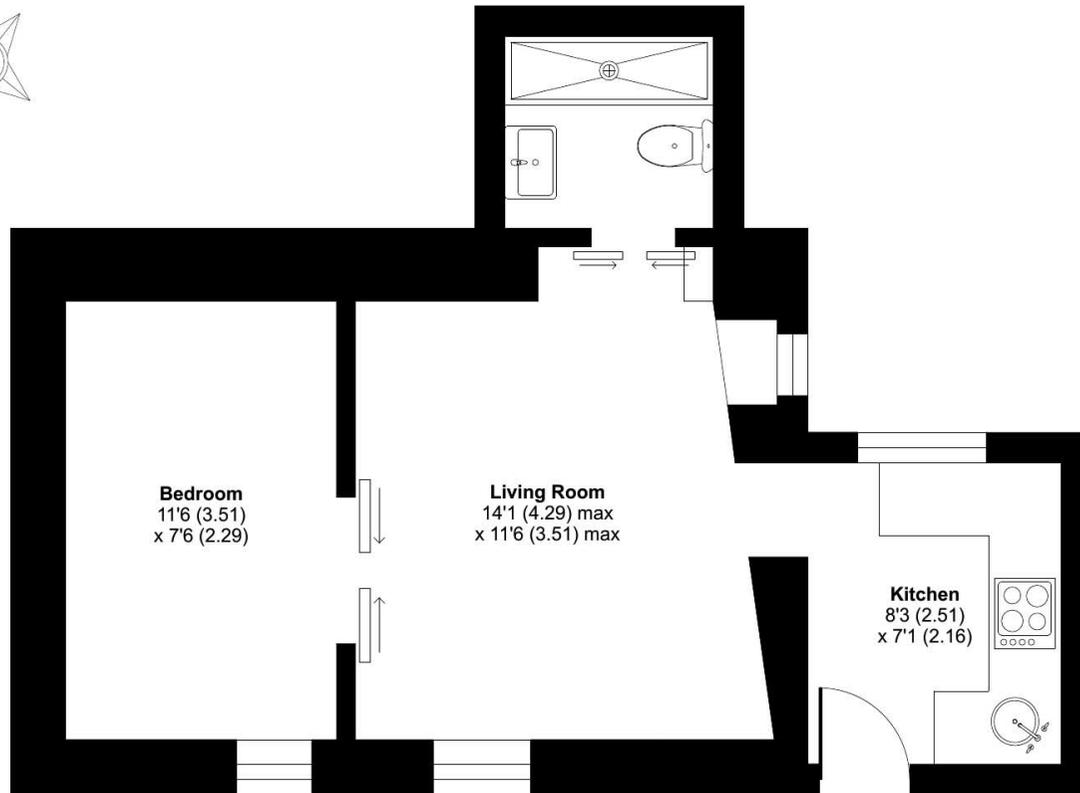
Leasehold with share of Freehold. 999 years from new in 1979. Approximately £1,200 per year maintenance and service charge which includes building insurance. Peppercorn Ground Rent. New flat roof (above kitchen) in 2021. Holiday letting permitted. Mains water and drainage. Broadband currently 15-22mbps.



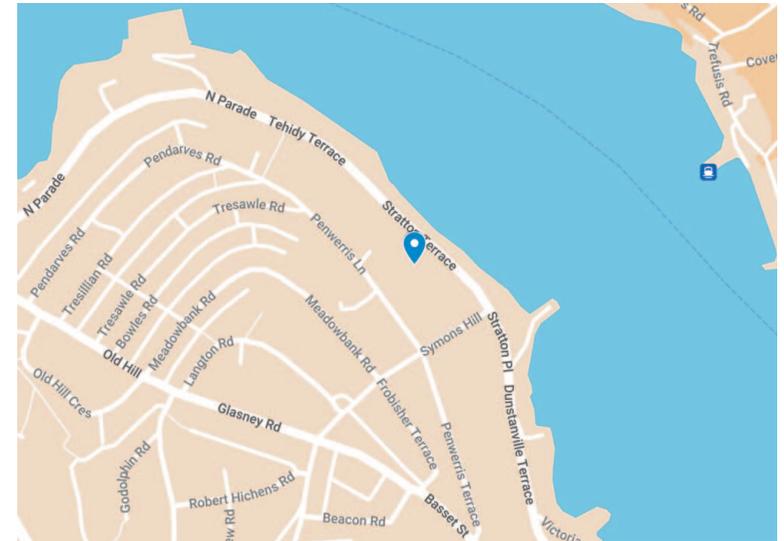
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Main House = 344 sq ft / 32 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Shore Partnership Limited. REF: 891849

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	72 C
39-54	E		
21-38	F		
1-20	G		

PROPERTY AGENTS

Where you live matters

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