



22 MELVILL ROAD, FALMOUTH, TR11 4AR

£1,150,000 FREEHOLD

**Miller Commercial**   
Chartered Surveyors and Business Property Specialists



**SUMMARY:**

- Renovated 4 Storey Period Property with garden and parking
- Beautiful Home and Income in a desirable location
- Close to Town, Harbour and beaches of Falmouth
- Coastal 8 Bedroom Guesthouse (Room Only)
- Operating on a Seasonal basis (April to October)
- Energy Performance Rating - B (50)

**LOCATION:**

The property is situated on a sought after road in Falmouth which gives access to the vibrant town, harbour and several nearby beaches.

Falmouth is widely regarded as a desirable town in which to live and work with a full diary of events throughout the year and a large student population at the Falmouth (Exeter) University campuses.

The town has seen significant residential, commercial and infrastructure development and is a magnet for visitors who want good access to the town and wider attractions in the County.

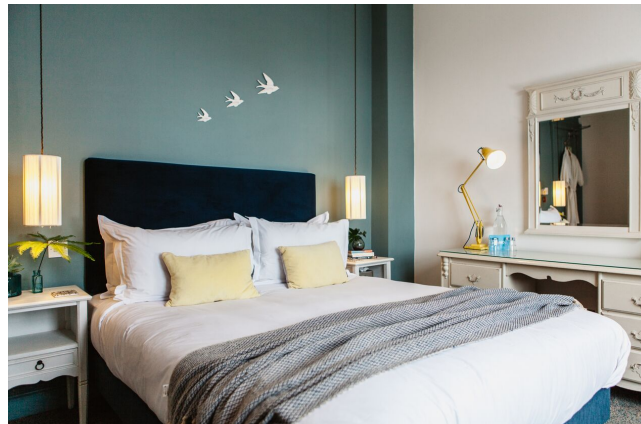
**PROPERTY:**

We are advised the property was built in the late Victorian period (1881) and is on the original footprint, never having been extended.

The property is arranged over 4 floors, with access at the lower ground floor (Owners accommodation) and the ground floor (Owners second lounge, dining room, kitchen and bedroom) and over the first and second floors are the letting rooms.

During our clients tenure (15 years) the property has been subject to a comprehensive programme of renovation, refurbishment and decoration, which will be evident upon viewing.

The owners accommodation is spacious and private with a large kitchen / dining area, utility and laundry areas off, good sized lounge with study and two double bedrooms. The area could lend itself to enlargement of rooms / en-suite addition with some internal modifications if required.





## SCHEDULE OF ACCOMMODATION:

**N.B. See Floor Plans on Page 9, copy available upon request.**

### Ground Floor:

**Entrance Porch:**

On the side of the property, with glazed windows, leading to:

**Hallway:** An impressive entrance with high ceilings, doors off to reception rooms and stairs to lower and upper floors. Key Entry System.

**Lounge:** A beautiful room with large bay window to the front and feature fireplace. Ample space for settees, chairs and tables. Two radiators.

**Dining Room:** With large bay window to the front, a light and airy room with ample space for diners. Space for "honesty bar", decorative furniture and fittings. Radiator.

**Kitchen:** Window to the rear with far reaching views over the town and harbour. Base and wall units, 7 ring gas cooker with double oven. Stairs to Owners Accommodation.



### First Floor:

Large Landing.

Room 1: Superking, bay window to the front with a sea / castle view.

Room 2: Kingsize, window to the front with some sea views.

Room 3: Single window to the side.  
N.B. This room is not let (used for staff at additional business)

Room 4: Kingsize, window to the rear, town and harbour views.

Room 5: Kingsize, window to the rear, town and harbour views.

### Second Floor:

Large Landing.

Room 6: Penthouse Suite, a quite superb bedroom and sitting area with views over the town and harbour from its elevated position. 5 skylights bring a lot of light and interest to the room.

Room 7: Double, window to the front, an appealing room with exposed ceiling beams, bath and shower, window to the rear with town and harbour views.



### Lower Ground Floor Flat:

Accessed externally via a door from the garden and car park, or internally via the kitchen.

**Kitchen / Ding Area:** Electric hob and base units, space for cooking and a dining table.

**Lounge:** Window to the rear, panel heater, office area.

**Bathroom:** Bath with shower over, heated towel rail, WC and hand basin.

**Bedroom 1:** Double window to front.

**Bedroom 2:** Double, two windows to the front, built in wardrobes.

Storage room / Laundry room / Pantry area.

### Outside:

Garden comprising wooden decked and grass areas, garden shed and steps to Room 1.

Parking to the front .







**GENERAL INFORMATION:**

Local Authority  
Cornwall Council  
General Enquiries: 0300 1234 100  
Planning: 0300 1234 151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

**SERVICES:**

Advised Mains Water, Drainage and Gas.  
Single phase electricity.  
Panel heaters in Owners Accommodation.

**TENURE:**

Freehold.

Advised no rights of way, restrictive covenants of legal easements.

**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction whether the matter completes or not.

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £7,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

**COUNCIL TAX BAND (FLAT):**

Band A

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is B (50).

**FINANCE:**

If you require any advice on the funding of the property, at no initial cost, please contact Graham Timmins.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

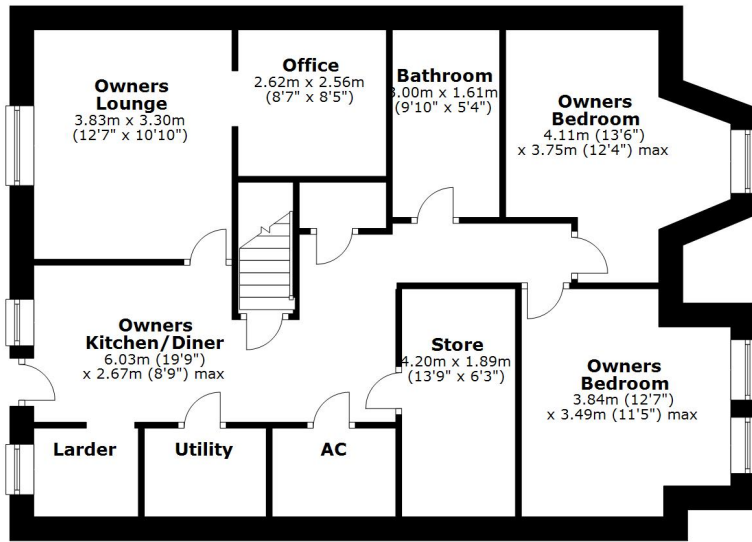
**Graham Timmins** on 01872 247019  
Email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk)

**Jonny Bright** on 01872 247022  
Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)

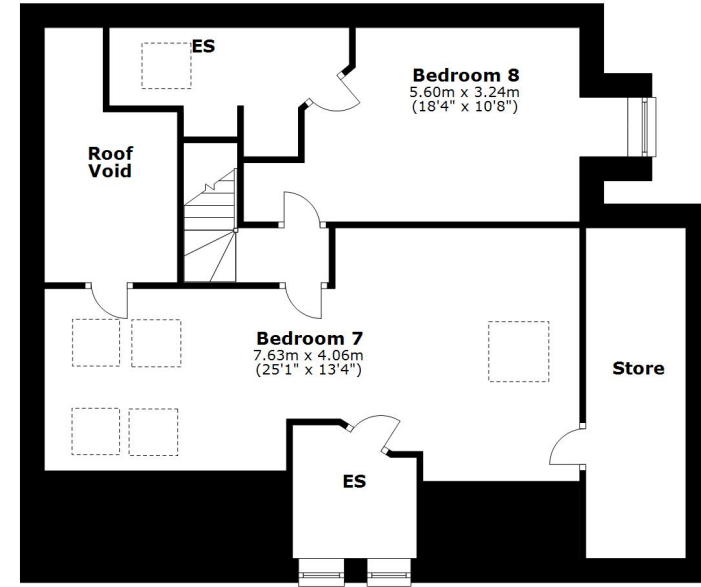




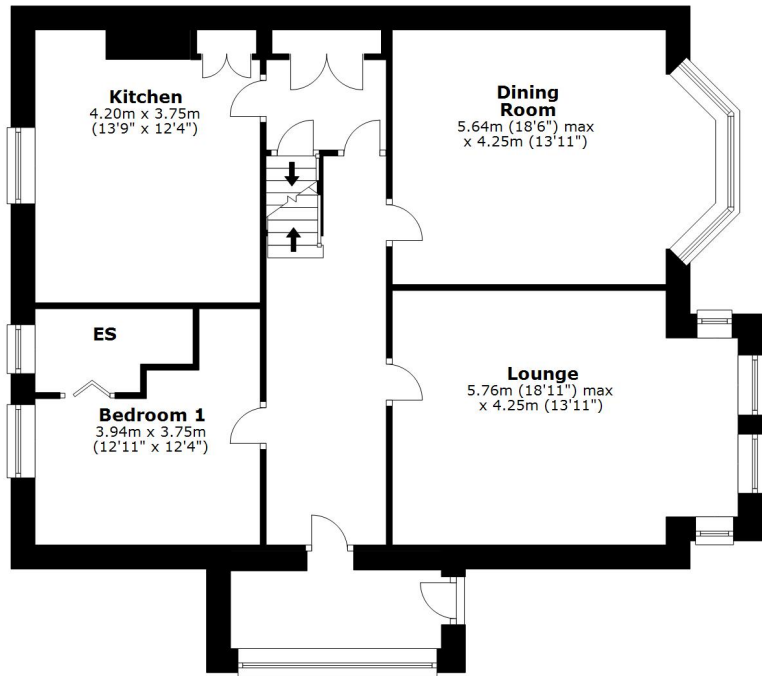
**Lower Ground Floor**  
Approx. 93.5 sq. metres (1006.9 sq. feet)



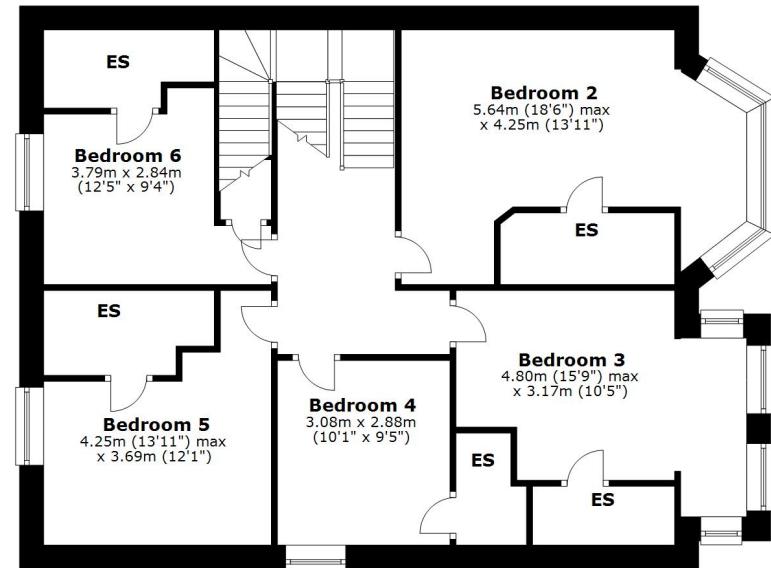
**Second Floor**  
Approx. 89.6 sq. metres (964.3 sq. feet)



**Ground Floor**  
Approx. 100.0 sq. metres (1076.4 sq. feet)



**First Floor**  
Approx. 99.2 sq. metres (1067.9 sq. feet)



Total area: approx. 382.3 sq. metres (4115.5 sq. feet)

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 illustration purposes only and should be used as such.  
Plan produced using PlanUp.





**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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