Laskowski &Co



The Rathgowry, Gyllyngvase Hill, Falmouth, TR11 4DN

Guide Price £1,350,000

An impressive 5 bedroom residence located within a ‘stone's throw’ of Gyllyngvase Beach, 'tucked' immediately behind Falmouth’s extremely desirable prime seafront. 'The Rathgowry', once owned by the Cadbury family, has been subject to an extensive and tasteful programme of investment and renovation, offering vast accommodation, landscaped gardens, a detached 1 bedroom annexe, and wonderful, elevated views over Gyllyngvase Beach and Falmouth Bay, to the Helford River, The Lizard peninsula and beyond. In addition, the entire first floor has been renovated in 2024, to include re-wiring, new radiators, total redecoration and removal of a wall to create an impressive circulation space, providing much natural light from the front elevation.

Key Features

- Tremendous residence located moments from Gyllyngvase Beach
- Subject to thorough renovation
- Landscaped gardens
- Driveway parking
- Boasting 5 bedroom accommodation
- Exceptional views
- Detached 1 bedroom self-contained annexe
- EPC rating C











THE LOCATION
Falmouth is undoubtedly one of Britain's most thriving and lively towns, offering a unique lifestyle with a bustling town centre and beautiful beaches. Recently voted as the best place to live in the UK by readers of The Sunday Times, the town offers many attractions, including Pendennis Castle, the National Maritime Museum, excellent sailing waters and a plethora of shops, bars, pubs and restaurants which buzz throughout the year. The combination of maritime heritage and modern creativity makes the town hugely popular; it is a constant carnival during the summer months, yet still energetic in the winter, offering great food festivals and sea shanties to keep all entertained. Many beautiful areas surround Falmouth, including Flushing, Mylor and the Helford River.

MICRO LOCATION
'The Rathgowry' is prominently positioned at the bottom of Gyllyngvase Hill, which links Cliff Road and Melvill Road, just a 'stone's throw' from Gyllyngvase Beach and set just beyond the delightful seafront. The town centre is an approximate 10 minute walk away. Although parking is provided, Falmouth Town Station is an approximate 5 minute walk away, providing regular train services to and from Truro (journey time circa 25 minutes). There are direct and regular trains to and from London Paddington via Truro Station (journey time circa 4.5 hours). For those travelling by plane, Newquay Airport is about 30 miles away (a circa 45 minute car journey). The immediate area surrounding 'The Rathgowry' is highly desirable indeed. Properties which become available within this micro location witness huge demand.

THE PROPERTY
Passing the granite set driveway with space for several cars is a landscaped front garden, with meandering granite set path to the front entrance. A front door leads into the:-

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH
Feature tiled flooring. An impressive entrance with coat hanging hooks etc. Doors lead into the:-

ENTRANCE HALL
Providing access to the living room, kitchen, dining room, and second living room. Recessed ceiling lighting, feature tiled flooring, radiator, cupboard. Stairs to the first floor with under stair cupboard.

MAIN LOUNGE
A fabulous, grand, double aspect living room with feature wooden flooring and large uPVC double glazed bay window to the front elevation. Three radiators, recessed ceiling lights. Access into the:-

UTILITY ROOM
Tiled flooring, low and eye level utility units with roll-top worksurface, integral stainless steel sink with chrome mixer tap and tiled splashback. uPVC double glazed window to rear elevation, door to side elevation. Additional space for dishwasher, fridge/freezer etc. Nest thermostat, recessed ceiling lights.

WC
Continuation of tiled flooring. Low flush WC, ceramic wash hand basin with chrome mixer tap, vanity unit and tiled splashback. Heated towel rail. Frosted uPVC double glazed window to rear elevation.

CUPBOARDS ON GROUND FLOOR
Housing Gledhill stainlessLite unvented water cylinder, Worcester gas fired boiler and three-phase power box.

SECOND LOUNGE
Exposed wooden floorboards, feature fireplace with slate hearth and impressive surround. Radiator, uPVC double glazed bay window to front elevation.

DINING ROOM
Continuation of exposed wooden floorboards. Feature log burner with tiled hearth and impressive surround, radiator.

KITCHEN
A modern kitchen, double aspect in nature, with tiled flooring. Low-level kitchen units and island with granite worktops, integral Carron Phoenix stainless steel kitchen sink with chrome mixer tap, Bosch integrated four ring induction hob with stainless steel extractor hood, two integral Bosch ovens. Recessed ceiling lights, uPVC double glazed window overlooking the rear garden, bi-folding Anthracite grey glass panelled doors leading onto the patio.

A carpeted feature staircase rises from the entrance hall to the:-

FIRST FLOOR

LANDING
A recently renovated entire floor, subject to vast expenditure including: re-plastering, re-wiring, new radiators, as well as the removal of a wall between the landing and a middle bedroom to now create a vast large circulation space with access via bi-folding doors to a veranda. Large uPVC double glazed window.

BEDROOM ONE
A large double bedroom with broad uPVC double glazed window overlooking the rear garden. Carpeted flooring, radiator. Recent creation of a veranda, boasting lovely bay views, with bi-folding doors.

SHOWER ROOM
A brand new suite comprising low flush WC, ceramic wash hand basin with vanity unit under, walk-in shower cubicle with glazed screen and overhead shower unit. Tiled flooring and walls, underfloor heating, obscure double glazed window to front elevation.

BEDROOM TWO
Another double bedroom with uPVC double glazed windows to the front elevation and door leading to the balcony, offering exceptional far-reaching elevated views over Gyllyngvase Beach, to the Helford River, The Lizard and beyond. Radiator, carpeted flooring. A brilliant bedroom, currently being utilised as a study.

BEDROOM THREE
A beautiful, large double bedroom, enjoying mesmerising views through a large bay window to the front elevation. Radiator, carpeted flooring.

BEDROOM FOUR
A large double bedroom with uPVC double glazed window to the side elevation. Radiator, carpeted flooring.

SECOND FLOOR

PRINCIPAL SUITE
A simply fantastic, quadruple aspect bedroom suite boasting wonderful, elevated views over Gyllyngvase Beach, Falmouth Bay, the Helford River and over to The Lizard Peninsula, from the front and side elevations. To the rear elevation, views can be seen over the well stocked garden and beyond. This 'L'-shaped bedroom has carpeted flooring, recessed ceiling lighting, uPVC double glazed windows (including one large dormer), two radiators, eaves storage and loft hatch access.

EN-SUITE
A large, fully tiled bathroom, with Victoria & Albert bath, Villeroy & Boch ceramic wash hand basin with vanity storage unit with lighting and wall-mounted mirror cupboard. A central tiled wall separates the bath area to the shower/WC, comprising a walk-in ceramic low level shower with glass screen and large overhead shower unit with additional wall-mounted smaller shower head. Villeroy and Boch low flush WC, additional wall-mounted ceramic Villeroy and Boch wash hand basin with vanity unit with lighting. Additional wall-mounted mirrored storage cupboard. Two heated towel rails and two part-frosted uPVC double glazed windows to the rear elevation. Extractor fan, recessed lighting, underfloor heating, built-in sound system speakers.

DRESSING ROOM
uPVC double glazed window to the side elevation, clothing rails and shelving, loft hatch, carpeted flooring, radiator. Access via a door into eaves storage space providing ample storage space with lighting,

THE ANNEXE
A single storey annexe under a pitched tiled roof with uPVC double glazed windows throughout. Comprising a living area, kitchen, shower room and double bedroom. Tiled flooring, electric radiators.

THE EXTERIOR

TO THE FRONT
A well enclosed frontage with granite wall and gated access. Predominantly lawned and richly stocked with mature shrubs and plants, offering various places to sit and enjoy the views. Granite paved driveway with parking for approximately four vehicles. EV charging point. Pathway leading to the front door.

TO THE SIDE
A small 'garage' with storage for bikes etc. Gate leading onto the side gardens, comprising raised flower beds over stone walls.

TO THE REAR
A tranquil, pleasant, and very well presented part-lawned and part-paved garden, stocked with mature shrubs, plants and a feature mature evergreen, bordered by fencing and stone walling. The lower tier part of the garden is paved and offers a lovely place to sit out, bordered by a low level granite wall with granite steps rising to the raised lawned garden.

INVESTMENT INTO THE PROPERTY
Our clients have invested substantially into 'The Rathgowry', both internally and externally. The entire property and annexe has been replumbed, rewired and upgraded with three-phase power supply. In addition, a new heating system has been installed and electricity connected to the annexe. The top floor, previously four bedrooms, has been converted to a fabulous principal suite. The kitchen, dining room and second living room have been opened up to create one large living area. The gardens have been tastefully landscaped to ensure little maintenance and upkeep is required.

In June 2023, the the property was granted full Residential Use (C3) from Hotel Use (C1).

In addition, the entire middle floor has been completely renovated in 2024.

GENERAL INFORMATION

SERVICES
We understand the property is serviced by mains gas, water, electricity and drainage. Super fast broadband. Electric radiators in annexe.

VIEWINGS AND ENQUIRIES
All enquiries and viewing requests are to be made directly through Laskowski & Company - the vendors' Sole Agent, on 01326 318813 or info@laskowskiandcompany.co.uk.

DIRECTIONAL NOTE
Upon entering Falmouth via the A39, take the second exit at the Ponsharden Roundabout and then take the second exit at the following roundabout, passing McDonald's on the left-hand side. Continue along Dracaena Avenue, passing Majestic Wine on the left-hand side and past the traffic lights. After passing Falmouth Rugby Club on the right, take the second exit at the next roundabout onto Western Terrace. Continue along this road until you pass Merchants Manor Hotel on the right, then take the second exit at the immediate roundabout and continue along Melvill Road, taking the third turning on the right onto Gyllyngvase Hill. 'The Rathgowry' is approximately 200 yards down this road on the left-hand side. Parking is available immediately outside the front of the property.











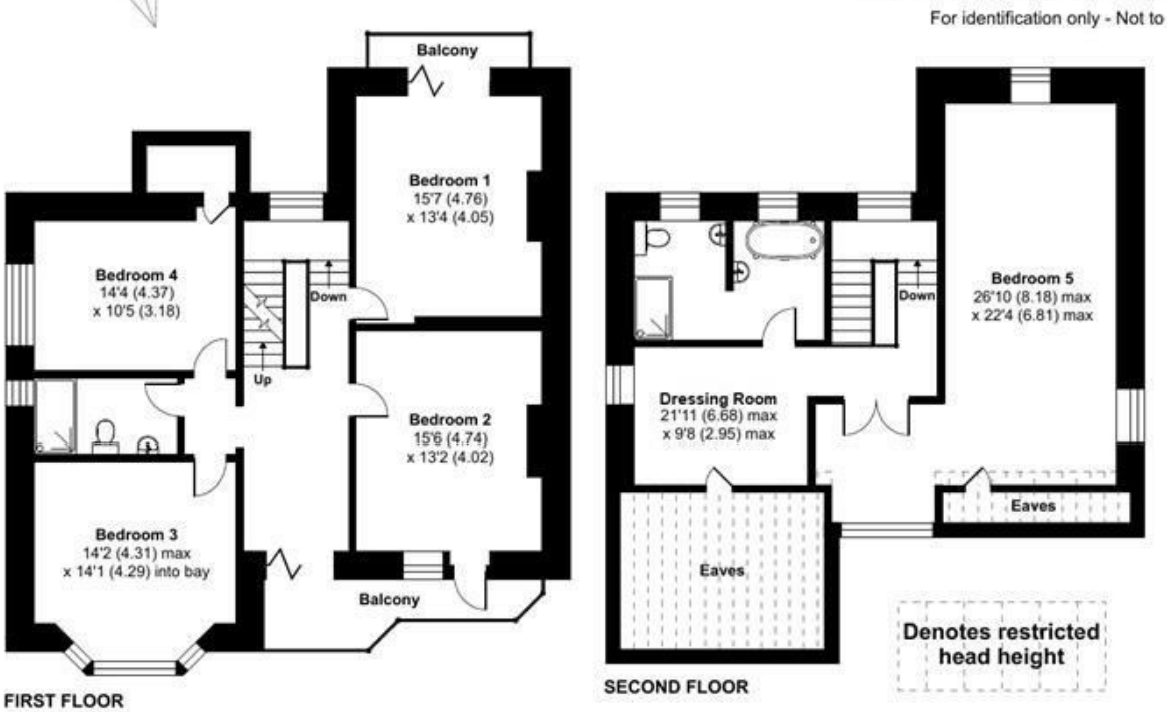


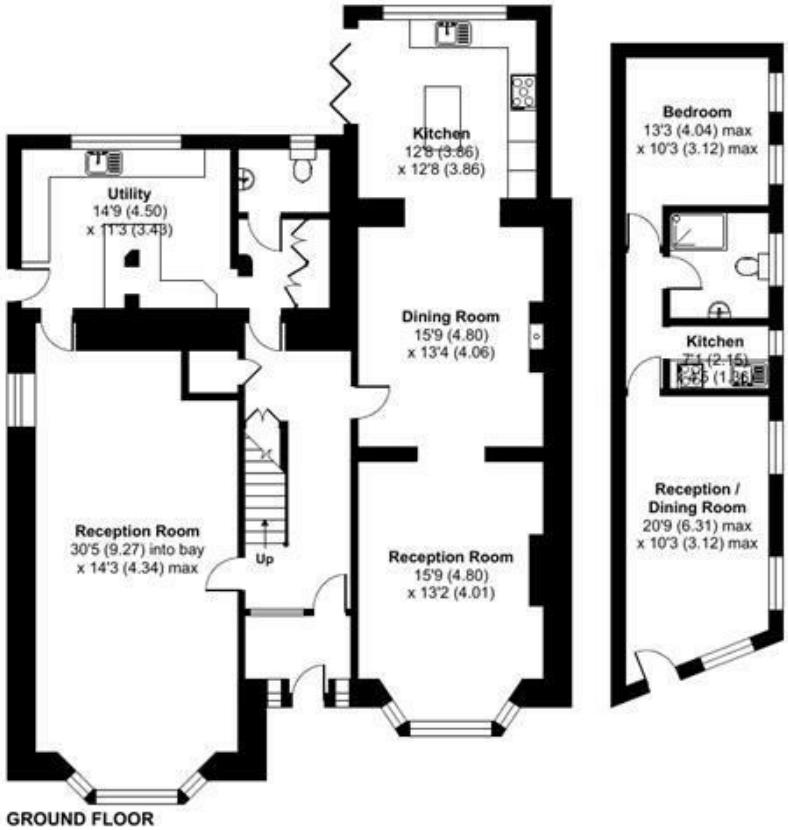

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Floor Plan

Gyllyngvase Hill, Falmouth, TR11

Approximate Area = 3433 sq ft / 318.9 sq m
Limited Use Area(s) = 221 sq ft / 20.5 sq m
Annexe = 433 sq ft / 40.2 sq m
Total = 4087 sq ft / 379.6 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Laskowski & Company. REF: 1238087