



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

**2 Queen Mary Court**  
Falmouth, TR11 4SX  
**£825,000**





2 Queen Mary Court — Beachfront Living on Falmouth's Seafront

At a glance

- Three-storey coastal house with panoramic sea and coastline views
- 3-4 bedrooms, 2 bath/shower rooms
- First-floor open-plan living space with large balcony
- Lovely sunny terrace with re-laid composite decking and sea views
- Integral garage plus driveway and visitor parking
- Extensive landscaped grounds approaching 2 acres
- Fully refurbished to a high specification
- Direct access to the South West Coast Path and Gyllyngvase Beach

OVERVIEW

Number 2 Queen Mary Court occupies one of the most privileged positions on Falmouth's beautiful seafront. This small and exclusive development of just nine properties sits directly above Gyllyngvase Beach, with uninterrupted views stretching from Pendennis Point and Castle, across the mouth of the Fal Estuary, to St Anthony Headland and out into open sea.

Built in the mid-1980s, the house has been comprehensively remodelled and upgraded in recent years, creating a light-filled, versatile home designed for contemporary coastal living. The location combines privacy and security with the convenience of being moments from the beach and a short walk from the town centre.







## THE ACCOMMODATION

The layout spans three floors, offering flexibility for both permanent and second-home use.

Ground floor: Entrance hall, shower room (ideal after a swim), utility/laundry room, and a sitting room which could serve as a home office or occasional fourth bedroom.

First floor: A striking open-plan living area with defined kitchen, dining and sitting zones. The bespoke Treyone kitchen features premium finishes and generous workspaces. Large glazed doors open to a sea-facing balcony, perfect for outdoor dining and watching the changing light over the bay.

Second floor: Three bedrooms, two with direct sea views, and a 'jack and jill' family bath/shower room with contemporary fittings.



Every principal room enjoys sweeping views over the landscaped communal gardens, the adjoining Queen Mary Gardens, the beach, Falmouth Bay and the open sea beyond.

## OUTSIDE SPACE AND GROUNDS

Residents share almost two acres of landscaped grounds, with multiple seating areas, lawns, and a children's play space. The vast grounds directly border the South West Coast Path, placing Gyllyngvase and Swanpool beaches, nearby coves and headlands within easy reach.

Practicalities include an integral garage, driveway parking for two vehicles, and additional visitor spaces.

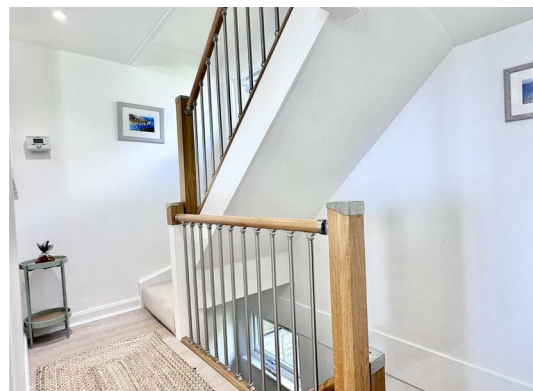
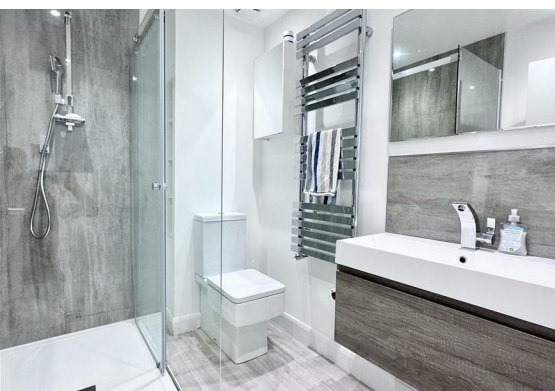
## LOCATION

Queen Mary Court is adjacent to the sub-tropical Queen Mary Gardens and just steps from Gylly Beach Café. The South West Coast Path offers walks to Swanpool, Maenporth and the Helford River in one direction, and to Castle Beach and Pendennis Point in the other. Falmouth town centre is about a 15-minute walk, with its independent shops, galleries, restaurants, bars, National Maritime Museum, sailing facilities and multi-screen cinema.

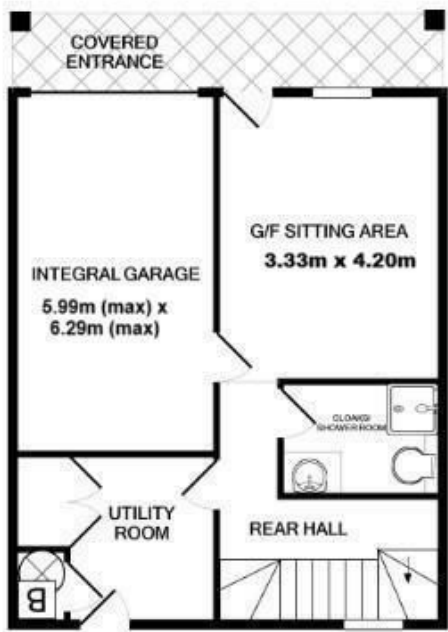
A rare chance to secure a modernised coastal home in one of Cornwall's most coveted waterfront settings — equally suited to year-round living or as a low-maintenance seaside retreat.

## ADDITIONAL INFORMATION

Tenure - Leasehold with a 1/9th share of the freehold. 999 year lease from 1986. Current Service Charge - £520 per annum, which covers communal lighting and maintenance of the access drive, as well as site insurance. This is managed 'in house' by one of the residents. Each owner obtains their own buildings insurance. Contribution towards the communal gardening is £30pcm. We understand the residents collectively organise the external redecorations every five years, which is paid for individually by each property. The most recent payment for re-painting was in 2022 when our client paid £4,400 inc VAT. Holiday letting along with keeping pets is not permitted. Letting is allowed on a minimum 6 month assured shorthold tenancy. Possession - Vacant possession with the benefit of no onward chain. Services - Mains gas central heating, electricity, water and drainage. Superfast Broadband - 298mbps. Council Tax - Band F. EPC rating -75(C).



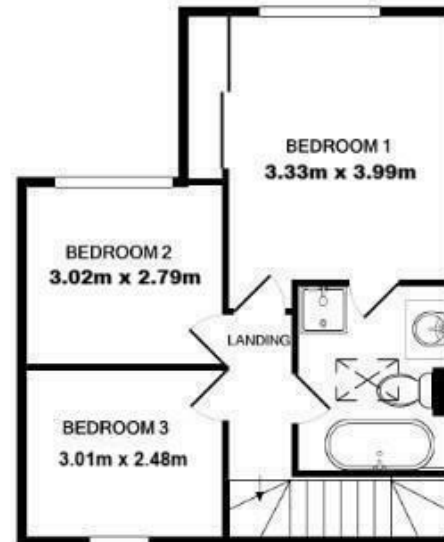




GROUND FLOOR



1ST FLOOR

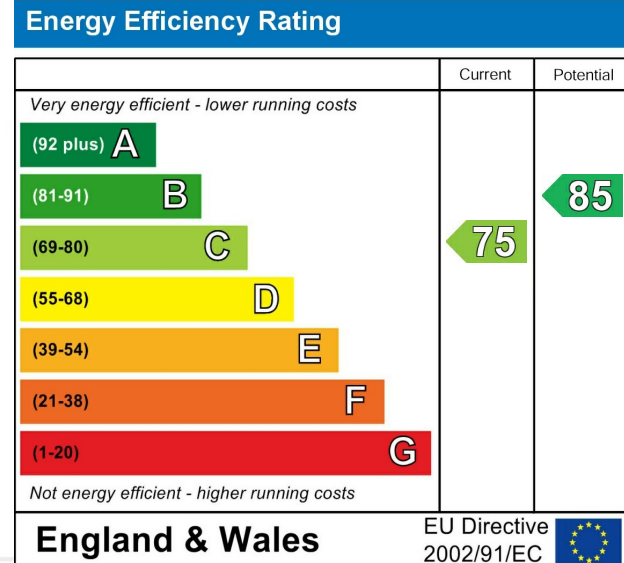


2ND FLOOR

2 QUEEN MARY COURT FALMOUTH TR11 4SX  
TOTAL APPROX. FLOOR AREA 134.0 SQ.M. (1442 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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## Energy Efficiency Graph



**Viewing** Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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