



Melvill Road, Falmouth, Cornwall, TR11

Offers Over: £1,250,000

Freehold

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Originally built in 1605 and maintained in immaculate condition, this stunning property is set on expansive grounds, featuring both front and back gardens, and is brimming with potential as a luxury guest house or a high-yield holiday rental.

This property offers sizeable living spaces with three grand reception rooms ideal for entertaining or conversion to communal guest spaces. It features 14 beautifully appointed bedrooms, perfect for hosting large groups or extended family. Modern comforts include a traditional Aga in the kitchen and an indoor, heated swimming pool—currently generating £5,500 per month through an external lease. The property also includes a 2-bedroom bungalow at the rear, where the current owner resides, offering privacy and flexibility.

Extensive facilities include a huge garage with a second level for storage or potential development, plus a car park providing ample space for visitors.

The estate has a proven track record as a high-income holiday rental, previously commanding up to £8,000 per week during peak seasons and generating between £2,500-£4,000 per week on the off-season. The property has demonstrated a potential return of approximately £150,000 annually while the owner resided in the bungalow, making it a lucrative option for investors seeking a profitable venture.

This opportunity is a rare find, offering a blend of historical elegance and modern luxury with substantial income potential. Whether you wish to run an exclusive guest house or enjoy a magnificent private residence with room for all your needs, this property is ready.



