



ROHRS & ROWE





The Penthouse  
6 The Dunes  
Shore View  
Swanpool  
Falmouth  
TR11 5JL

- Spectacular views of Swanpool Beach
- Generous open plan living area with vaulted ceiling
- Broad balcony overlooking lake and beach
- Well appointed kitchen
- Master bedroom en suite with Juliette balcony and access to main balcony
- Guest bedroom and bathroom
- Utility area
- Parking for 2 cars
- Kayak/ surfboard store
- Outside shower
- Lift within the communal area
- EPC B
- Council Tax Band E



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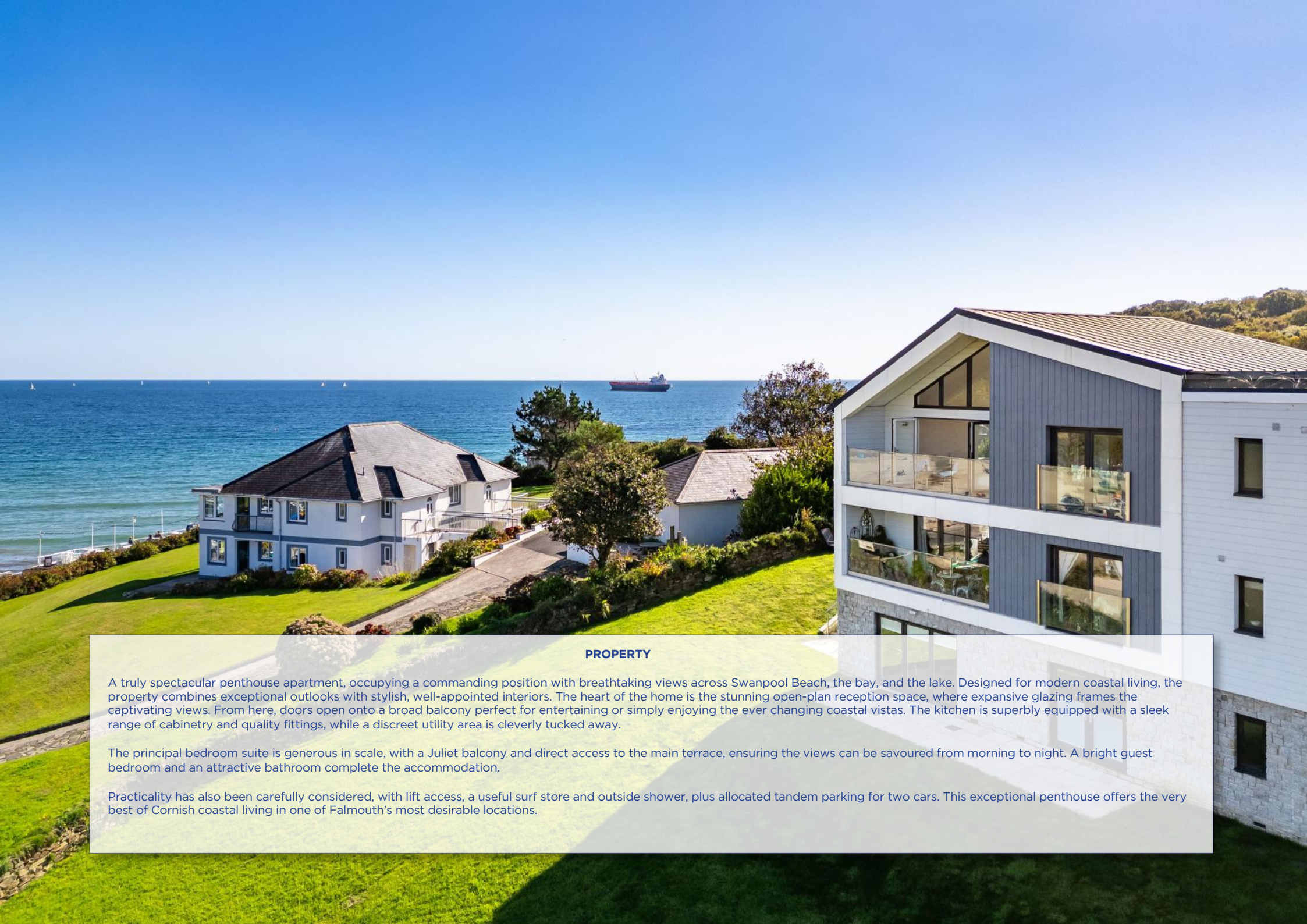


**A SUPERB PENTHOUSE APARTMENT BOASTING STUNNING VIEWS OVER SWANPOOL BEACH AND THE LAKE, FEATURING A VAULTED-CEILING RECEPTION ROOM AND BRIGHT, SPACIOUS ACCOMMODATION INCLUDING A GENEROUS MASTER SUITE, SECOND BEDROOM AND BATHROOM.**









#### PROPERTY

A truly spectacular penthouse apartment, occupying a commanding position with breathtaking views across Swanpool Beach, the bay, and the lake. Designed for modern coastal living, the property combines exceptional outlooks with stylish, well-appointed interiors. The heart of the home is the stunning open-plan reception space, where expansive glazing frames the captivating views. From here, doors open onto a broad balcony perfect for entertaining or simply enjoying the ever changing coastal vistas. The kitchen is superbly equipped with a sleek range of cabinetry and quality fittings, while a discreet utility area is cleverly tucked away.

The principal bedroom suite is generous in scale, with a Juliet balcony and direct access to the main terrace, ensuring the views can be savoured from morning to night. A bright guest bedroom and an attractive bathroom complete the accommodation.

Practicality has also been carefully considered, with lift access, a useful surf store and outside shower, plus allocated tandem parking for two cars. This exceptional penthouse offers the very best of Cornish coastal living in one of Falmouth's most desirable locations.













**SWANPOOL**



**GYLLYNGVASE BEACH**



**MAENPORTH**



**FALMOUTH**

#### **LOCATION**

Falmouth is one of Cornwall's most desirable coastal towns, named The Times' Best Seaside Town to Live in the UK in 2025. Centred around its spectacular natural harbour, it combines a vibrant community with beautiful beaches and a superb coastal lifestyle. Swanpool is among Falmouth's most sought-after spots—a unique natural lake formed by a sandbar between the sea and creek. A scenic coastal path links it to Gyllyngvase and Maenporth beaches, both family-friendly with cafés, watersports, and safe swimming.

Falmouth itself offers excellent shopping, boutique stores, marinas, sailing clubs, and a wide choice of restaurants and bars, along with all essential local services.

#### **DISTANCES**

Swanpool Beach: 180 Metres • Gyllyngvase Beach: 3/4 Mile • Falmouth Golf Club: 1/3Mile • Falmouth Town Centre:1 Mile • Maenporth Beach: 2 Miles • Truro: 11 Miles • Newquay Airport: 33.5 Miles







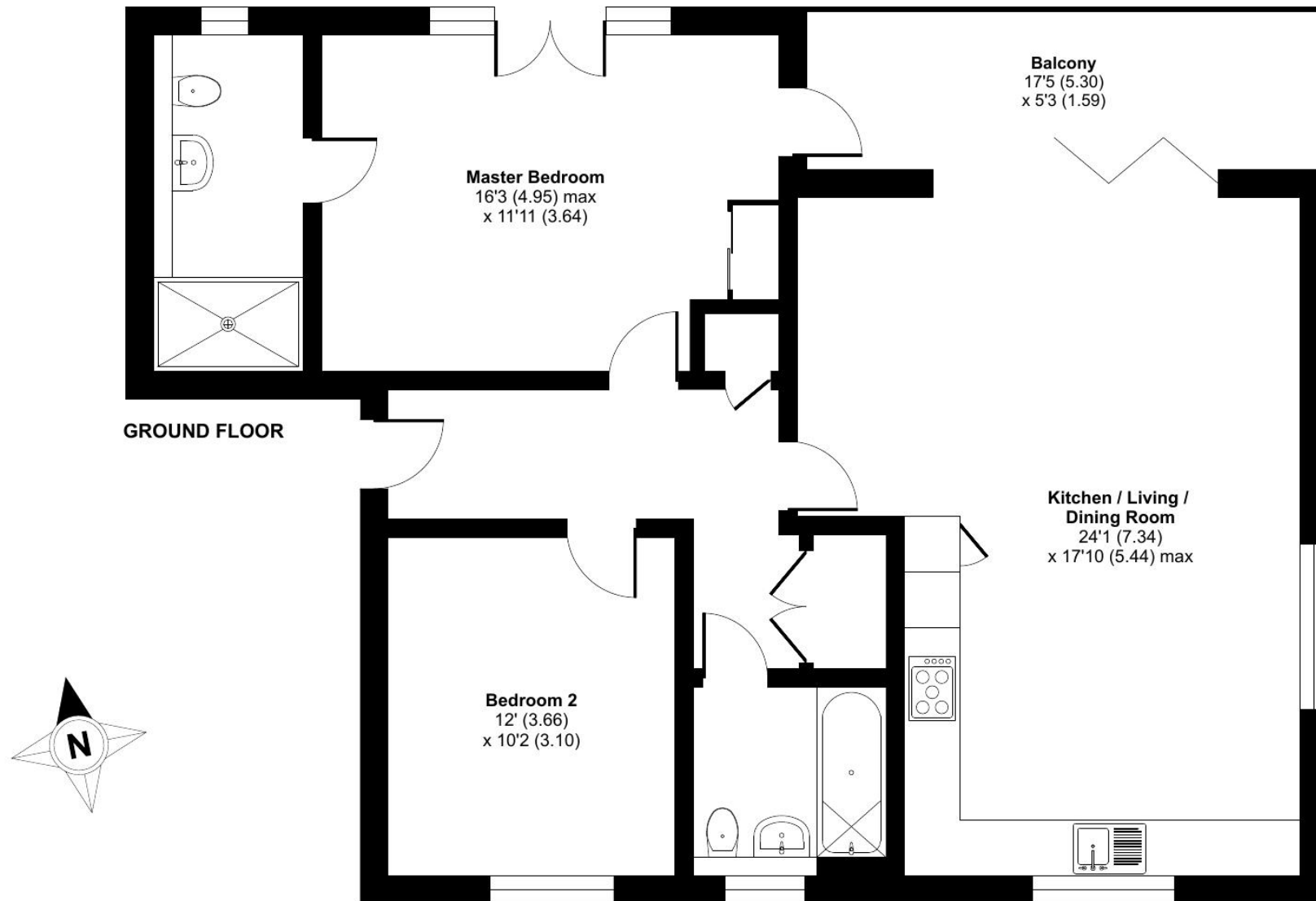




# Shore View, Swanpool, Falmouth, TR11 5JL

Approximate Area = 959 sq ft / 89 sq m

For identification only - Not to scale







**Services:** Mains water, gas, electricity & drainage.

**Directions:** [what3words.com/deputy.flags.popyy](https://what3words.com/deputy.flags.popyy)

AGENTS NOTE: Interior images created with CGI

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