

IN THE BEAUTIFUL SOUTH



Jonathan Cunliffe knows his way around the fabulous Falmouth area

Some towns or cities are renowned for their universities, some for their beaches, and some for history. But down on the South Cornwall coast, Falmouth may have a claim to more than most.

If it's history you want, well for over 150 years, between 1688 and 1850, Falmouth Packet ships filled what is the world's third largest natural harbour as Falmouth became the information hub of the British Empire, second only to London. The town even has its own iconic museum right on the water's edge, in the National Maritime Museum Cornwall.

If it's education and the arts you are interested in, then Falmouth University is one of the country's leading media and arts universities, on a magnificent purpose-built campus it shares with none other than Exeter University. There is also the Royal Cornwall Polytechnic Society with its own theatre too.

If architecture is your thing, then there are gorgeous terraces of period houses, besides contemporary architecture such as the Maritime

Museum. And what about some industry and employment? Well, Falmouth is probably Cornwall's private-sector employment hub, with many successful businesses that compete on a national or global scale, despite (or maybe because of) their location in Falmouth. Among these are Pendennis Shipyard, Seacore, Watson Marlow, Sanders Studios, Cockwells, Rustler Yachts and Seasalt Clothing.

And what about the sea? What defines Falmouth more than anything else is the water surrounding the town. On one side there is the third largest natural harbour in the world, and on the other side, long beaches with rock pools and sand the other, all within walking distance of the town itself. There is a huge array of water sports on offer, from weekly yacht racing to gig rowing, paddle-boarding, diving, fishing, and surf-lifesaving, to name but a few. Founded in 1871 and located on the harbourside, the Royal Cornwall Yacht Club has played host to many prestigious sailing events, including the former America's Cup J-Class. There are three yacht marinas, besides a whole harbour full of deep-water moorings too.

But perhaps one of the secrets to

Falmouth's special quality, are the charming communities surrounding the Fal Estuary, that are both supported by the town, and vice versa, of course. Adjoining Falmouth on the Penryn river, the town of Penryn is even older than Falmouth, and has seen much regeneration in recent years from the Tremough University campus. Mylor Bridge has a thriving village community and straddles Mylor Creek while Flushing looks across at Falmouth and is connected by a pedestrian ferry as well as by road. Further upstream there is Feock, Restronguet Passage, Point, Penpol and Devoran, with St Mawes and St Just-in-Roseland on the eastern side of the estuary.

So perhaps it isn't Falmouth itself that should take all the credit, but the Fal Estuary, which would seem to be the common denominator.

And now, overlooking the estuary and just 100 yards from the Royal Cornwall Yacht Club, one of Falmouth's finest houses has just come up for sale, for the first time since 1976. Number 2 Stratton Place is an incredibly special freehold, not least because it is probably one of the last remaining houses in this area of town that remains intact with all its gardens, driveway, flats and cottage.

Over the years many such properties have been sub-divided into apartments, or the upper garden has been sold off as a building plot. But not this time, and the property comprises the main house with four-bedroom accommodation spread across the upper ground and first floors.

Much period detail remains intact including polished wood floors, fireplaces, picture rails and sash windows. There is a two-bedroom



Slipways on Restronguet Point is on the market with Jonathan Cunliffe for £2.5 million

lower ground-floor flat, accessed separately by a side path if necessary, and then a top-floor flat also with two bedrooms, with internal and external stairs, so it can be used as part of the main house, or separately. In addition, there is a charming 'studio' cottage in the rear courtyard garden. The views stretch from New Quay across the water in Flushing, round to Falmouth harbourside, taking in Trefusis headland, St Mawes Castle, Falmouth Docks and the National Maritime Museum.

I feel very fortunate to have been brought up in Falmouth (many years ago) and to be living now with my young family in the road in which I grew up. After leaving a senior position in a leading global property firm last year, I am now able to spend all my time working locally, with an office on the Fal Estuary, looking after clients past and present right across Cornwall.

■ For further information, visit www.jonathancunliffe.co.uk or call 01326 617447