

WATERS EDGE

Contemporary living in Falmouth







# ABOUT THE DEVELOPER

Lifestyle Homes and Developments create exquisite contemporary homes designed for stylish living in coastal, rural, and urban settings.

Bringing together the skills and expertise of architects, property developers, designers, and builders, they oversee every project from concept to completion.

Their passion, determination, and over ten years of experience creating high-quality builds mean they take great care to produce exclusive properties that are finished to the highest standards.

Incorporating the latest methods and technologies to meet the demands of the eco-conscious homeowner, the homes Lifestyle Homes and Developments create are uniquely wonderful places to live or stay in on holiday.



## WATERS EDGE

Wake up, step outside, launch your boat downriver...

Welcome to Waters Edge, a small and exclusive waterside development of five bright and spacious apartments and two luxury detached houses with rare and exciting direct communal access to the gently ebbing and flowing waters of Penryn River.

Each stunning high-specification property is designed to be dual aspect, with its own private balcony or terrace. From here, you can take in the inspirational views out over the marina towards Trevisson, Penryn and countryside beyond.

The superb North Parade location is minutes from Falmouth town centre and beach and easily accessible when entering the town by road. It is also one of very few in Falmouth with water frontage and direct access to the water. Given the town owes its existence to being the third deepest natural harbour in the world, residential access to the water is a surprisingly unusual and special feature.

Drawn up by award-winning architect Adam Parsons, every detail of Waters Edge has been carefully considered. From high-quality material selection to the intricate design to the appliances and technology used to deliver homes with advanced energy-saving features and a strong environmental focus.



# KEY CONNECTIONS

Waters Edge can be accessed easily by road when entering Falmouth on the A39 through the historic port of Penryn. Located next to Falmouth marina and boatyard, it is only a 10-minute walk to Falmouth town.

## By road

Falmouth has excellent road links to the rest of Cornwall and beyond. It takes only 25 minutes on the A39 to reach Truro, while Penzance and St Austell are one hour away.

## By rail

Trains run from Falmouth's three stations - Falmouth Docks, Falmouth Town, and Penmere - to Truro every half-hour, taking 26-28 minutes. From there, mainline trains connect you with the rest of Britain and directly with London Paddington.

## By water

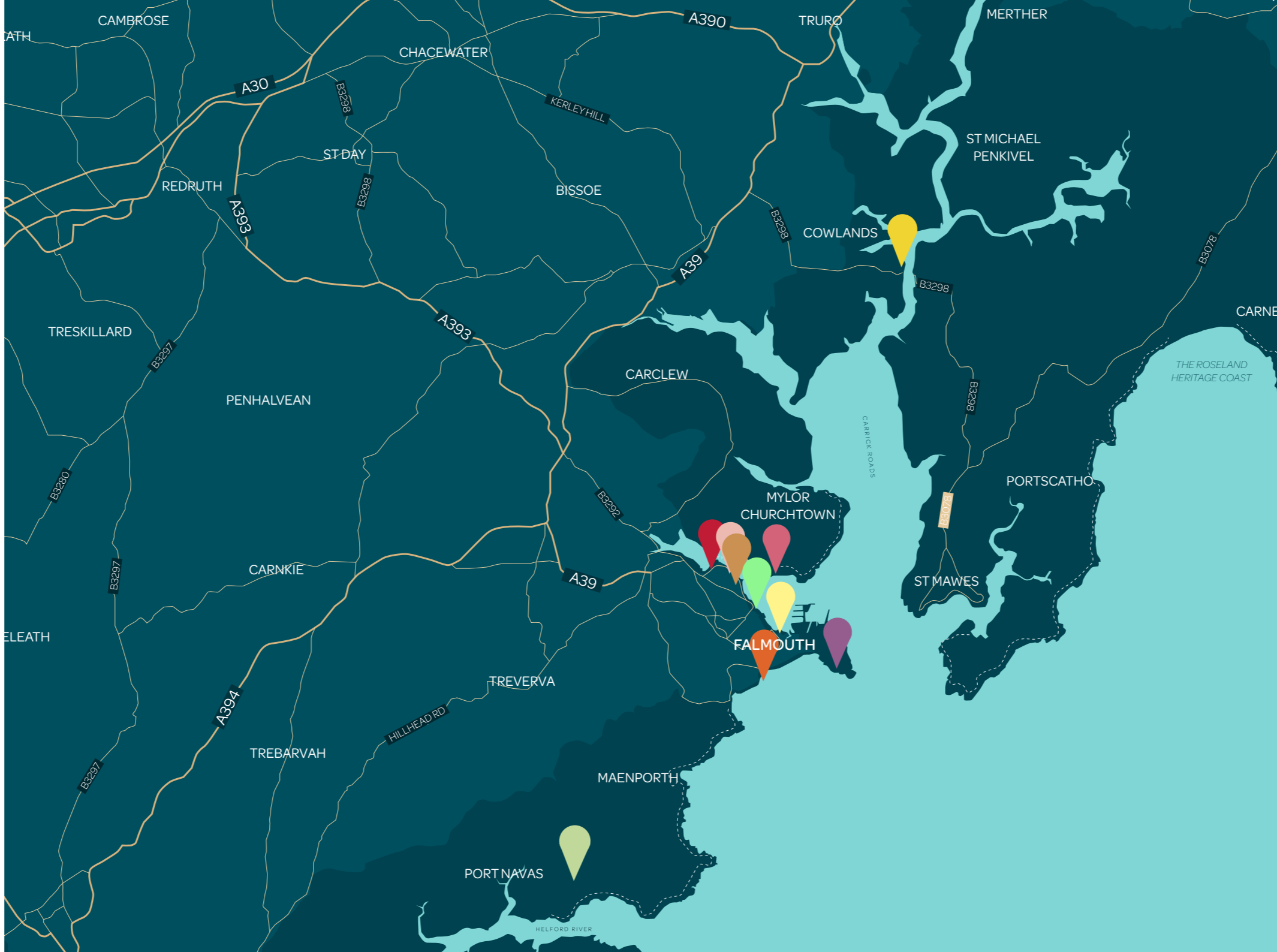
Take advantage of a combination of regular water taxis and park-and-float services to reach Truro, Flushing, and St Mawes across the River Fal.

## By air

Exeter Airport, serving a wide range of national and international destinations, is two hours away by car. Cornwall's Newquay Airport is only 50 minutes away.

## Map Key

-  - Pendennis Castle
-  - Flushing Beach
-  - Royal Cornwall Yacht Club
-  - Waters Edge
-  - Trebah Gardens
-  - Gyllyngvase Beach
-  - Trelissick Gardens
-  - Prince of Wales Pier
-  - Falmouth Marina
-  - National Maritime Museum



# PLACES TO VISIT

From your front door at Waters Edge, Falmouth offers golden sands and coastal beauty aplenty to explore, as well as a dynamic range of other places to discover and things to do.

Blue flag-winning Gyllyngvase Beach and its delightful cafe are only a few minutes' walk from town, as is the smaller but intriguing Castle Beach. Swanpool and Maenporth beaches are either a short drive or longer cliff path walk away, giving you a wonderful variety of incredible views and waterside amenities between them.

Choose between the many places to swim, snorkel, sail, windsurf, or kayak nearby. Or strap on your board for the short trips to the renowned surfing beaches at Porthtowan, Perranporth, and Newquay.

For a more relaxing journey by water, hop on a local ferry from Prince of Wales Pier in Falmouth's Inner Harbour across the beautiful Penryn River to the quaint village of Flushing or to St Mawes on the Roseland Peninsula. You can also putter down the many picturesque creeks of the Helford River or down the River Fal as far as Truro.

Take a break from the sea to explore Falmouth's amazing green spaces. Gyllyngdune Gardens is a multiple award-winner, but the lesser-known Fox Rosehill and Queen Mary Gardens are beautiful places to spend an afternoon or three. You also have Trelissick, Glendurgan, and Trebah - a mix of gardens and National Trust properties - short distances away.

Engage with Falmouth's rich maritime history by visiting the 16th-century fortress at Pendennis Castle or the National Maritime Museum in the famous Harbour and Falmouth Marina. If you're an art lover, experience one of the greatest collections in the southwest at Falmouth Art Gallery or the many smaller galleries driven by Falmouth's strong connection with the arts.

With such variety and the town's own vibrant local culture, it's no surprise that Falmouth was recently named Britain's Best Coastal Town.





# FALMOUTH LIFE

Beautiful, historic Falmouth is one of the most desirable places to live or holiday in the UK. The town is full of independent shops and galleries set alongside highly rated restaurants and pubs that give local people and tourists a seemingly endless range of exciting options to experiment with.

The town is most famous for its connections to the sea, with its deep natural harbour, boatyards, and sailing heritage still drawing people from across Cornwall and far beyond. Whether you love sailing for sport or pleasure, Falmouth offers some of the best waters you will find.

Falmouth itself is still a thriving harbour, but it's also an excellent place to live. Two local primaries and one local secondary school are rated "good", while Marlborough and St Mary's Catholic are rated as "outstanding". Falmouth University is regularly named the UK's best art university and is also well-regarded for its industry links.

Away from the waterfront, you'll find glorious green spaces rubbing shoulders with artisanal shops, brightly painted townhouses, and subtropical plant species brought back when Falmouth was Great Britain's link to the rest of the world.

Buzzing with live music and evening entertainment, close to several golden beaches, and with a laid back, positive sense of local community, Falmouth life is one that many people love living.







Key

- 1 - House Type 1
- 2 - House Type 2
- 3 - Apartments

- B/S - Bin Storage
- C/S - Cycle Storage

- - Electric Car Charging Points
- W - Communal Water Access Point and Seating

Parking Spaces

- H1 H2
- 1 2
- 3 4 5





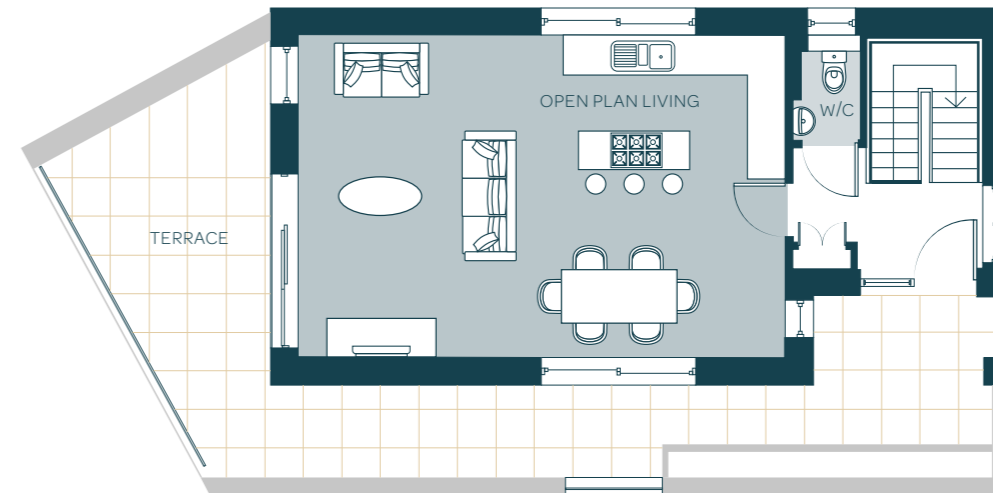
# HOUSE TYPE 1

Wake up every morning and step directly from your bedroom onto a waterside terrace offering fresh sea air and gorgeous views out across the marina and river.

A reverse living design makes this house's upstairs lounge-kitchen-dining area a spectacular space, where fully glazed glass doors and wide windows truly make the most of this stunning location. Exit through those doors onto a separate upstairs terrace to dine, entertain, or simply soak up the sounds and sights of the water.

Downstairs, two well-proportioned double bedrooms with en suites and another double with immediate access to the main house bathroom give this incredible waterfront home plenty of living space.

A sweeping driveway provides access to the rear gardens and allocated private parking spaces, with a boat store located on the basement level.



UPPER FLOOR

## DIMENSIONS

### UPPER FLOOR

Open Plan Living	7585mm x 5000mm
W/C	1040mm x 1620mm

### LOWER GROUND FLOOR

Bedroom 1	5451mm x 3183mm (MAX)
En Suite	1630mm x 1940mm
Bedroom 2	4030mm x 2600mm
En Suite	1750mm x 1765mm
Bedroom 3	4081mm x 3329mm (MAX)
Bathroom	2970mm x 1940mm



LOWER GROUND FLOOR



BASEMENT - BOAT STORE

6953mm x 1288mm (MAX)





Interior CGIs shown are of House Type 1, but shows the quality of the development

## HOUSE TYPE 2

An arm's reach away from the waters of Falmouth's beautiful marina, this high-specification luxury home maximises Waters Edge's characteristically breathtaking views and enviable location on the highly desirable North Parade.

Both houses in the development have architectural features designed to ensure privacy and provide eco-conscious living. This includes a sleek, high-quality designer kitchens with integrated Miele appliances, elegant bathrooms, underfloor heating, and Smart Home\* automation to control the house's temperature, lighting, and impressive built-in audio systems.

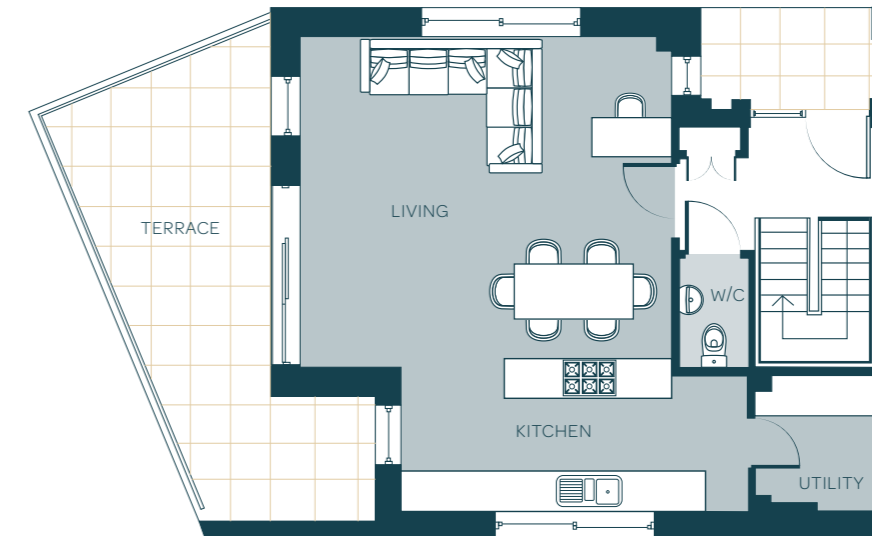
Three double bedrooms offering a selection of en suite facilities, built-in storage, and immediate access to another downstairs waterside terrace provide ample opportunities for both living and holiday accommodation rental.

The views from the wide windows and glass doors of the contemporary open-plan upstairs kitchen-dining-living space and adjoining sun terrace have to be seen to be believed.

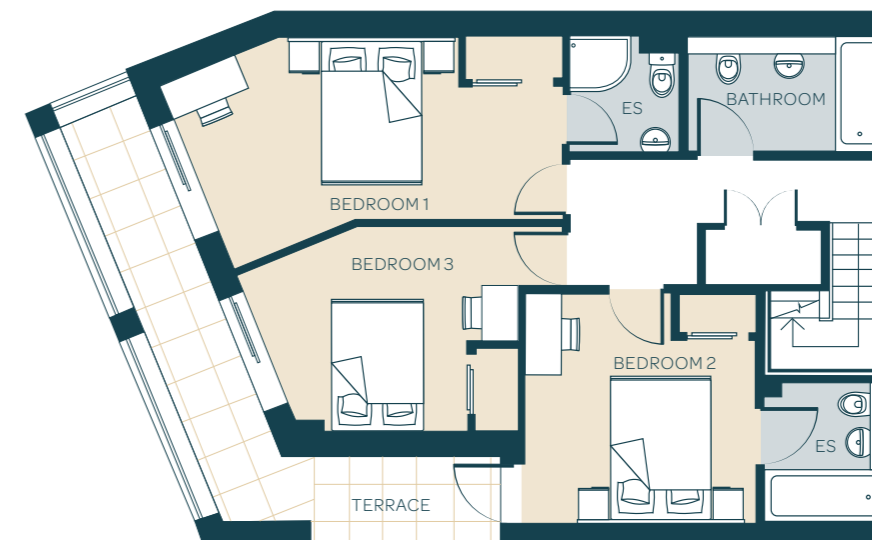
\*Please note the Smart Home systems are an optional extra



Interior CGIs shown are of House Type 1, but shows the quality of the development



UPPER FLOOR



LOWER GROUND FLOOR

### DIMENSIONS

#### UPPER FLOOR

Living	5625mm x 5000mm
Kitchen	5245mm x 2300mm
Utility	1815mm x 2050mm
W/C	1025mm x 1650mm

#### LOWER GROUND FLOOR

Bedroom 1	5526mm x 2003mm (MAX)
En Suite	1625mm x 1695mm
Bedroom 2	3415mm x 3375mm
En Suite	1810mm x 2050mm
Bedroom 3	3933mm x 2491mm (MAX)
Bathroom	2950mm x 1695mm





# APARTMENTS 1 & 2

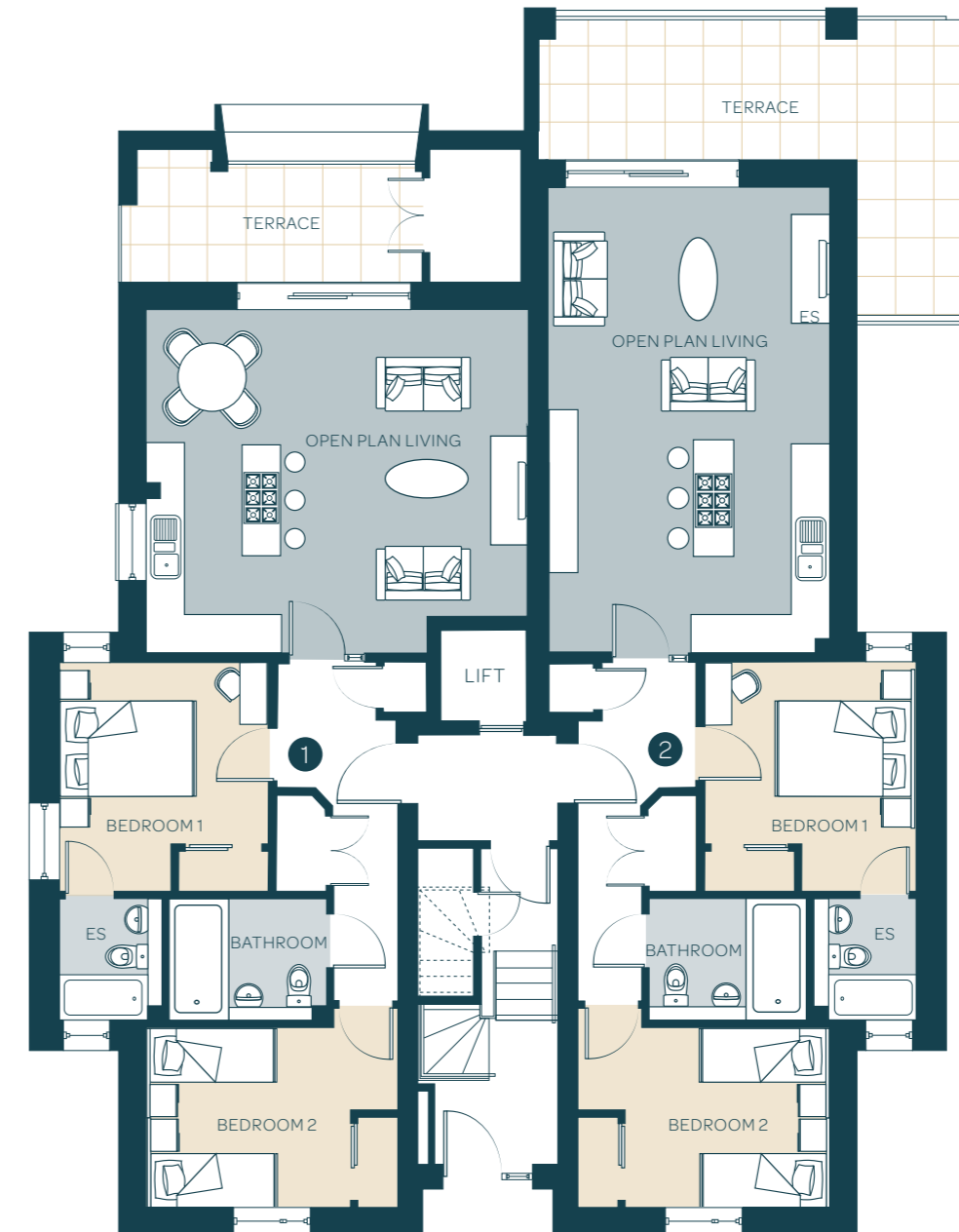


Experience the wondrous dual-aspect river and countryside views of Waters Edge from your own private terrace or the wide double-glazed glass doors that lead back into your spacious lounge, living, and dining area.

This incredible latter space is equipped with the latest AEG appliances, Quartz work surfaces that combine aesthetics with impressive durability, and sustainably-manufactured kitchen furniture from favourite German designer brand Nolte.

The luxurious living space in each apartment is complemented by two double bedrooms with excellent built-in storage. The master bedroom has its own designer ensuite, while the other bedroom is adjacent to the beautifully engineered main house bathroom.

These ground floor apartments offer easy access to the gardens, private driveway, allocated parking, and Falmouth's North Parade beyond.



## DIMENSIONS

### APARTMENT 1

Open Plan Living	5985mm x 5365mm
Bedroom 1	3285mm x 3570mm
En Suite	1600mm x 1900mm
Bedroom 2	3935mm x 2810mm
Bathroom	2455mm x 1900mm
Terrace	4460mm x 2075mm (MAX)

### APARTMENT 2

Open Plan Living	4385mm x 7275mm
Bedroom 1	3285mm x 3570mm
En Suite	1600mm x 1900mm
Bedroom 2	3935mm x 2810mm
Bathroom	2455mm x 1900mm
Terrace	7055mm x 4930mm (MAX)





Interior CGI shown is of Apartment 1, but shows the quality of the development



Interior CGI shown is of Apartment 5, but shows the quality of the development

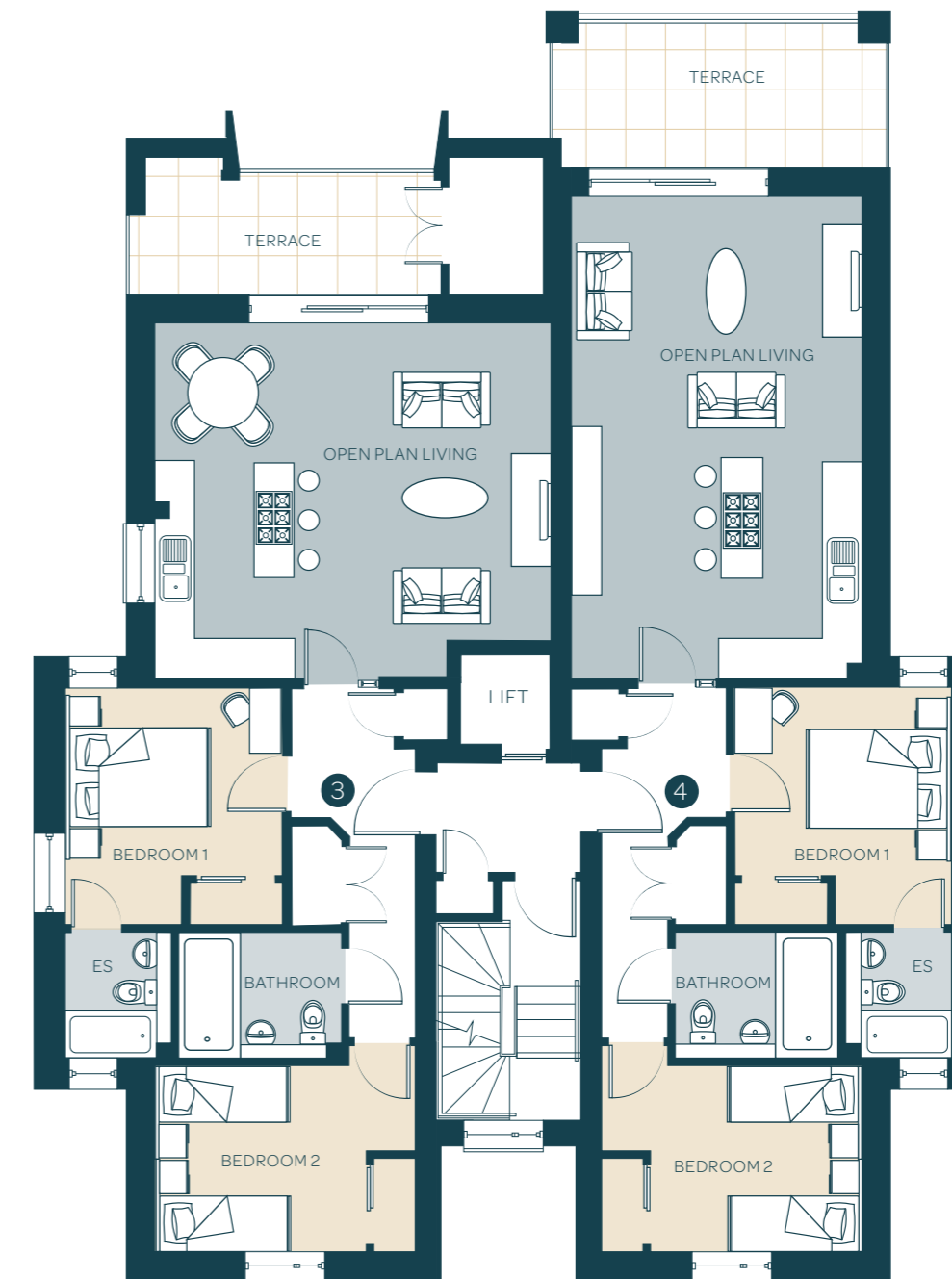
# APARTMENTS 3 & 4

Make use of modern Smart Home features\* to control your home's environment alongside designer fixtures and fittings that balance ergonomic functionality with a timeless elegant aesthetic.

The generous, well-lit living spaces that combine the functions of lounge, dining room, and designer kitchens are the heart of these luxury apartments. Driven by the latest technologies and methods, they offer stylish, contemporary living surrounded by the elevated river, marina, and green countryside views from their private terraces.

With one master bedroom with ensuite and one double bedroom immediately adjacent to the finely-appointed main house bathroom, these apartments offer plenty of living space, private parking, and convenient access to everything Falmouth and the local area have to offer.

\*Please note the Smart Home systems are an optional extra



## DIMENSIONS

### APARTMENT 3

Open Plan Living	5985mm x 5365mm
Bedroom 1	3285mm x 3570mm
En Suite	1600mm x 1900mm
Bedroom 2	3935mm x 2810mm
Bathroom	2455mm x 1900mm
Terrace	4460mm x 2075mm (MAX)

### APARTMENT 4

Open Plan Living	4385mm x 7275mm
Bedroom 1	3285mm x 3570mm
En Suite	1600mm x 1900mm
Bedroom 2	3935mm x 2810mm
Bathroom	2455mm x 1900mm
Terrace	5160mm x 1855mm (MAX)





# THE PENTHOUSE

The Penthouse is where the smart sustainable features, inspiring dual-aspect views, and luxurious contemporary design of Waters Edge meet at their peak.

In addition to the broad open-plan lounge, designer kitchens and dining space, this large second-floor apartment comprises a master bedroom with ensuite, one double bedroom, and a third bedroom that also offers excellent conversion opportunities into a home office or hobby room.

The living space boasts not only ample room for relaxing and entertaining, but also underfloor heating, Swiss engineered timber flooring, and the Smart Home system\* that gives you fine control over the heat, light, and entertainment functions of this contemporary luxury home.

From your main living room, step out onto the spacious private second-floor balcony to witness the magnificent views of the river, marina, and green hills of Cornwall, as much a feature of Waters Edge as the convenient access to central Falmouth and the rest of the county beyond.

\*Please note the Smart Home systems are an optional extra



Please note, the room has changed shape from the CGI shown. Please refer to the adjacent floor plan for details.



## DIMENSIONS

### THE PENTHOUSE

Open Plan Living	7875mm x 4735mm (MAX)
Bedroom 1	2810mm x 4420mm
En Suite	1420mm x 2555mm
Bedroom 2	2845mm x 4210mm
Bedroom 3	2845mm x 2770mm
Bathroom	2340mm x 1845mm
Terrace	5100mm x 4350mm



# SPECIFICATION

## SLEEK CONTEMPORARY KITCHENS

- Contemporary German kitchen furniture
- Quartz worktops
- Centre Island with breakfast bar
- Miele/AEG appliances:
- Multi function electric oven
- Combination microwave oven
- Induction cooktop with integrated extractor
- Integrated fridge freezer and dishwasher
- Wine cooler (detached houses)
- Integrated cabinet lighting
- Washing/tumble dryer

## FLOORINGS AND FINISHES

- Swiss Krono engineered flooring
- Hand painted internal doors
- Hafele brushed stainless furniture
- Aluminium double glazed windows & doors
- Contemporary front door

## LUXURY BATHROOMS

- Porcelanosa tiling
- Contemporary sanitary ware by Villeroy & Boch
- Contemporary vanity units
- Chrome brassware by Cifial
- Crosswater shower tray
- Large inset mirror
- Electric towel rail

## HEATING AND ELECTRICAL SYSTEMS

- Highly efficient 'air source heat pump' with stored water cylinder
- Energy efficient underfloor heating to all areas
- LED down lights to all areas
- High level TV points
- TV and satellite wiring for Sky Q
- 'Smart Home' automation packages by Control 4 available \* (\*Optional Extra)
- PIR to bathroom/en-suite lighting
- LED pinhole lights to stair stringer

## EXTERNAL

- Water access to river
- Communal seating and lighting on quay
- Private parking space/s
- Private garden/balcony/terrace
- External electric socket
- External light to balcony, front door and garden
- Cycle store
- Electric car charger

## TENURE

- Detached Houses: Freehold
- Apartments: Leasehold with freehold ownership

## CONSTRUCTION

- Traditional masonry build
- Slate roof and wall tiling
- High quality render system
- 10 year build-zone warranty

## CGI

Photo realistic computer-generated imagery is for visual representation. All information is correct at the time of printing.





For more information, head to our website  
[lifestylehomesanddevelopments.co.uk](http://lifestylehomesanddevelopments.co.uk)



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