

# Stack Point House

SWANPOOL, FALMOUTH



savills









# STACK POINT HOUSE

SWANPOOL, FALMOUTH, TR11 5BG

An impressive coastal mini-estate, set within about 30 acres with its own headland and coastline, in a uniquely sought after location between the Fal Estuary and Helford Passage

Swanpool Beach 0.2 miles • Falmouth Golf Course 0.3 miles

Gyllyngvase Beach and sea front 1.0 mile

Falmouth town centre 2.5 miles • Maenporth Beach and The Cove Restaurant about 1.5 miles (via the coastal footpath) or 2.5 miles by road

Falmouth town centre is about 2.3 miles • Helford Passage about 5.2 miles • Truro about 12.3 miles  
Cornwall Airport (Newquay) about 27.7 miles

## Stack Point House

Reception hall • drawing room • sitting room • conservatory • study • open-plan kitchen/living and dining room with larder/store room • utility room

Galleried Landing with access to balcony, master bedroom suite with balcony, three guest bedroom suites

## Detached studio/annexe

Open-plan kitchen/living space, double bedroom with en suite shower room • Store room

Detached double garage & garden store room and WC

Spectacular landscaped gardens and grounds with pasture, woodland and more than half a mile of water frontage to Swanpool Bay

**In all extending to about 30 acres**



SAVILLS TRURO

73 Lemon Street, Truro, Cornwall TR1 2PN

01872 243 200

truro@savills.com

Your attention is drawn to the Important Notice on the last page of the text

## LOCATION

Stack Point House is located in one of the most scenic areas of Cornwall, with direct access to the South West Coast Path and enjoying spectacular views over the crystal clear waters of Falmouth Bay to the Carrick Roads and Roseland Peninsular. It offers a rare balance between privacy and proximity to amenity and the coast. Indeed direct access to the water including several sand and pebble coves is possible from the headland of Pennance Point, which forms part of the grounds.

Within a short walk is Swanpool Beach and nature reserve, which has a safe sandy cove with a well-regarded restaurant 'Hooked on the Rocks'. There is also a beach café and a water sports centre, offering dinghy sailing, windsurfing, kayaking and paddle boarding. A longer walk of about 1.5 to the west, takes you to Maenporth Beach, also a safe sandy beach, offering a beach café and further water sports activities.

Falmouth, recently voted by The Sunday Times as being one of the best places to live in the UK, is a colourful and historic port and home to the National Maritime Museum and Falmouth University. The town centre has an eclectic mix of galleries, coffee shops, artisan bakeries, restaurants and bars and there are also good primary and secondary schools locally.

For the keen sailor or dedicated yachtsman, the South Cornish coast offers some of the finest cruising waters in the UK and serves as an ideal base for voyages to the Channel Islands, Scilly Isles and Brittany. Falmouth has three marinas to choose from along with numerous swinging moorings. If you are a keen golfer Falmouth Golf course is only moments away; indeed part of the course runs parallel to the top fields.

Communication links to the area are excellent, with a branch line rail service from Falmouth to Truro, connecting mainline rail links to London Paddington. The A30 provides a dual carriageway link to the M5 Motorway at Exeter and there are daily flights from Cornwall Airport, just outside of Newquay, to London Heathrow as well as other domestic and international destinations.

## HISTORICAL NOTE

Stack Point gets its name from the former mining stack on the headland which was the focus point for burning of ores associated with historic mining activities from around The Swanpool in the mid nineteenth century. Although no record of mineral extraction itself can be found to have place on the site, the lower field was the base for the processing of ores by the Falmouth Chemical Works. The bi-products were used in Europe in the glass making and as sheep dip in Australia and New Zealand. The processing ceased circa 1865, following which the smelting works were dismantled and abandoned, leaving Stack Point exclusively for residential use for more than 150 years.









Within the grounds of the property are the remains of Penance Cottage, which known locally as 'Tukes Cottage'. It took its name from the renowned local artist Henry Scott Tuke, who lived there from 1885 until his death in 1929. Tukes art work deserves a special note because several original pieces are currently owned by Sir Elton John. This included one gifted to Sir Elton, from Freddie Mercury immediately before his death. The artwork is particularly relevant since many are painted within the grounds and on the shoreline of the estate.

### THE PROPERTY

The present house with slate and granite façade was built by the current owners in 2000. It occupies an elevated position, set back from the cliff edge, and enjoys enviable uninterrupted panoramic coastal and sea views. Surrounded by beautiful landscaped gardens, the property enjoys privacy and seclusion.

The accommodation, which extends to over 3,300 sq. ft, is arranged over two floors, with a layout which ensures spectacular views are enjoyed from all of the principal rooms. On the ground floor there is a split level kitchen dining room with central island, doors to the utility and large conservatory. From the main entrance hall there is access to a further utility area, study, snug, conservatory and the main drawing room.

From the reception hall, an impressive curved staircase leads to a galleried landing which has access to a large balcony. There are four bedroom suites on the first floor, all with ensuite shower facilities. The Master and main guest bedrooms enjoy expansive and immediate views of the sea and coast whilst the remaining two bedrooms have views to the rear courtyard garden and down towards Swanpool Beach.

Within the grounds, to the north of the main house, there is a detached stone and granite studio/annexe which The current owners believe was part built from the materials of the original Tukes Cottage. The building is arranged with one bedroom, a shower room and an open plan kitchen/living space and separate store room. Currently in a relatively poor state of repair, the building has significant potential to be refurbished to create secondary accommodation to the main house, or a holiday let, subject to the necessary consents.

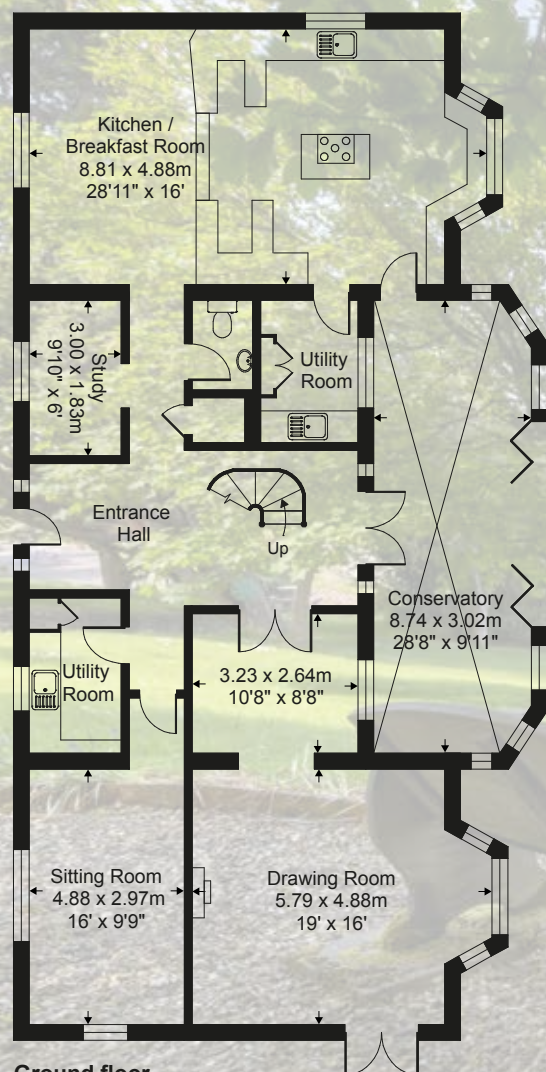




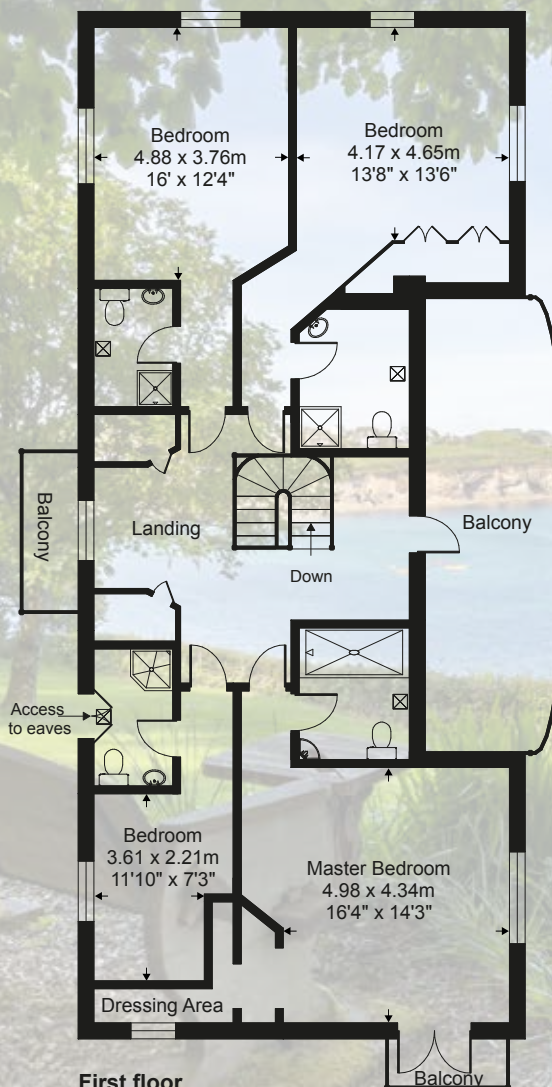
## STACK POINT HOUSE

Approximate Gross Internal Area:  
307.7 sq m / 3313 sq ft  
Main House: 421.3 sq m / 4535 sq ft  
(Includes Studio, Garage & Outbuilding)

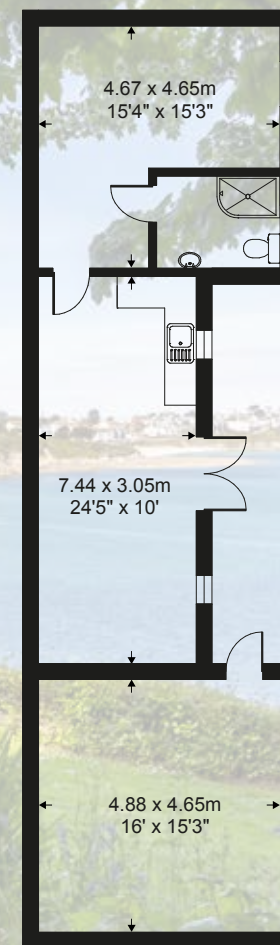
For Identification only - Not to scale



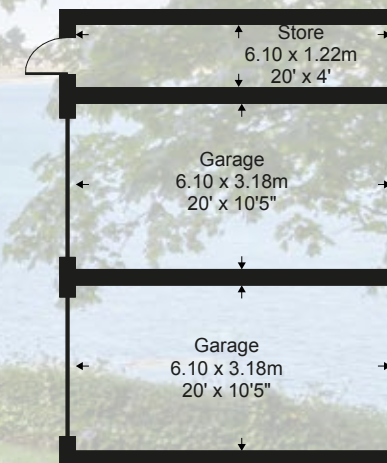
Ground floor



First floor



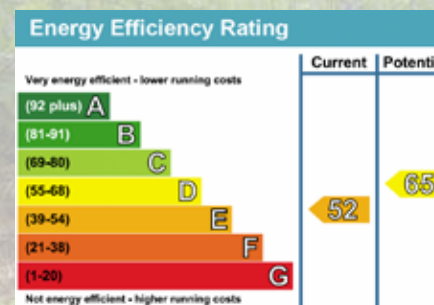
Studio



Outbuilding

### IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 19/07/26 SS. Kingfisher Print and Design Ltd. 01803 867087.





## GARDENS & GROUNDS

Accessed via a pair of impressive metal gates, the house is approached via a long private driveway, flanked by a meadow between the drive and coastline. There is a paved parking and turning area to the side of the main house, with plenty of parking for several vehicles in front of the detached garage building.

There is a pretty, sheltered Mediterranean influenced courtyard garden at the rear with a further terrace to the front and side of the conservatory, leading onto a level lawned area to the front bounded by a low stone wall. To the south of the house there is a lovely wooded walkway with wild flowers and specimen shrubs. This leads via steps and locked gate to the coastal footpath and coves. To the north, another level lawned area leading to the studio/annexe.

There is a section of woodland to the south of the house, which leads to Stack Point and two large fields to the west, which are currently grazed by a local farmer and can be accessed from the road, without having to use the driveway leading to Stack Point House.

The South West Coastal Footpath runs from north to south within the property's boundary. In recent years, the path has been diverted further away from the house, the hedging in front of it and the natural lie of the bank behind affords a great deal of privacy for the house.

The property's eastern boundary includes part of the cliff face and in recent years there has been some slippage. For further details, please contact the agents.

Within the grounds are the remains of Penance Cottage, which could provide a footprint for an additional dwelling, subject to the necessary consents.

## SERVICES

Mains water and electric. Private drainage. Oil-fired central heating.

## DIRECTIONS

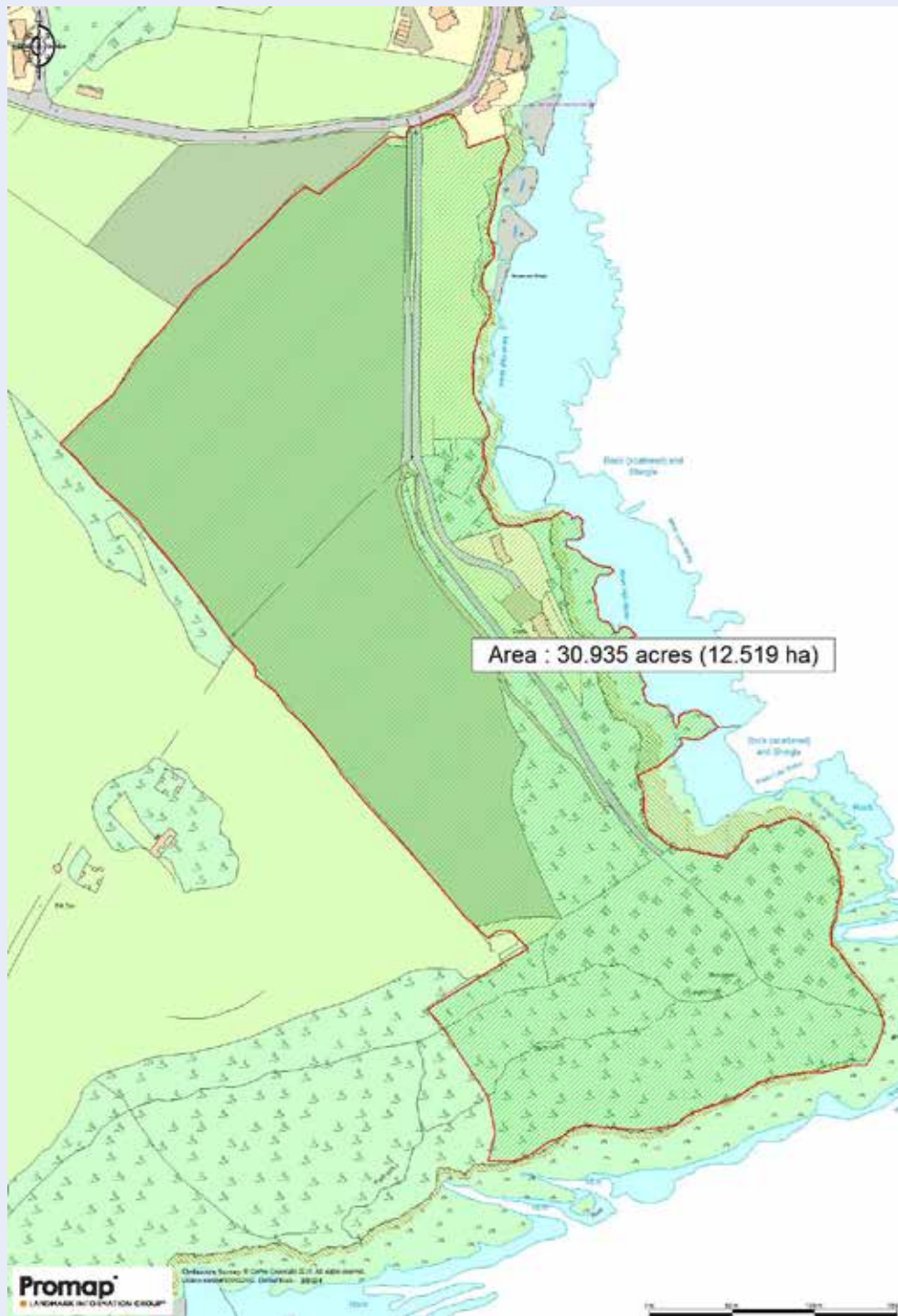
Leaving Swanpool beach on your left, drive past Hooked on the Rocks restaurant on your left and immediately after the restaurant on the left on the bend you will see the metal gates for Stack Point House. Private gravel drive approximately one third of a mile lead to the house.



















savills