



THE

LINER

FALMOUTH



CGI OF THE LINER OVERLOOKING GYLLYNGVASE BEACH



A STRIKING SELECTION OF BESPOKE
BEACHFRONT APARTMENTS WITH
BREATHTAKING VIEWS ACROSS
FALMOUTH BAY.

WELCOME TO THE LINER

Fifty-two, 1, 2 & 3 bedroom apartments and penthouses beautifully designed to make the most of the uninterrupted panoramic sea views, each boasting a spacious private south-facing balcony to give you the best in contemporary coastal living.

Situated opposite Falmouth's premiere beach, you can enjoy the relaxation and watersports on offer in the bay, as well as all the benefits of the bustling town and harbour just a short walk away.

LIFESTYLE

The Liner occupies a commanding position right on the seafront of the award-winning Gyllyngvase Beach.

As a resident, you can kick back, relax and take in the ever-changing seascape from the comfort of your own terrace or balcony and simply watch the world go by. When it's time to go exploring, the activities are endless, join in the year round swimming enjoyed by many in the community, partake in watersports such as kayaking and stand up paddle boarding, or simply take in the incredible views along the coastal path.

As a working harbour town, Falmouth welcomes a plethora of ships to its shores, from naval vessels and cargo ships to luxury yachts and tall ships. You will be able to see these coming and going from the privacy of your own balcony, or alternatively a short walk will take you to the bustling harbour where you can view them up close.

Falmouth has much to offer ensuring you will never be short of things to see and do including a variety of renowned sailing and food festivals, competitions and events year round. Take a stroll through the high street where you will find award-winning restaurants, artisan coffee houses and boutique shops. Brush up on your history and visit the fascinating exhibitions at the National Maritime Museum or visit Henry VIII's Pendennis Castle – all within reach by foot from your doorstep.



GYLLYNGVASE BEACH



SITUATED ON FALMOUTH'S
PREMIER SEAFRONT LOCATION



SAILING IN FALMOUTH BAY



FALMOUTH SEAFRONT



FALMOUTH TOWN

EXPLORE

COASTAL

Cornwall boasts the longest coastline in the UK – from the rugged cliffs at Lands End to the sandy beaches of Bude, you are guaranteed to be spoiled for choice. You can walk the entire 400 miles where you can see the North Coast with its wild nature, sheer granite cliffs and golden sandy beaches, or the South Coast where you will find more sheltered beaches, millpond waters and tree-lined estuaries.

HISTORIC CHARMS

Cornwall is steeped in fascinating history that can be seen around the county at every turn. You can visit the engine houses that scatter the countryside and explore the mining heritage of Cornwall. Visit the many castles that adorn the coastline, such as Henry VIII's Pendennis Castle or Tintagel Castle – shrouded in its legendary links to King Arthur. Stone circles, quoits and standing stones can also be found around the county, giving an insight into the prehistoric settlements that enjoyed the rich offerings of the County.

THINGS TO DO

Cornwall is positively bursting with things to do all year round. Explore the local gardens such as Trebah – a sub-tropical paradise that is home to a host of vibrant, exotic blooms. Meander along the four miles of unrivalled footpaths that lead you to a secluded beach, nestled on the Helford river. The Lizard peninsula is simply spectacular; discover fishing villages, picturesque coves and plenty of opportunities to sample the locally caught fish. Take part in the locally available watersports with kayaking and stand up paddle boarding right on your doorstep, or catch your own mackerel, cod, seabass and much more with a spot of fishing. Enjoy a round of golf like you have never played before against the backdrop of the blue ocean and enjoy the vibrant art scene with local galleries.

EVENTS

Falmouth is host to a number of exciting events including the Falmouth Oyster Festival, Falmouth International Sea Shanty festival and Falmouth Week held every year. Falmouth Week offers 10 days worth of shoreside entertainment alongside seven days worth of fleet racing for Falmouth Sailing Week. Falmouth also has a strong heritage in delivering memorable tall ships races and regattas over the years that hold a special place in the hearts and minds of many.



TREBAH GARDENS



DURGAN, HELFORD RIVER



PENDENNIS CASTLE



COASTAL PATH, FALMOUTH



ST MAWES



AERIAL VIEW OF THE LINER OVERLOOKING GYLLYNGVASE BEACH



CGI OF THE LINER



The Liner offers the very best in contemporary coastal living, with its distinct design and high specification complete with allocated parking, surf storage and lift access.

Adjacent to the renowned St Michaels Hotel, Spa and Health Club, residents will also benefit from having an array of state of the art wellbeing facilities on their doorstep.

OUR VISION

The Liner is the crowning jewel of a larger masterplan covering the entire St Michael's Resort. This one off design is bold and symbolic, inspired by the prow of a ship breaking through the waves in salute to Falmouth's proud sailing traditions.

The wider resort contains extensive landscaping to tie the hotel, spa, and lodges together, with The Liner itself sitting in pride of place. The building is an iconic form, instantly recognisable and unapologetic. Positioned as the link between Gyllyngvase Beach and the luxury Spa Resort of St Michael's Hotel it marks the most desirable location in Falmouth, if not the South Coast.

With the sun and views all to the south, architects PBWC have designed every apartment to ensure the orientation takes advantage of this aspect. Clean architectural concrete form has been used to create generous balconies. These strong horizontal elements are not linear, but subtle curve around the façade, both adding depth to the façade and echoing the curved sedum roofs below.

Julian Hampson

JULIAN HAMPSON RIBA | GROUP DESIGN DIRECTOR | ACORN PROPERTY GROUP



CGI OF THE LINER OVERLOOKING GYLLYNGVASE BEACH



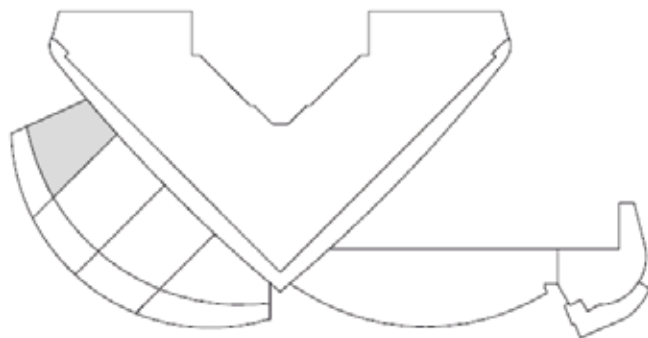
GROUND FLOOR

APARTMENT 1: 2 BEDROOM APARTMENT

Kitchen/Living/Dining
6.70m x 6.50m / 21'11" x 21'3"

Master Bedroom
4.10m x 2.70m / 13'5" x 8'10"

Bedroom 2
5.30m x 2.80m / 17'4" x 9'2"



GROUND FLOOR

APARTMENT 2: 2 BEDROOM APARTMENT

Kitchen/Living/Dining

7.90m x 5.70m / 25'11" x 18'8"

Master Bedroom

5.50m x 4.10m / 18'0" x 13'5"

Bedroom 2

6.50m x 3.40m / 21'3" x 11'1"



GROUND FLOOR

APARTMENT 3: 2 BEDROOM APARTMENT

Kitchen/Living/Dining

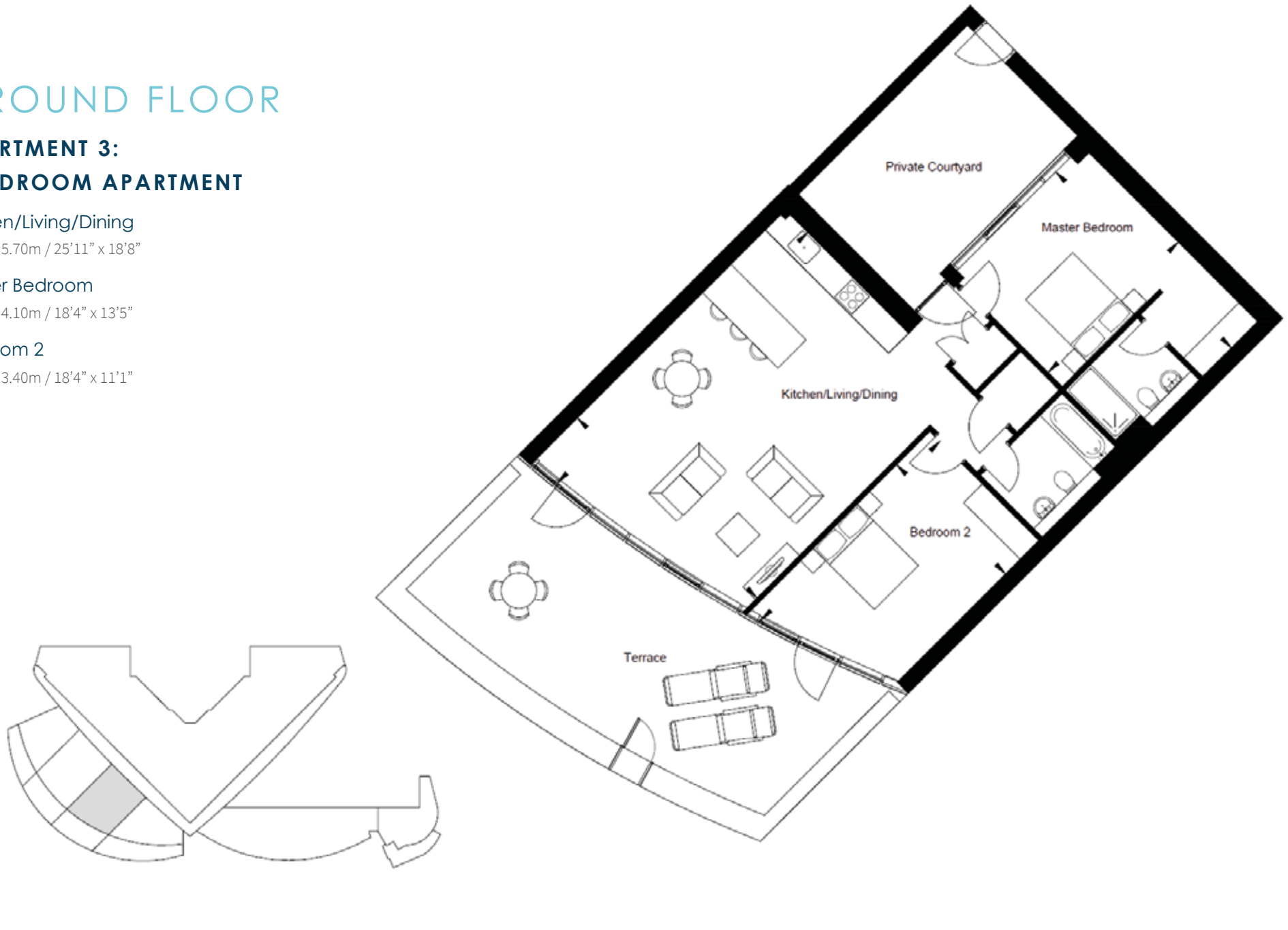
7.90m x 5.70m / 25'11" x 18'8"

Master Bedroom

5.60m x 4.10m / 18'4" x 13'5"

Bedroom 2

5.60m x 3.40m / 18'4" x 11'1"



GROUND FLOOR

APARTMENT 4: 2 BEDROOM APARTMENT

Kitchen/Living/Dining

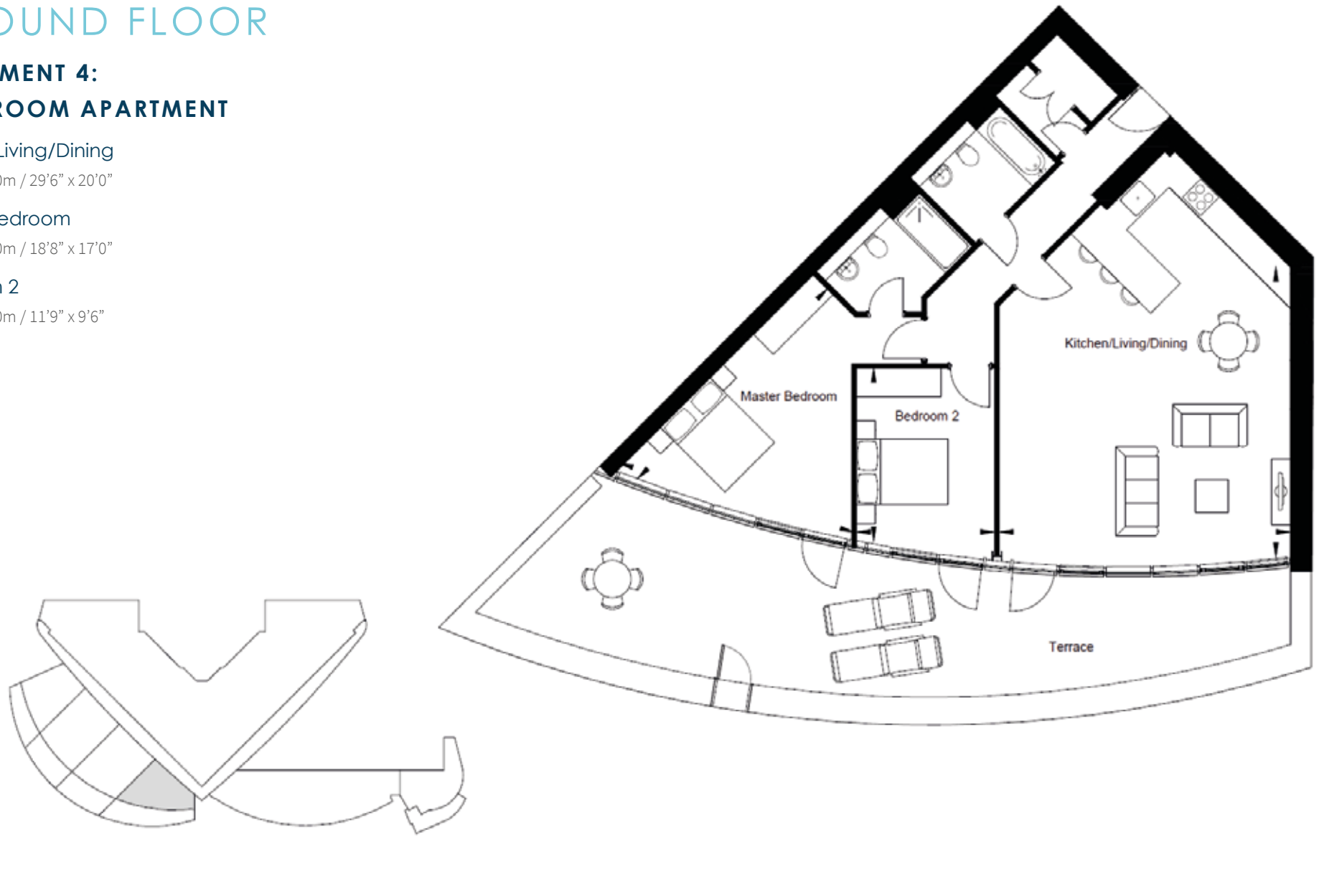
8.90m x 6.20m / 29'6" x 20'0"

Master Bedroom

5.70m x 5.20m / 18'8" x 17'0"

Bedroom 2

3.60m x 2.90m / 11'9" x 9'6"



GROUND FLOOR

APARTMENT 5: 2 BEDROOM APARTMENT

Kitchen/Living/Dining

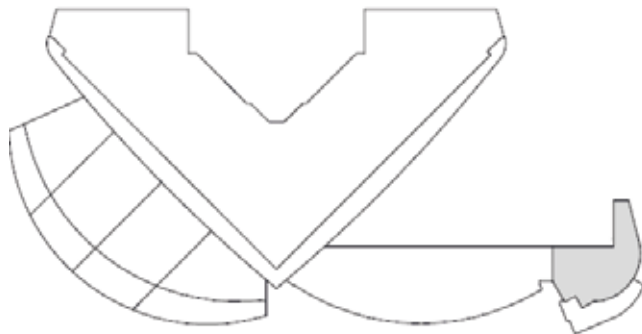
10.20m x 2.80m / 33'5" x 9'2"

Master Bedroom

6.60m x 2.90m / 21'7" x 9'6"

Bedroom 2

4.30m x 3.40m / 14'1" x 11'1"



3 BEDROOM APARTMENTS

FIRST FLOOR

APARTMENT 6

SECOND FLOOR

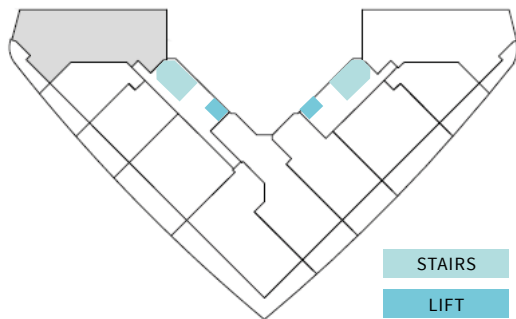
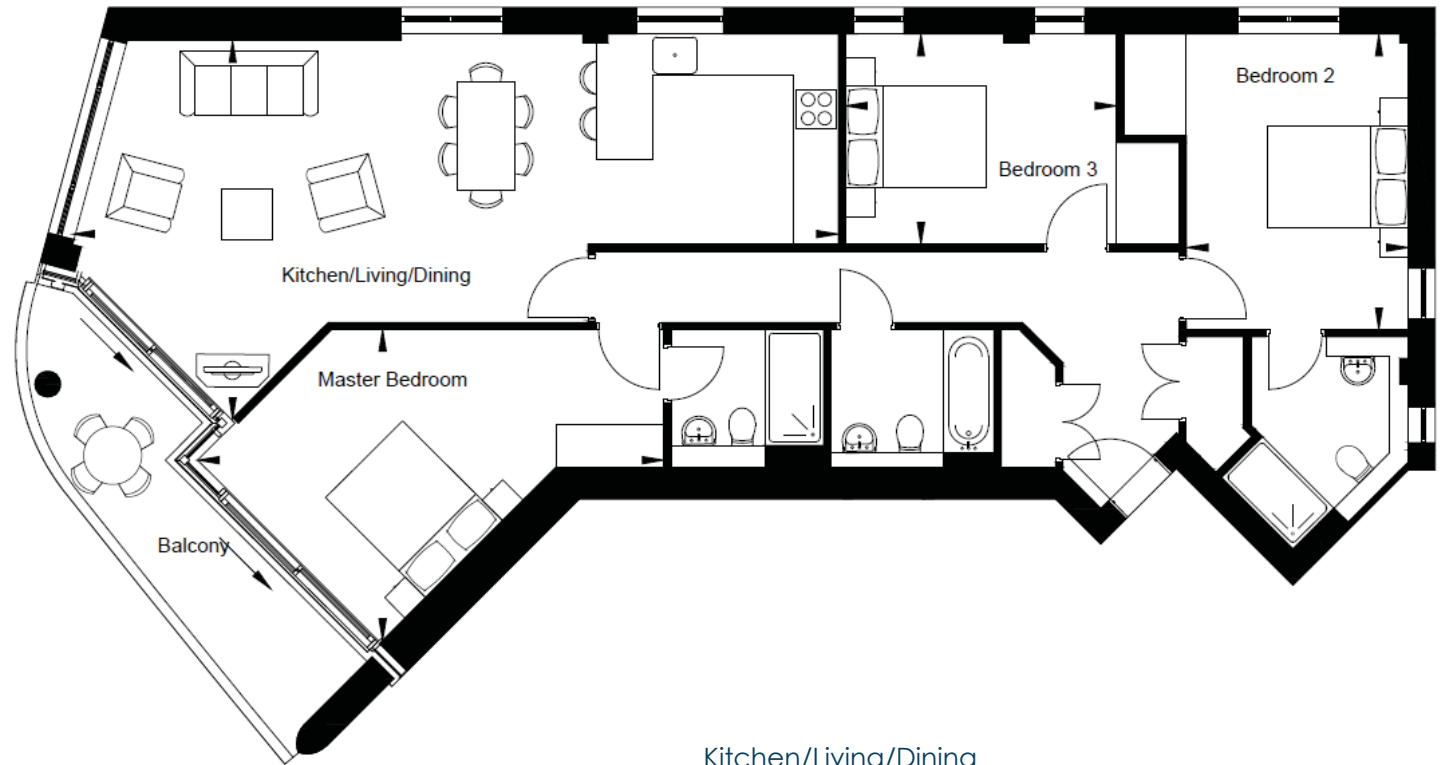
APARTMENT 16

THIRD FLOOR

APARTMENT 26

FOURTH FLOOR

APARTMENT 36



Kitchen/Living/Dining

10.50m x 5.20m / 34'5" x 17'0"

Master Bedroom

6.40m x 4.20m / 20'11" x 13'9"

Bedroom 2

4.00m x 3.00m / 13'1" x 8'10"

Bedroom 3

3.70m x 2.90m / 12'1" x 9'6"



1 BEDROOM APARTMENTS

Kitchen/Living/Dining

5.90m x 3.30m / 19'5" x 11'0"

Bedroom

4.00m x 3.00m / 13'1" x 9'10"

FIRST FLOOR

APARTMENT 7

SECOND FLOOR

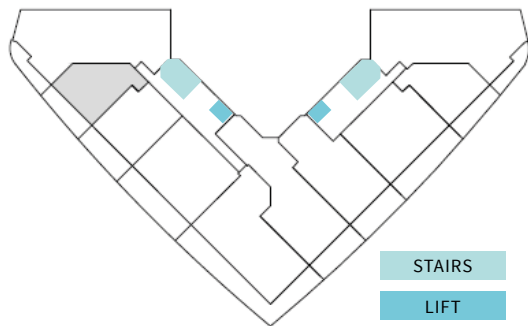
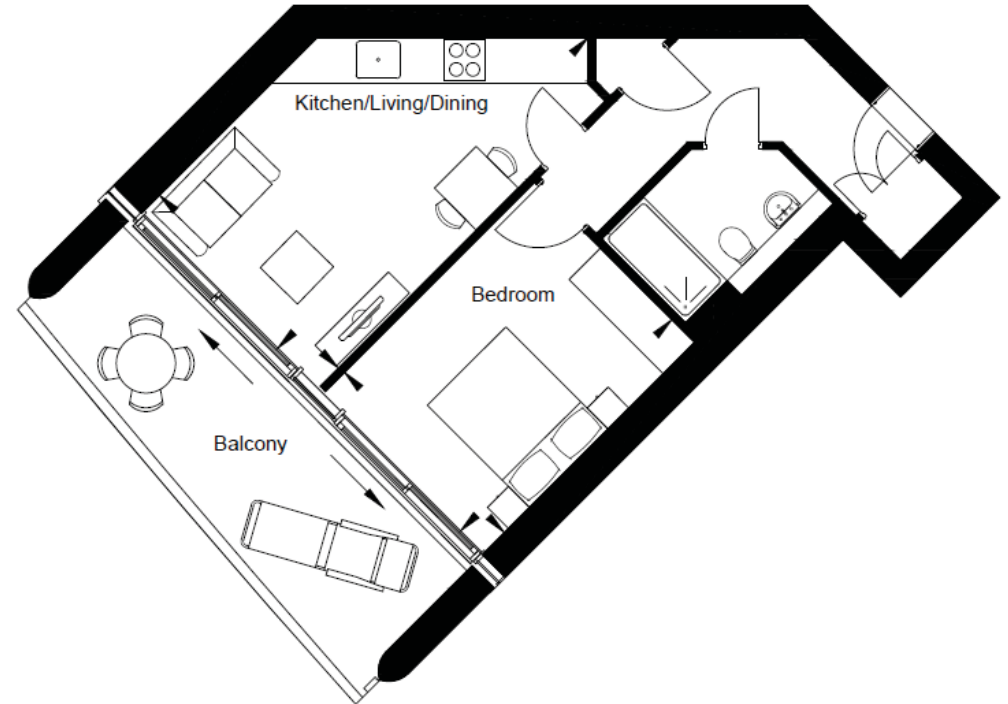
APARTMENT 17

THIRD FLOOR

APARTMENT 27

FOURTH FLOOR

APARTMENT 37



1 BEDROOM APARTMENTS

FIRST FLOOR

APARTMENT 8

SECOND FLOOR

APARTMENT 18

THIRD FLOOR

APARTMENT 28

FOURTH FLOOR

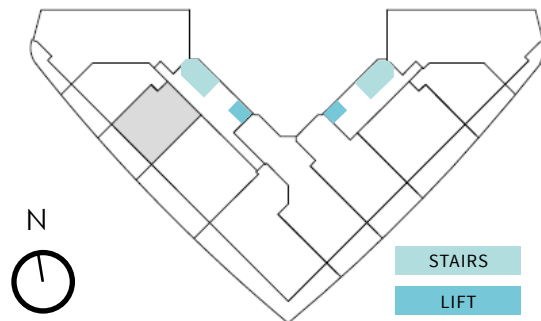
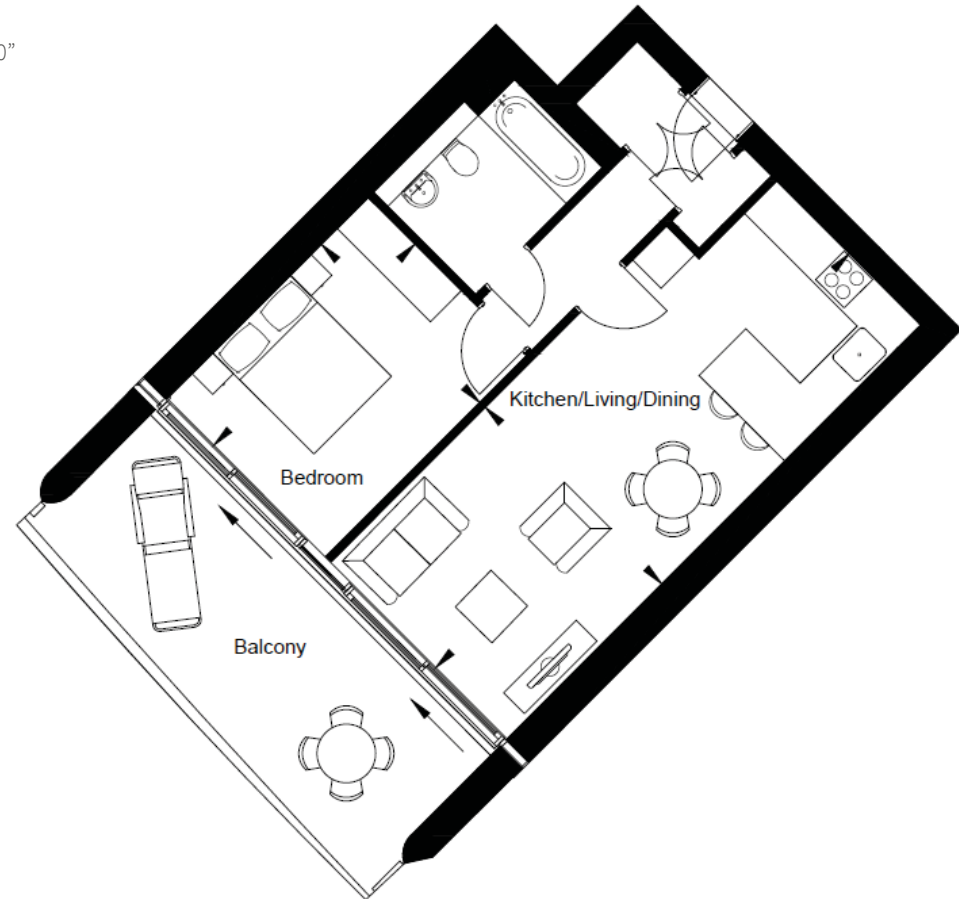
APARTMENT 38

Kitchen/Living/Dining

7.90m x 3.40m / 25'11" x 11'1"

Bedroom

3.80m x 3.00m / 12'5" x 9'10"



2 BEDROOM APARTMENTS

FIRST FLOOR

APARTMENT 9

SECOND FLOOR

APARTMENT 19

THIRD FLOOR

APARTMENT 29

FOURTH FLOOR

APARTMENT 39

Kitchen/Living/Dining

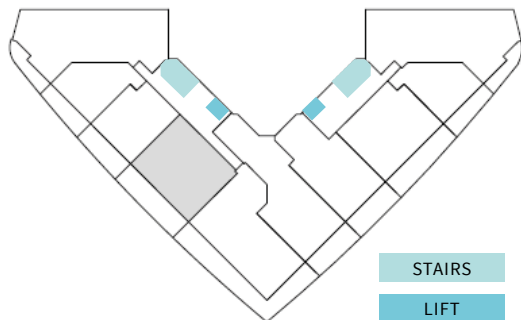
7.90m x 3.50m / 25'11" x 11'5"

Master Bedroom

5.10m x 2.90m / 16'8" x 9'6"

Bedroom 2

4.50m x 2.90m / 14'9" x 9'6"



2 BEDROOM APARTMENTS

FIRST FLOOR

APARTMENT 10

Kitchen/Living/Dining

6.40m x 6.10m / 20'11" x 20'0"

Master Bedroom

4.60m x 3.20m / 15'1" x 10'5"

Bedroom 2

5.00m x 3.20m / 16'4" x 10'5"

SECOND FLOOR

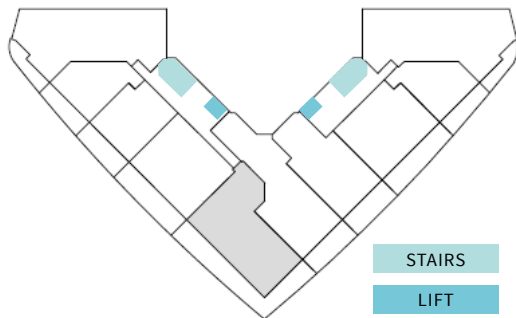
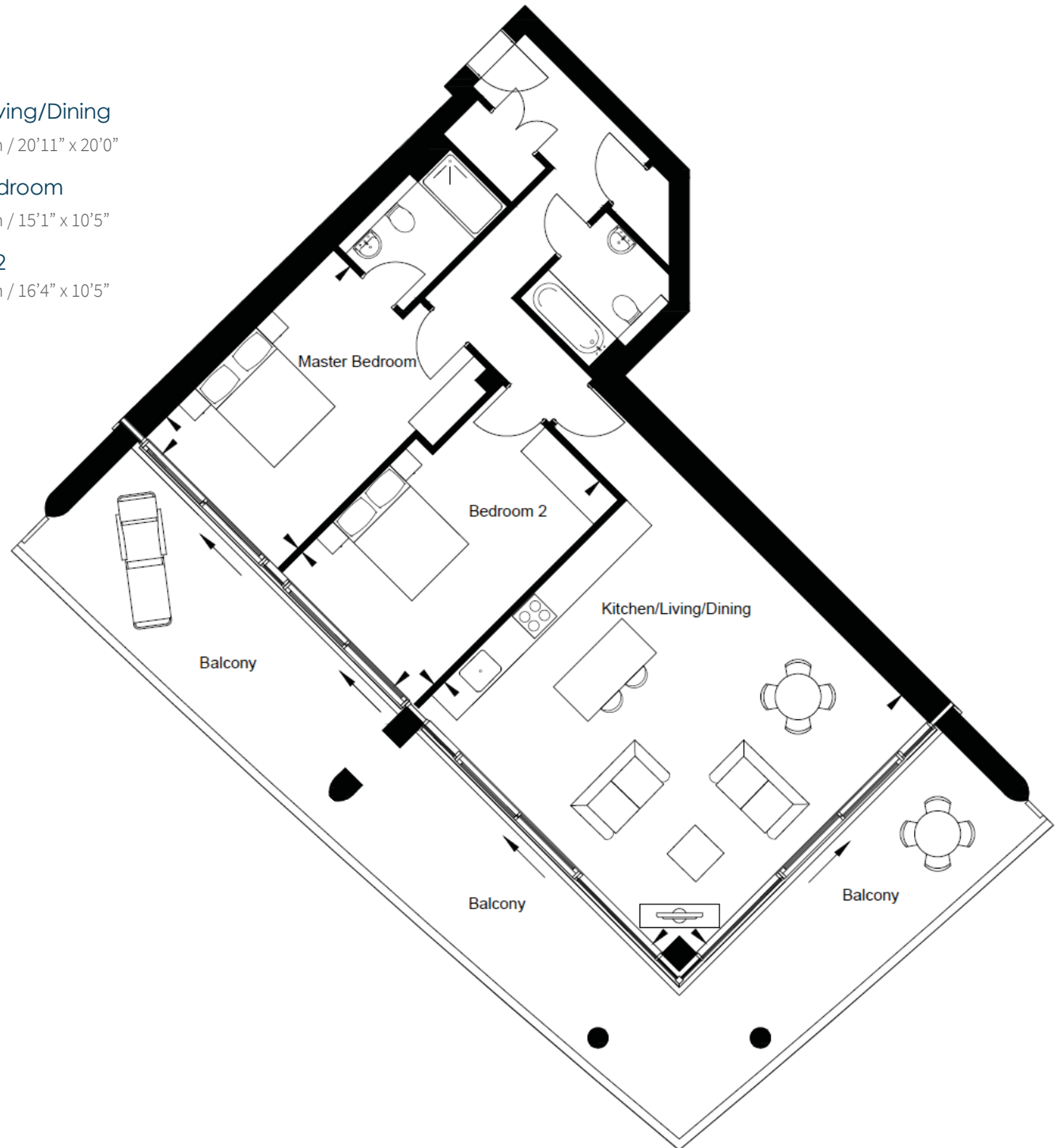
APARTMENT 20

THIRD FLOOR

APARTMENT 30

FOURTH FLOOR

APARTMENT 40



STAIRS
LIFT

3 BEDROOM APARTMENTS

FIRST FLOOR

APARTMENT 11

SECOND FLOOR

APARTMENT 21

THIRD FLOOR

APARTMENT 31

FOURTH FLOOR

APARTMENT 41



Kitchen/Living/Dining

7.90m x 3.30m / 25'11" x 10'9"

Master Bedroom

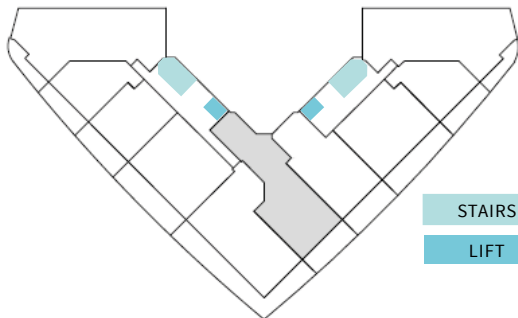
4.00m x 3.00m / 13'1" x 9'10"

Bedroom 2

4.40m x 2.90m / 14'5" x 9'6"

Bedroom 3

3.80m x 3.00m / 12'5" x 9'10"



STAIRS

LIFT

2 BEDROOM APARTMENTS

FIRST FLOOR

APARTMENT 12

SECOND FLOOR

APARTMENT 22

THIRD FLOOR

APARTMENT 32

FOURTH FLOOR

APARTMENT 42



Kitchen/Living/Dining

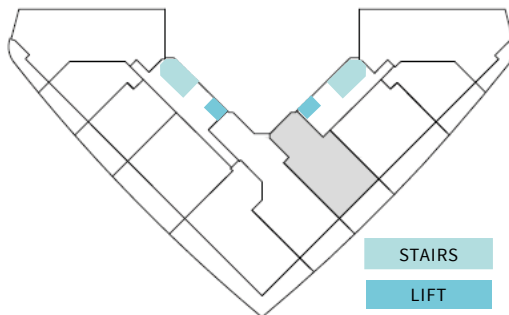
7.90m x 3.40m / 25'11" x 11'1"

Master Bedroom

4.30m x 3.00m / 14'1" x 9'10"

Bedroom 2

4.30m x 3.40m / 14'1" x 11'1"



2 BEDROOM APARTMENTS

FIRST FLOOR

APARTMENT 13

SECOND FLOOR

APARTMENT 23

THIRD FLOOR

APARTMENT 33

Kitchen/Living/Dining

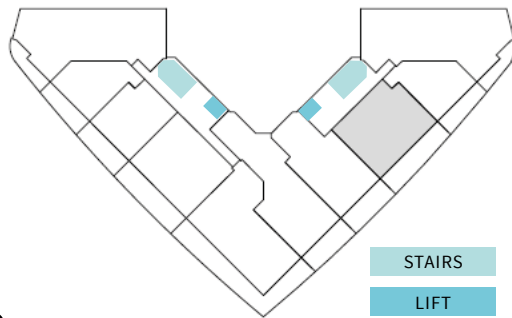
7.90m x 3.40m / 5'11" x 11'1"

Master Bedroom

3.80m x 2.90m / 12'5" x 9'6"

Bedroom 2

4.50m x 3.00m / 14'8" x 9'10"



1 BEDROOM APARTMENTS

FIRST FLOOR

APARTMENT 14

SECOND FLOOR

APARTMENT 24

THIRD FLOOR

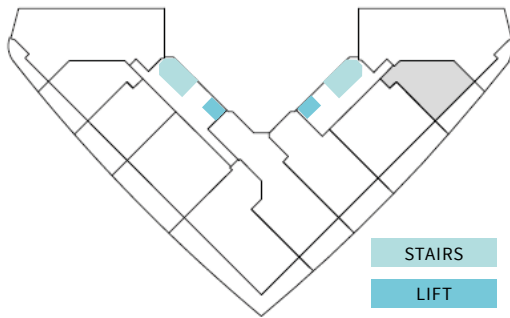
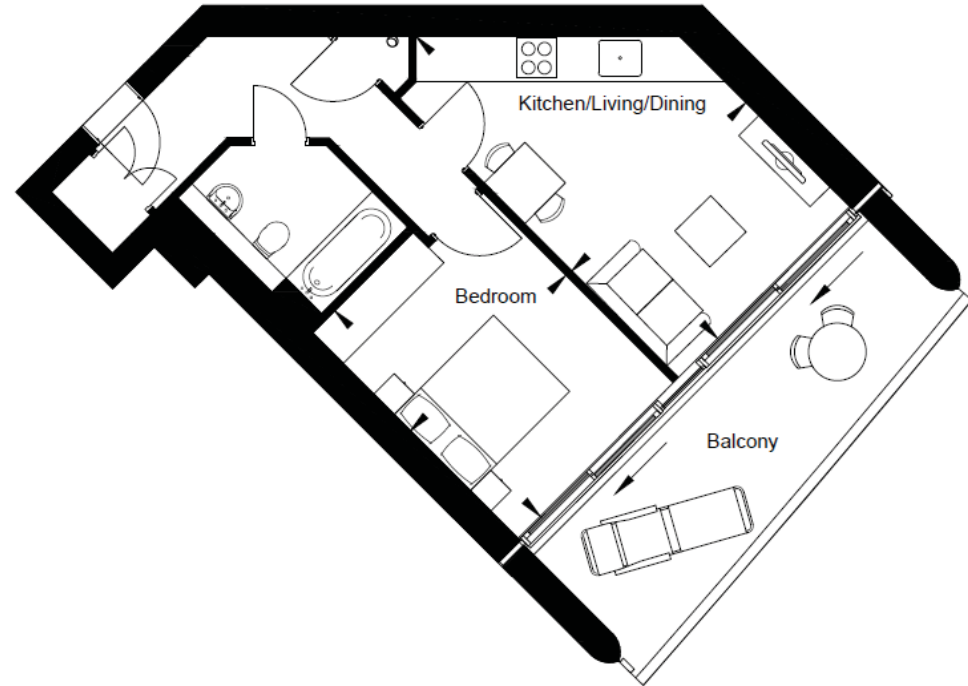
APARTMENT 34

Kitchen/Living/Dining

5.90m x 3.30m / 19'4" x 10'9"

Master Bedroom

4.00m x 3.00m / 13'1" x 9'10"



3 BEDROOM APARTMENTS

FIRST FLOOR

APARTMENT 15

SECOND FLOOR

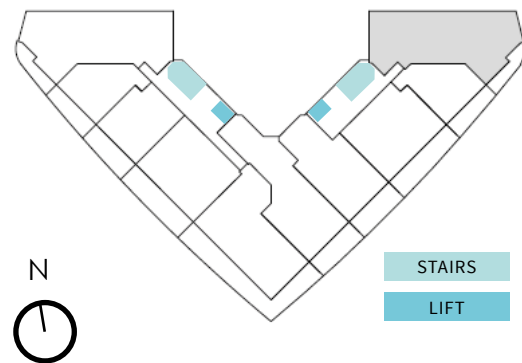
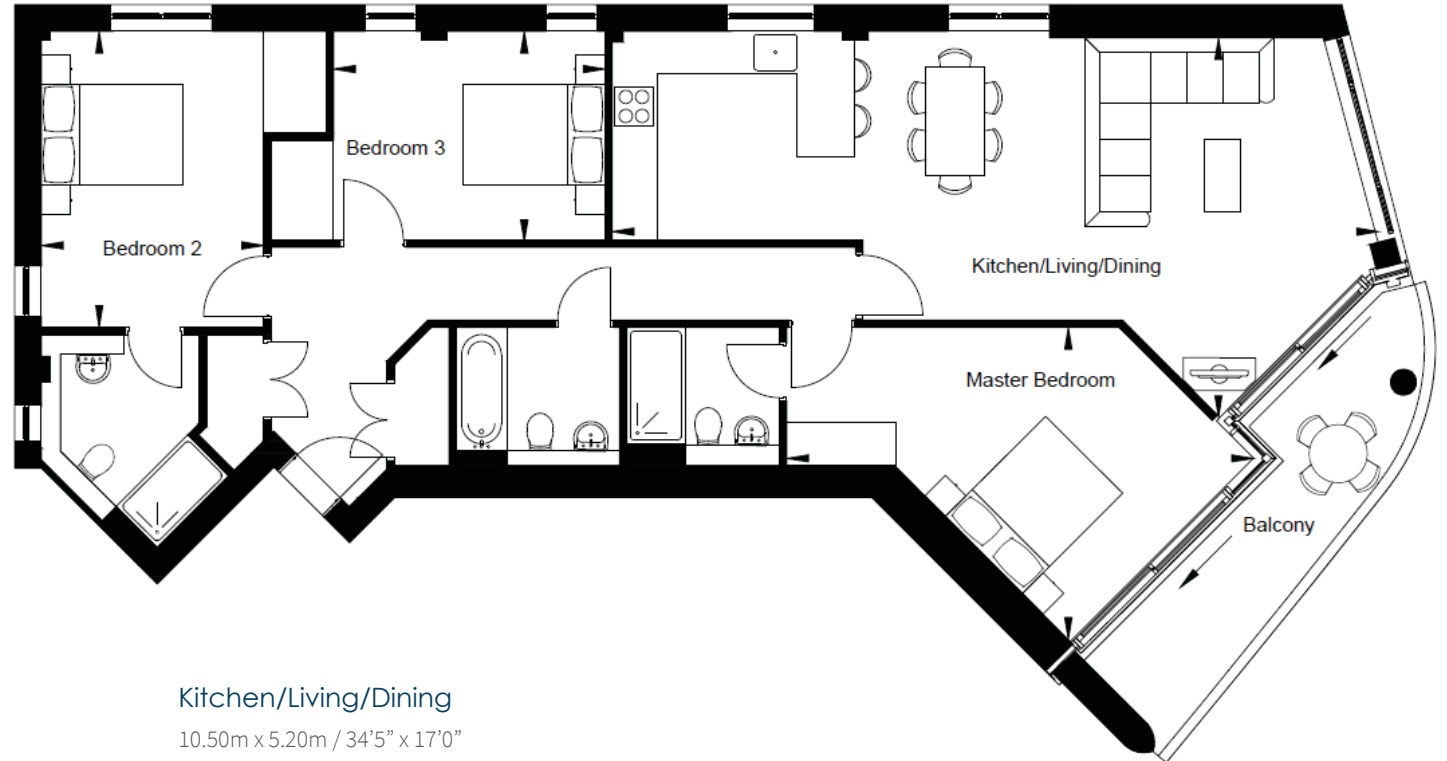
APARTMENT 25

THIRD FLOOR

APARTMENT 35

FOURTH FLOOR

APARTMENT 45



Kitchen/Living/Dining

10.50m x 5.20m / 34'5" x 17'0"

Master Bedroom

6.40m x 4.20m / 20'11" x 13'9"

Bedroom 2

4.00m x 3.00m / 13'1" x 9'10"

Bedroom 3

3.70m x 2.90m / 12'1" x 9'6"

FOURTH FLOOR

APARTMENT 43/44: 3 BEDROOM APARTMENT

Kitchen/Living/Dining

7.90m x 5.90m / 25'11" x 19'4"

Master Bedroom

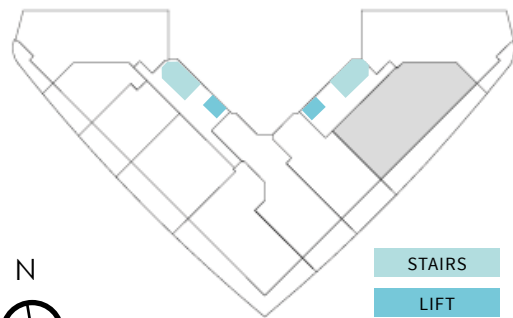
3.60m x 3.40m / 11'9" x 11'1"

Bedroom 2

4.00m x 3.00m / 13'1" x 9'10"

Bedroom 3

5.00m x 3.30m / 16'4" x 10'9"



STAIRS
LIFT

FIFTH FLOOR

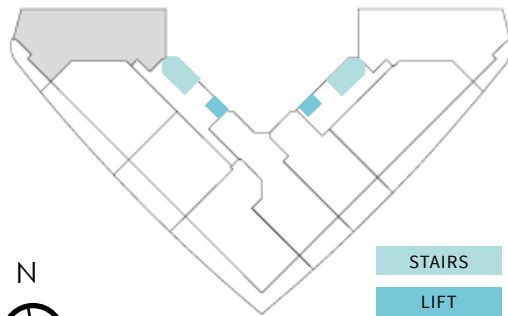
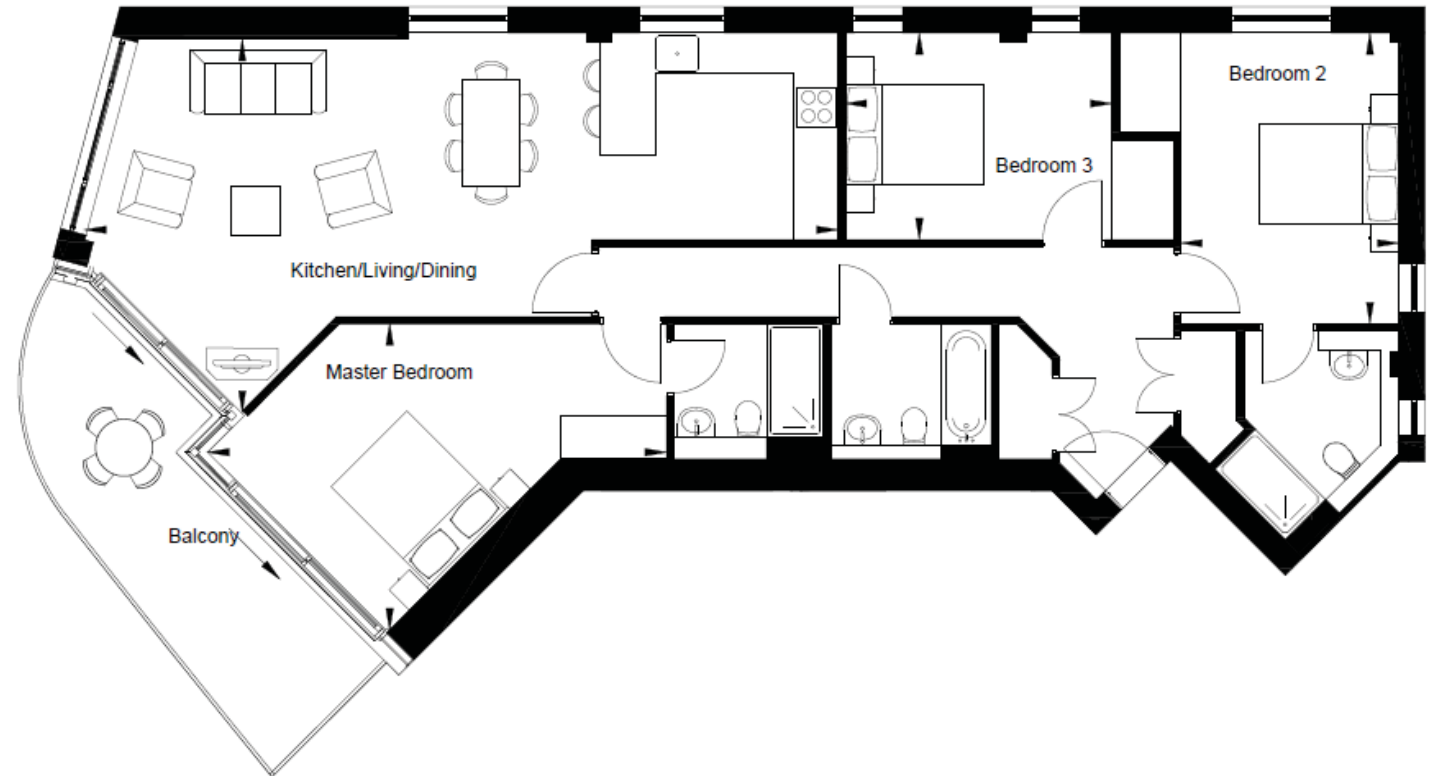
APARTMENT 46: 3 BEDROOM APARTMENT

Kitchen/Living/Dining
10.50m x 5.20m / 34'5" x 17'0"

Master Bedroom
6.40m x 4.20m / 20'11" x 13'9"

Bedroom 2
4.00m x 3.00m / 13'1" x 9'10"

Bedroom 3
3.70m x 2.90m / 12'1" x 9'6"



FIFTH FLOOR

APARTMENT 47: 3 BEDROOM APARTMENT

Kitchen/Living/Dining

7.90m x 3.40m / 25'11" x 11'1"

Master Bedroom

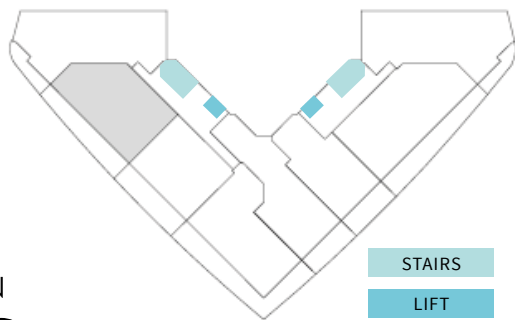
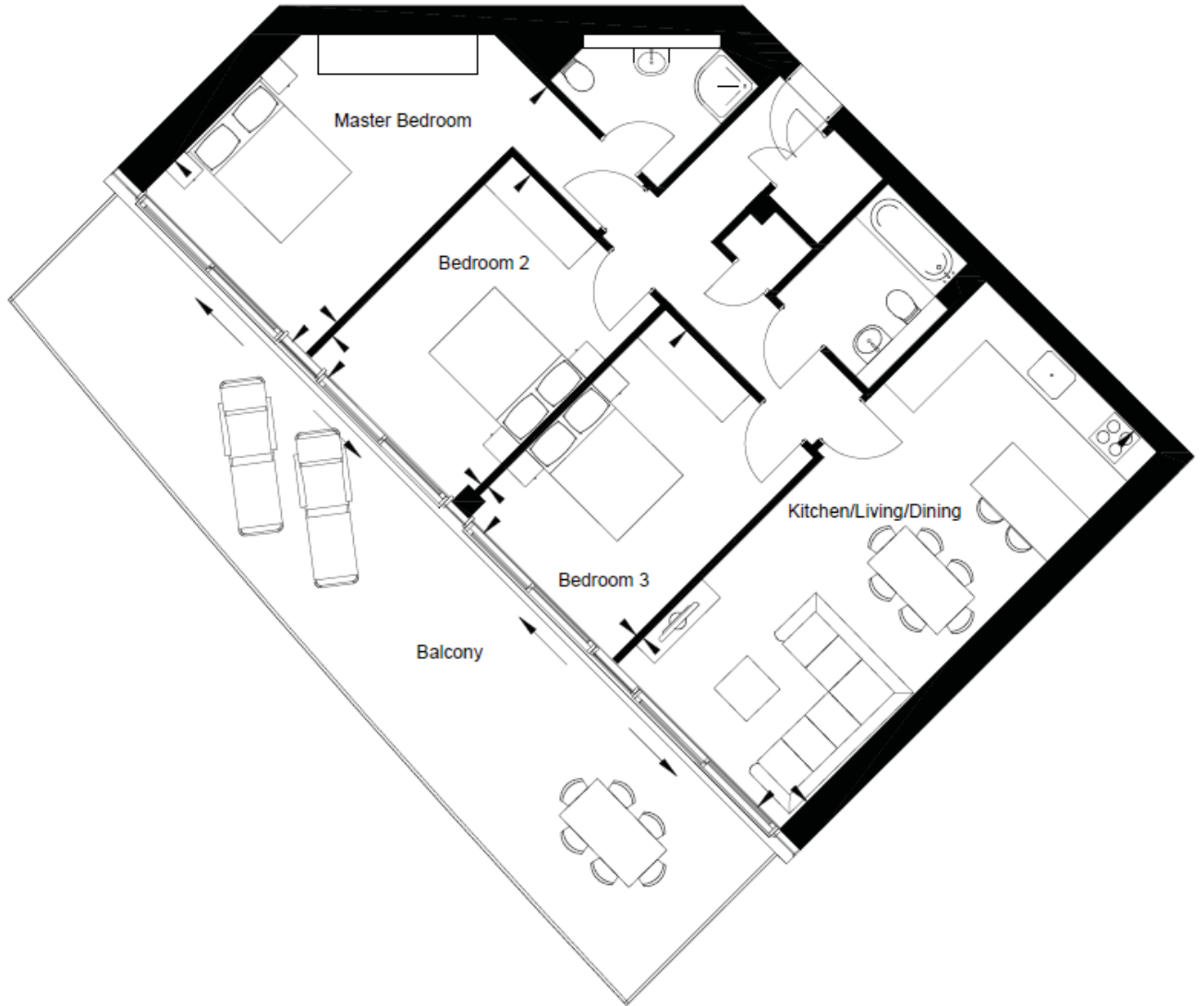
5.30m x 3.40m / 17'4" x 11'1"

Bedroom 2

4.20m x 3.10m / 13'9" x 10'2"

Bedroom 3

4.20m x 3.10m / 13'9" x 10'2"



STAIRS
LIFT

FIFTH FLOOR

APARTMENT 48: 2 BEDROOM APARTMENT

Kitchen/Living/Dining

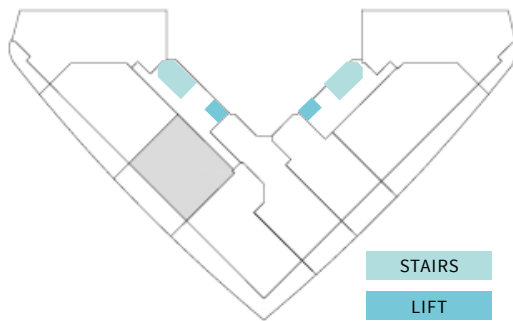
7.90m x 3.50m / 25'11" x 11'5"

Master Bedroom

5.10m x 2.90m / 16'8" x 9'6"

Bedroom 2

4.50m x 2.90m / 14'9" x 9'6"



PENTHOUSE FIFTH FLOOR & SIXTH FLOOR

APARTMENT 49: 3 BEDROOM APARTMENT

Fifth Floor

Kitchen/Living/
Dining

9.70m x 6.10m /
31'9" x 20'0"

Bedroom 3

4.30m x 3.20m
/ 14'1" x 10'5"

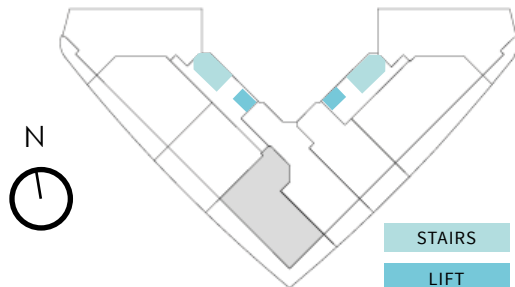
Sixth Floor

Master Bedroom

6.20m x 4.50m / 20'4" x 14'9"

Bedroom 2

5.40m x 5.00m / 17'8" x 16'4"



PENTHOUSE FIFTH FLOOR & SIXTH FLOOR

APARTMENT 50: 4 BEDROOM APARTMENT

Fifth Floor

Master Bedroom

3.90m x 3.40m / 12'9" x 11'1"

Bedroom 2

4.00m x 2.90m / 13'1" x 9'6"

Bedroom 3

4.40m x 2.90m / 14'5" x 9'6"

Bedroom 4

3.90m x 3.00m / 12'9" x 9'10"

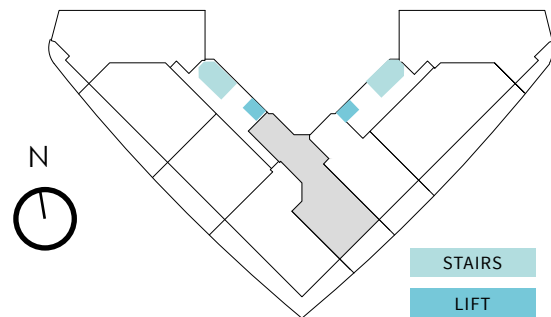
Sixth Floor

Kitchen/Dining

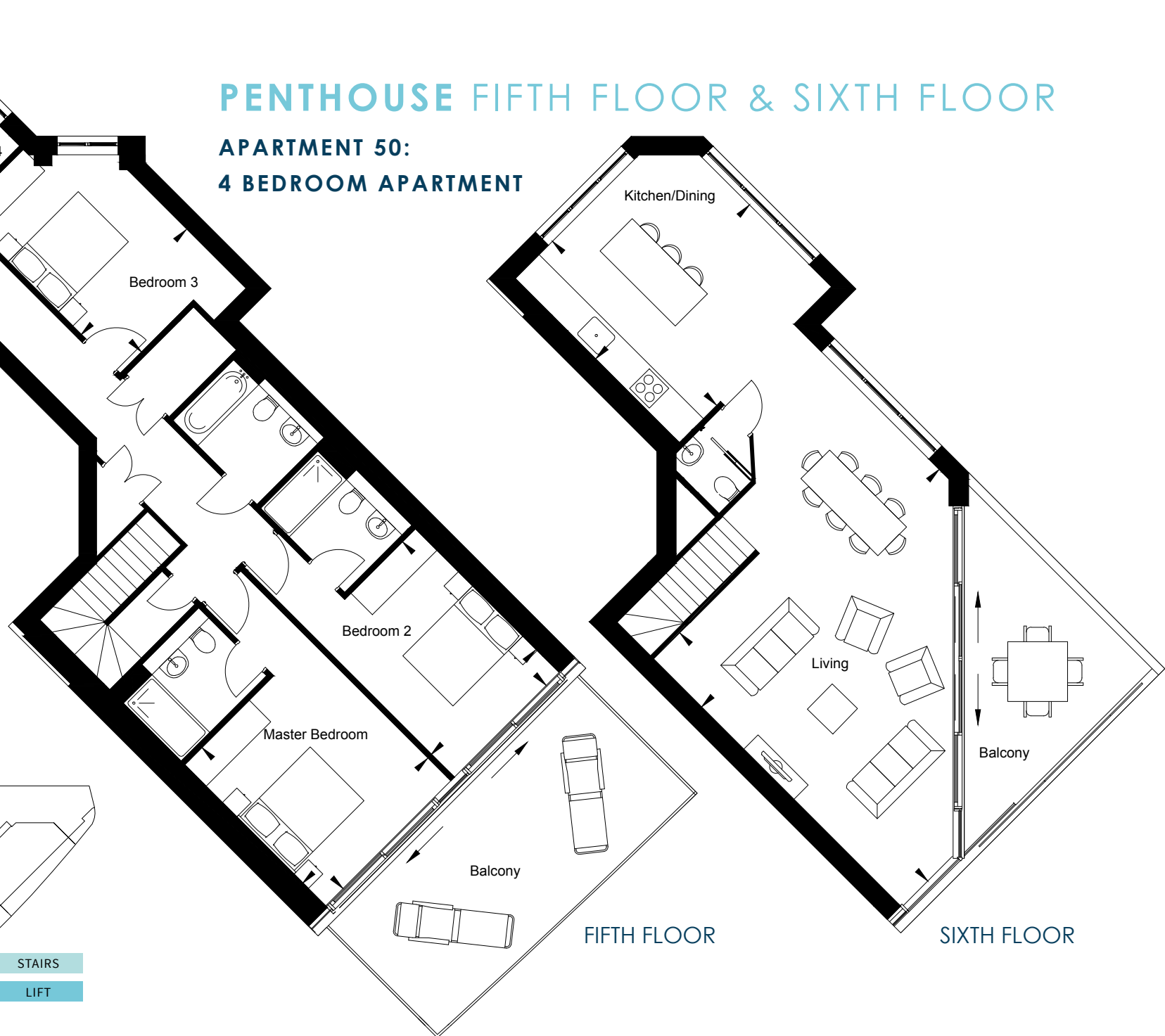
4.50m x 3.90m / 14'9" x 12'9"

Living

6.90m x 6.60m / 22'7" x 21'7"



STAIRS
LIFT



FIFTH FLOOR

SIXTH FLOOR

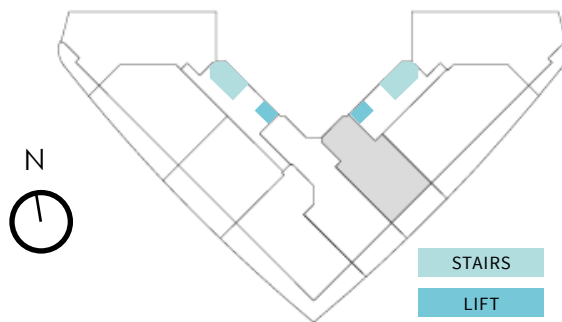
FIFTH FLOOR

APARTMENT 51: 2 BEDROOM APARTMENT

Kitchen/Living/Dining
7.90m x 3.40m / 25'11" x 11'1"

Master Bedroom
4.30m x 3.00m / 14'1" x 9'10"

Bedroom 2
4.30m x 3.40m / 14'1" x 11'1"



FIFTH FLOOR

APARTMENT 52: 3 BEDROOM APARTMENT

Kitchen/Living/Dining
7.90m x 6.60m / 25'11" x 21'7"

Master Bedroom
5.00m x 3.40m / 16'4" x 11'1"

Bedroom 2
4.10m x 3.00m / 13'5" x 9'10"

Bedroom 3
4.10m x 3.00m / 13'5" x 9'10"



FIFTH FLOOR

APARTMENT 53: 3 BEDROOM APARTMENT

Kitchen/Living/Dining

10.50m x 5.20m / 34'5" x 17'0"

Master Bedroom

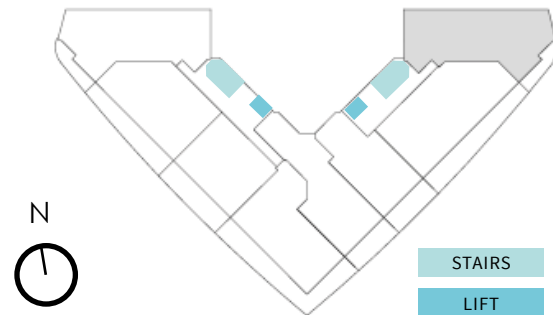
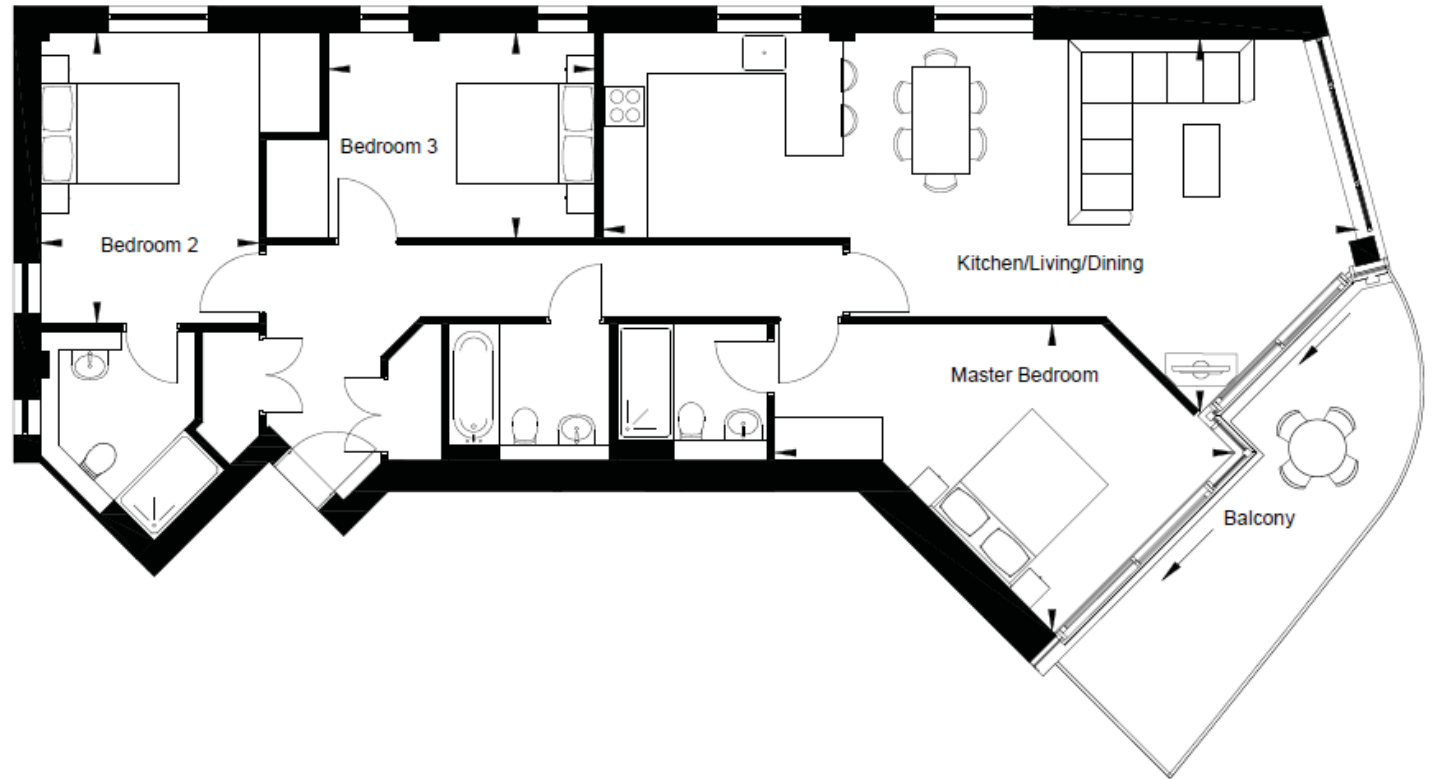
6.40m x 4.20m / 20'11" x 13'9"

Bedroom 2

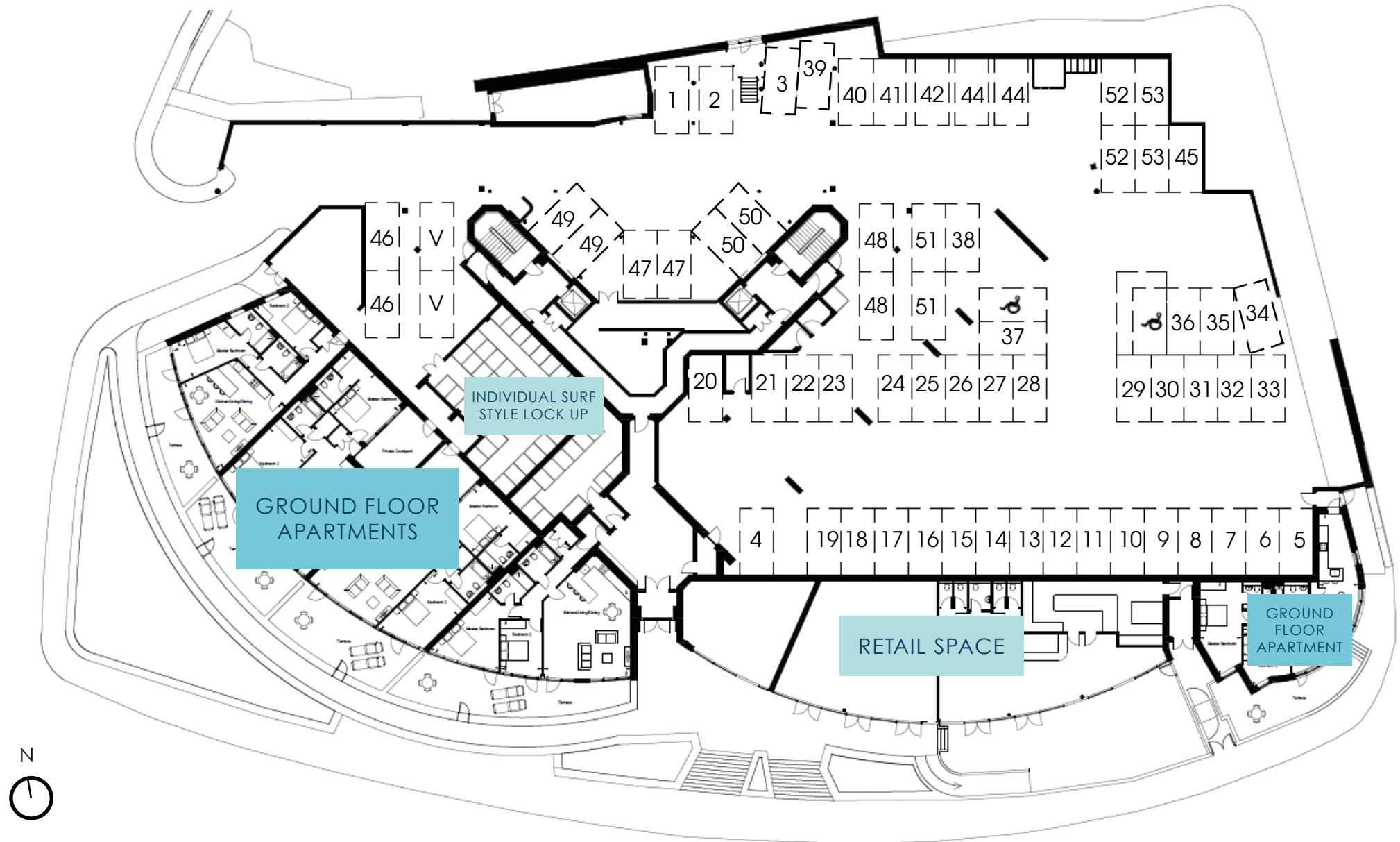
4.00m x 3.00m / 13'1" x 9'10"

Bedroom 3

3.70m x 2.90m / 12'1" x 9'6"



PARKING PLAN





SPECIFICATION

KITCHEN

- Contemporary fitted kitchen by Stormer
- Quartz stone worktop with upstand
- Under unit feature LED lighting
- Stainless steel sink with mixer tap
- Glass splashback behind hob
- A range of integrated appliances to include:
 - Siemens fridge/freezer
 - Siemens built in microwave oven to 1 & 2 beds only
 - Siemens built in combi-oven to 3 beds only
 - Siemens built in oven, induction hob with extractor fan over
 - Siemens dishwasher
 - Wine cooler
- Washer/dryer in utility cupboard

BATHROOM AND EN-SUITE

- Contemporary style white sanitary ware
- Contemporary wall mounted controls
- Thermostatic shower
- Clear glazed bath/shower screen
- Porcelain wall tiling
- Fitted mirror

HEATING/HOT WATER

- Underfloor heating
- Heated towel rail to bathroom and en-suite
- Electronic programming for heating system

ELECTRICAL FITTINGS

- LED strip lighting to wall units
- Recessed LED downlights
- Dimmer switches to living/dining and master bedroom
- Fibre optic internet connection
- Telephone point to living/dining
- Data, satellite and TV aerial points to living/dining
- Data and TV aerial points to bedrooms
- Video entry door access
- Shaver socket to bathroom and en-suite
- Pop up electrical sockets to kitchen island*

FLOORING AND FINISHING

- Karndean flooring to hall, kitchen, dining and living room area
- Carpet to bedrooms
- Porcelain floor tiles to bathroom and en-suite
- Walls and ceilings in matt emulsion
- High performance window systems

EXTERNAL FINISHES

- Allocated parking per apartment
- Individual post boxes
- Individual surf style lockup
- Lighting to terrace/balcony
- Communal bin store
- Communal garden areas



CGI OF TYPICAL INTERIOR



CGI OF TYPICAL INTERIOR

LOCATION

Falmouth's unique seaside location isn't in any way prohibitive to excellent transport and road links to the rest of Cornwall.

BY CAR:

From the M5 South Falmouth is located 100 miles from Junction 31

Truro – 11 miles – 23 minutes

Newquay – 24 miles – 45 minutes

St Ives – 28 miles – 48 minutes

Plymouth – 66 miles – 1hr 40 minutes

London – 273 miles – 5hrs 25 minutes

Exeter – 98 miles – 1hr 55 minutes

Bristol – 178 miles – 3hrs 18 minutes

Source: Google Maps

AIR:

Cornwall Airport Newquay is located 30 miles away, offering low cost flights and offering fast connection to the rest of the UK and Europe.

Here you can find flights across the UK, including daily flights to London Heathrow. They also offer seasonal international flights across Europe and to the Isles of Scilly, as well as British Airways flights further afield to destinations such as New York and Mauritius.

RAIL:

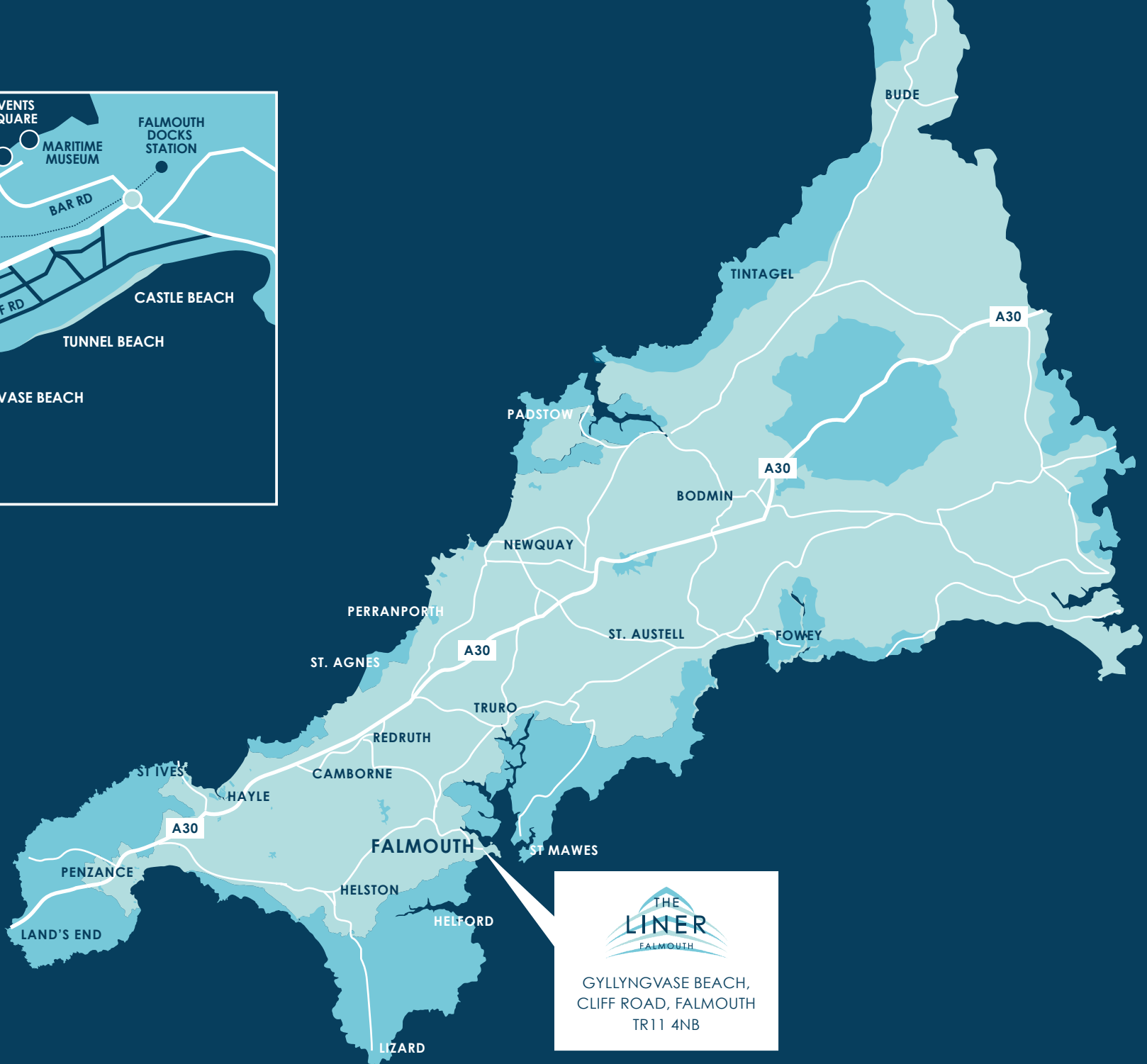
Falmouth Docks station is located less than a mile from The Liner, with the scenic Maritime Line linking Falmouth to Truro. A change in Truro provides direct links to the rest of the UK, with regular trains running to London and the North daily.

Plymouth - 2 hours

Bristol – 4 hours

London - 5 hours 30 minutes

Source: Thetrainline.com



THE LINER
FALMOUTH

GYLLYNGVASE BEACH,
CLIFF ROAD, FALMOUTH
TR11 4NB

OUR PHILOSOPHY

After 25 years of regeneration in Britain's city centres, Acorn Property Group continues to focus its attention on the coast with the success of 'Acorn Blue'.

Following the same design led ethos applied to our developments in London and more recently throughout England and Wales, Acorn Blue actively supports the rediscovery of some of the country's favourite beachside resorts through outstanding new architecture and sensitive conversions. Acorn Blue offers properties without compromise, designed to bring the very best in contemporary living to some of the country's most beautiful shores.

Well thought out space designed to capture light and celebrate the views together with a superior standard of specification, creates the perfect home or retreat. As much of our coastline is bathed in history and designated areas of outstanding natural beauty, Acorn Blue produces sensitive developments that reflect and enhance their location whilst respecting the local environment. Through Acorn's understanding of the ever changing nature of development, we hope to create some of our coastline's most interesting and exciting new architecture.





THE DUNES, PERRANPORTH



HOPE HOUSE, BATH

PREVIOUS ACORN PROPERTY GROUP DEVELOPMENTS



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different by design

