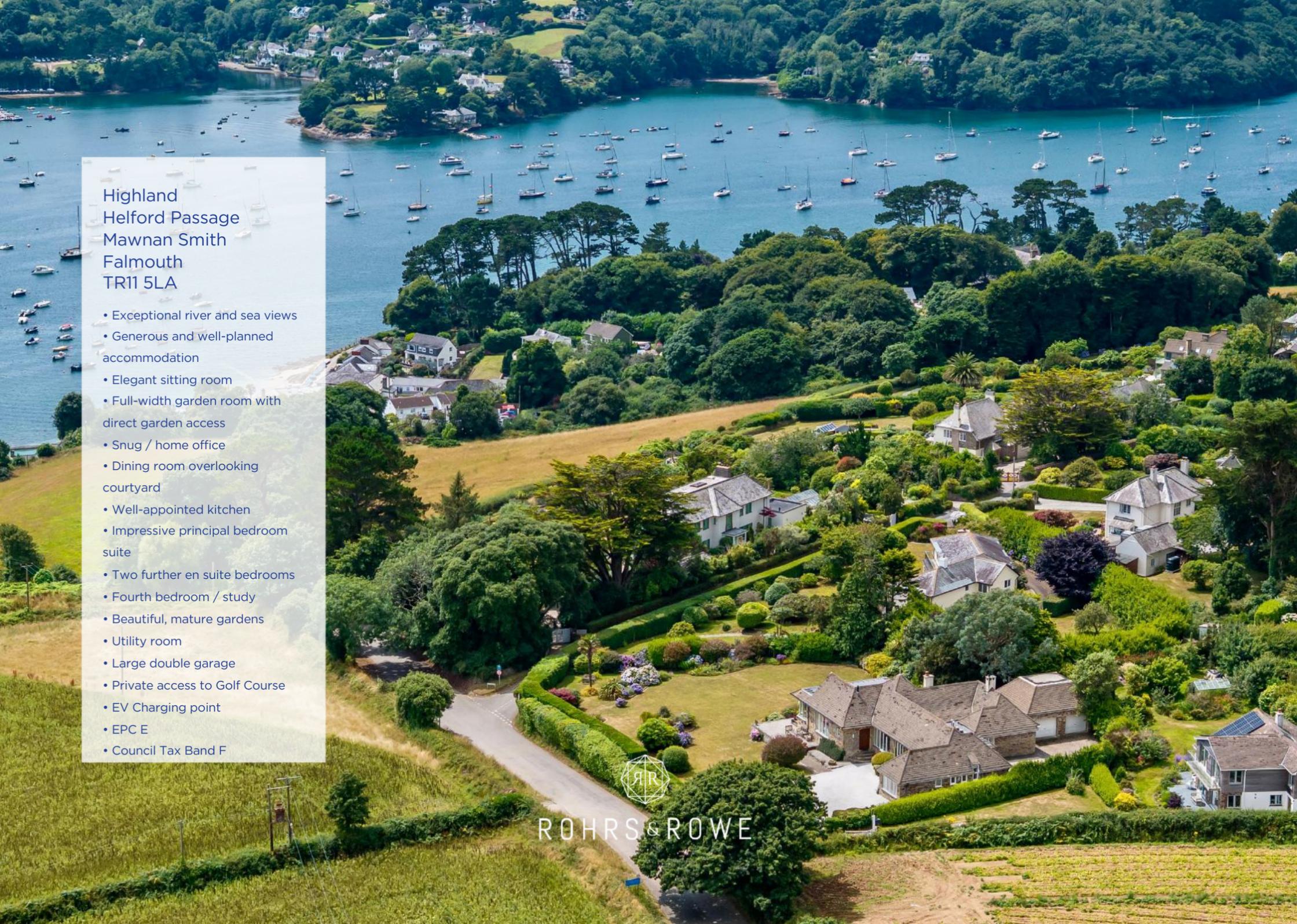




ROHRS & ROWE



Highland
Helford Passage
Mawnan Smith
Falmouth
TR11 5LA

- Exceptional river and sea views
- Generous and well-planned accommodation
- Elegant sitting room
- Full-width garden room with direct garden access
- Snug / home office
- Dining room overlooking courtyard
- Well-appointed kitchen
- Impressive principal bedroom suite
- Two further en suite bedrooms
- Fourth bedroom / study
- Beautiful, mature gardens
- Utility room
- Large double garage
- Private access to Golf Course
- EV Charging point
- EPC E
- Council Tax Band F



ROHRS & ROWE



A STRIKING AND GENEROUSLY PROPORTIONED PROPERTY, OCCUPYING A COMMANDING ELEVATED POSITION WITH BREATHTAKING PANORAMIC VIEWS OVER THE MOUTH OF THE HELFORD RIVER AND OUT TO FALMOUTH BAY





PROPERTY

Set in an elevated position above Helford Passage, Highlands enjoys captivating panoramic views across the Helford River and into Falmouth Bay. These exceptional vistas are a defining feature, enjoyed from the principal reception rooms and many of the bedrooms. The sitting room creates a striking first impression, with its large windows perfectly framing the view and a fireplace adding a touch of warmth and charm. Beyond lies the full-width garden room - light-filled, inviting and offering another idyllic vantage point and direct access to the private rear gardens. To the rear is a cosy snug, ideal as a quiet retreat or a comfortable home office. The dining room overlooks a pretty courtyard and flows naturally into the well-appointed kitchen, designed with both practicality and style in mind.

The bedroom accommodation is arranged to provide flexibility and privacy. The principal bedroom suite enjoys peaceful garden views and a spacious en suite. A generous guest bedroom also benefits from its own en suite and is located in a quiet wing of the house. Bedroom three is another en suite double, while bedroom four is currently arranged as a study.

The gardens have been thoughtfully designed to complement the home's outlook, offering superb entertaining spaces with the ever-changing view as a constant backdrop. Expansive lawns are bordered by an impressive array of mature shrubs and specimen plants, creating a lush, tranquil environment. A rear courtyard adds another private outdoor space, and the generous double garage provides ample parking and storage.







HELFORD PASSAGE



PORT NAVAS



FALMOUTH



ST MAWES

LOCATION

Helford Passage has long been regarded as one of South Cornwall's most exclusive coastal settings, prized for its spectacular views, peaceful surroundings, and access to an enviable outdoor lifestyle. A short walk away is the much loved Ferryboat Inn, perfect for a post-sail drink or waterside lunch. Also conveniently placed is the Budock Vean Hotel which offers excellent facilities, including a golf course, tennis courts, swimming pool and spa, as well as a fine dining restaurant.

For sailing and boating enthusiasts, the Helford River is considered among the best sailing waters in the country, offering direct access to Falmouth Bay. Garden lovers will also appreciate the proximity of Trebah and Glendurgan Gardens, both less than a mile away. The nearby village of Mawnan Smith (approximately 1.5 miles) provides a convenience store and everyday essentials, adding practicality to this otherwise tranquil and scenic setting





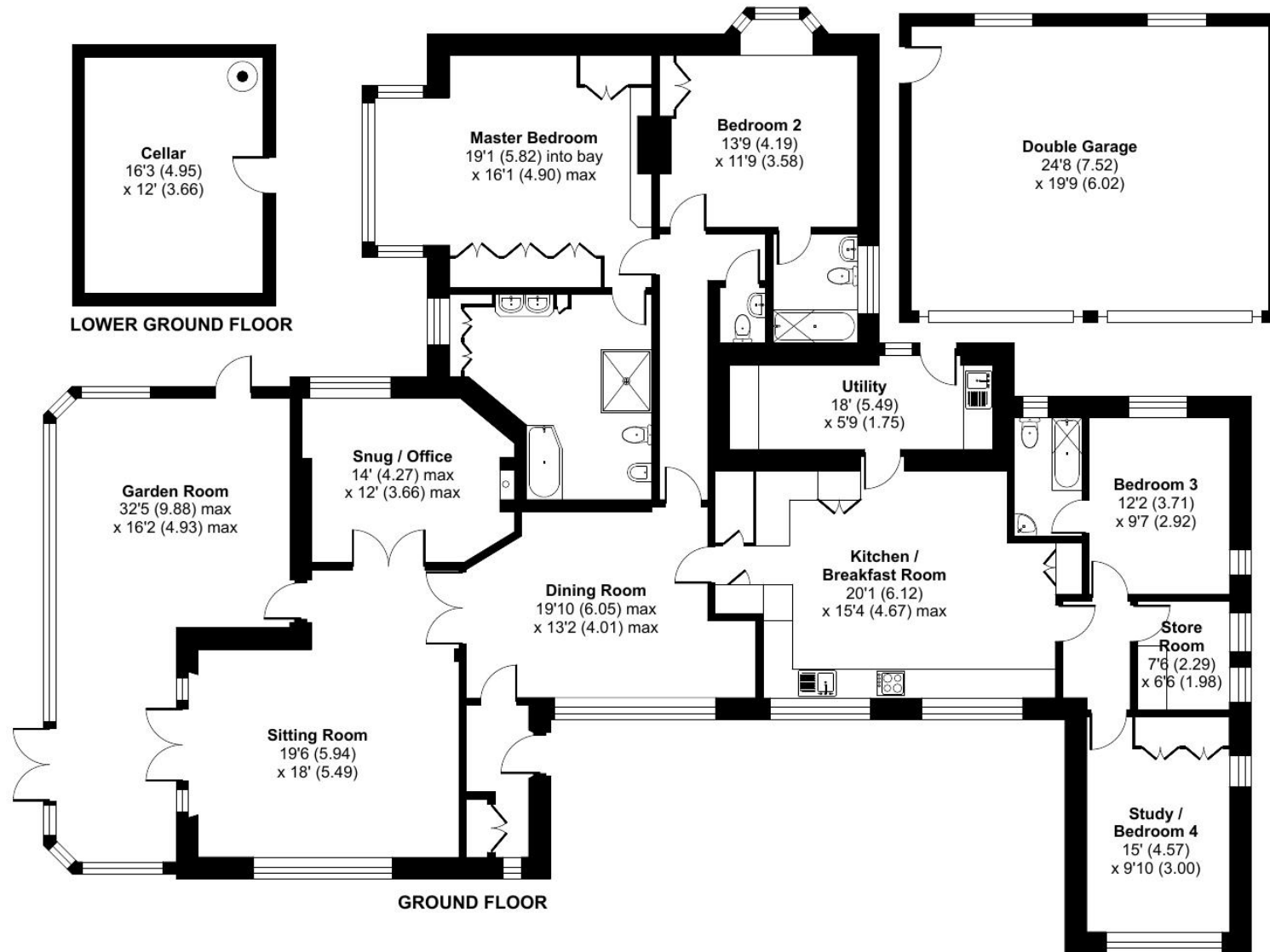
Helford Passage, Falmouth, TR11 5LA

Approximate Area = 3125 sq ft / 290.3 sq m

Garage = 448 sq ft / 41.6 sq m

Total = 3573 sq ft / 331.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Rohrs and Rowe. REF: 1325316



Services: Mains water & electricity. Oil fired central heating. Private drainage

Directions: What3words: pausing.vesting.embedded

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