



  
ROHRS & ROWE



Rathlin,  
West Bay,  
Maenporth,  
Falmouth  
TR11 5HP

- Attractive coastal property
- Lovely sea views
- Gorgeous kitchen
- Living area opening to sun deck
- First floor sitting room/ bed 4
- Master bedroom en suite
- Guest bedroom en suite
- Further bedroom
- Family Bathroom
- Utility room
- Integral garage
- Store room
- Beautifully planted garden
- EPC D
- Council Tax band F



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**A WONDERFUL COASTAL RESIDENCE SET IN A SOUGHT AFTER LOCATION WITH LOVELY VIEWS AND ATTRACTIVE, WELL FINISHED ACCOMMODATION**





## PROPERTY

Perfectly positioned within the highly desirable West Bay, just moments from the golden sands of Maenporth Beach, Rathlin is an exceptional coastal residence offering stylish, well-appointed accommodation and far-reaching sea views.

At the heart of the home is a generous open-plan kitchen and living space, beautifully designed with a striking central island and framed by views over the landscaped gardens and out to sea—creating an ideal setting for both everyday living and entertaining.

The ground floor features two comfortable bedrooms, one with an en suite bathroom, and a smartly finished family bathroom. Upstairs, the open landing includes a study area, leading to the spacious principal suite with room for a dressing area, and a further en suite guest bedroom. A delightful additional room to the front is currently arranged as a sitting room but could serve equally well as a fourth bedroom, enjoying elevated views across the bay.

Outside, the gardens are a true highlight—expertly planted with mature shrubs and specimen plants, with a large front lawn and a more private side garden offering a peaceful retreat. Additional features include a utility room, integral garage, and store room, completing this impressive and versatile home.







**MAENPORTH BEACH**



**GYLLYNGVASE BEACH**



**ST MAWES**



**HELFORD RIVER**

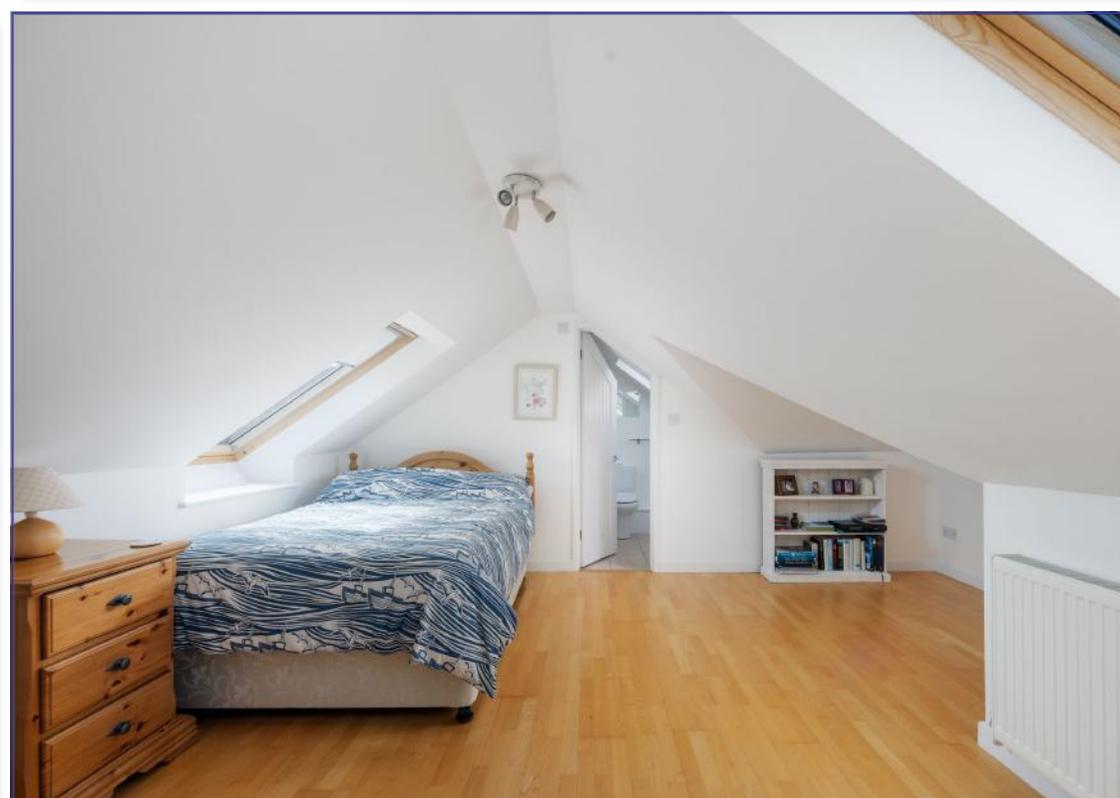
**LOCATION**

Falmouth has long been regarded as one of the UK's finest coastal towns, even being voted the best place to live by The Sunday Times. Surrounded by glorious waters, the town offers an exceptional lifestyle with its choice of stunning beaches, vibrant social scene, and excellent sailing facilities. From paddle-boarding and swimming to fishing and boating, the coastline is a playground for water lovers. Footpaths link a string of golden beaches— Maenporth (home of the acclaimed restaurant 'The Cove'), Swanpool, and Gyllyngvase, with its ever-popular Gylly Beach Café, all offering something unique for locals and visitors alike. Falmouth town centre provides a vibrant mix of high street favourites, independent boutiques, and an excellent range of bars and restaurants. The town also caters well for business and everyday needs, with full banking services and professional support readily available.

**DISTANCES**

Maenporth 0.25 Miles: Swanpool Beach: 2 Miles: Gyllyngvase Beach: 3 Miles: Falmouth 3.25 miles: Mylor Yacht Harbour: 7 Miles: Truro: 13 Miles: St Mawes: 18.5 Miles: Newquay Airport 32 Miles: St Ives 31 Miles.





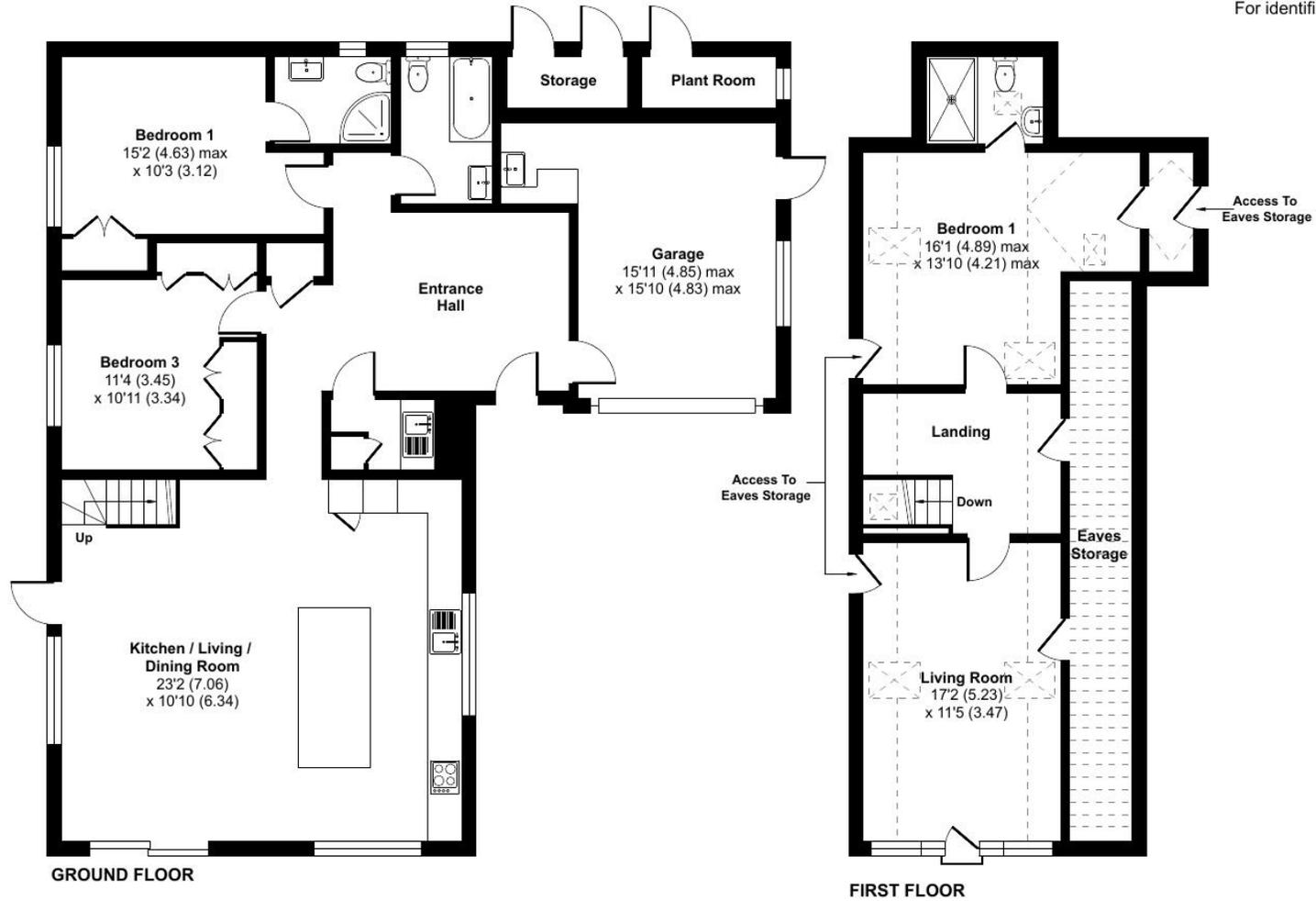
# West Bay Maenporth Road, Maenporth, Falmouth, TR11 5HP



Denotes restricted head height

Approximate Area = 1457 sq ft / 135.3 sq m  
 Limited Use Area(s) = 342 sq ft / 31.7 sq m  
 Garage = 203 sq ft / 18.8 sq m  
 Outbuildings = 44 sq ft / 4 sq m  
 Total = 2046 sq ft / 190 sq m

For identification only - Not to scale





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

**Directions:** What3words: perch.movies.jelly

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