




ROHRS & ROWE



Turnstones
The Fairway
Mawnan Smith
Cornwall
TR11 5LR

- Recently renovated throughout
- Generous sitting room 26'3x14'9
- Well appointed kitchen
- Dining room opening to conservatory
- Garden room linked to verandah
- Studio/office
- Spacious master bedroom en suite
- Three further bedrooms
- Bathroom and separate shower room.
- Double garage and workshop
- Beautiful landscaped gardens
- Raised viewing platform for country vistas
- Electric Gates
- EPC D
- Council Tax Band F



ROHRS & ROWE



SUPERB 4 BEDROOM RESIDENCE OVERLOOKING THE SUPERB BUDOCK VEAN GOLF COURSE, OFFERING SPACIOUS AND WELL DESIGNED ACCOMMODATION WITH BEAUTIFUL GARDENS



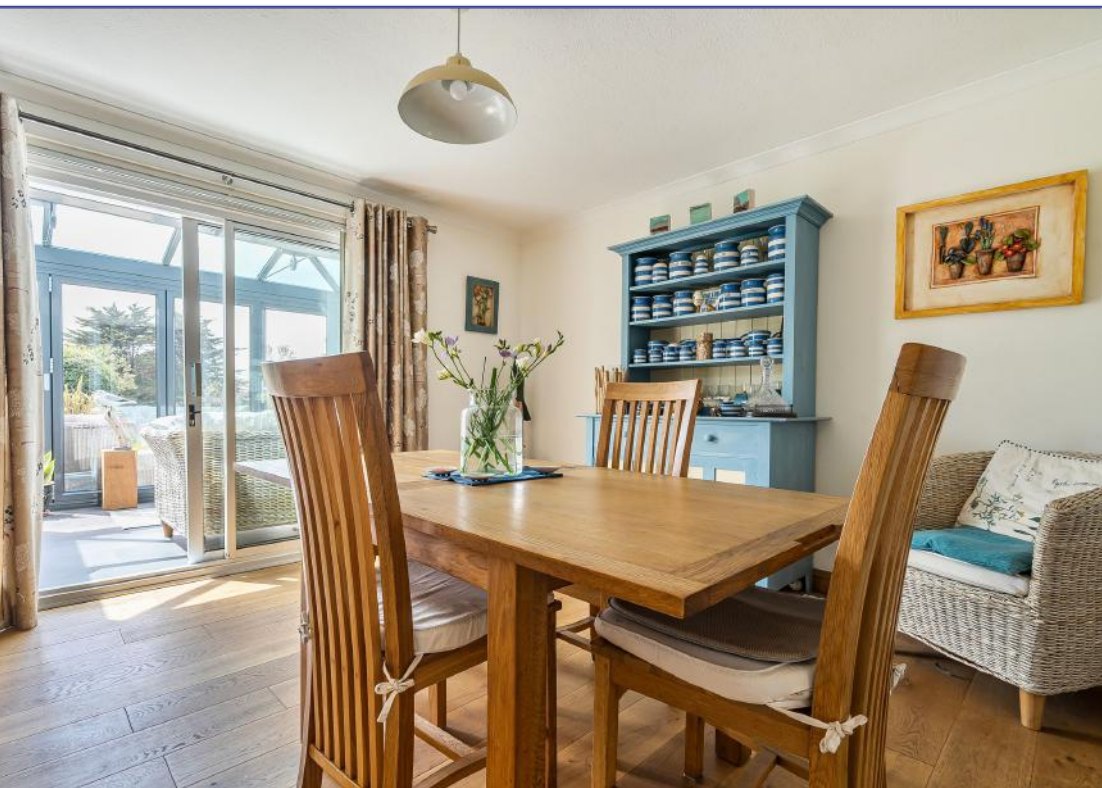


PROPERTY

Turnstones is a spacious and immaculately presented home that has been thoughtfully updated and enhanced by our clients in recent years. Improvements include extensive landscaping of the gardens and the creation of an elevated viewing platform - an idyllic spot for evening drinks while enjoying far-reaching countryside vistas that stretch towards the mouth of the Helford River.

The property has been cleverly designed to maximise its outlook and connection to the gardens, with all principal reception rooms opening directly to the outside spaces. The impressive sitting room, measuring 26'3 x 14'9, provides a wonderful space to relax, flowing into the garden room and out onto the verandah beyond. The well-appointed kitchen also opens to these areas, making it ideal for entertaining, while the dining room connects seamlessly through a conservatory to the front gardens. The bedroom accommodation is equally well considered, featuring a superb principal suite alongside two further bedrooms, plus a versatile fourth that could serve as a study or guest room. To the side of the generous garage is a versatile studio/office, offering an excellent space for those working from home or equally suitable as a home gym.

The gardens are beautifully landscaped, with terraces and lawns flowing effortlessly around the house. The crowning feature is the raised platform, perfectly positioned to capture the stunning far-reaching views—making this a truly special home in a wonderful setting.







PORT NAVAS



HELFDOR RIVER



PORT NAVAS



FALMOUTH

LOCATION

Mawnan Smith has long been regarded as one of South Cornwall's most favoured coastal settings, prized for its excellent facilities, spectacular views, peaceful surroundings, and access to an enviable outdoor lifestyle. A short walk away 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. The Ferryboat Inn at Helford Passage is perfect for a post-sail drink or waterside lunch. in the country, offering direct access to Falmouth Bay. Garden lovers will also appreciate the proximity of Trebah and Glendurgan Gardens.





The Fairway, Mawnan Smith, Falmouth, TR11 5LR

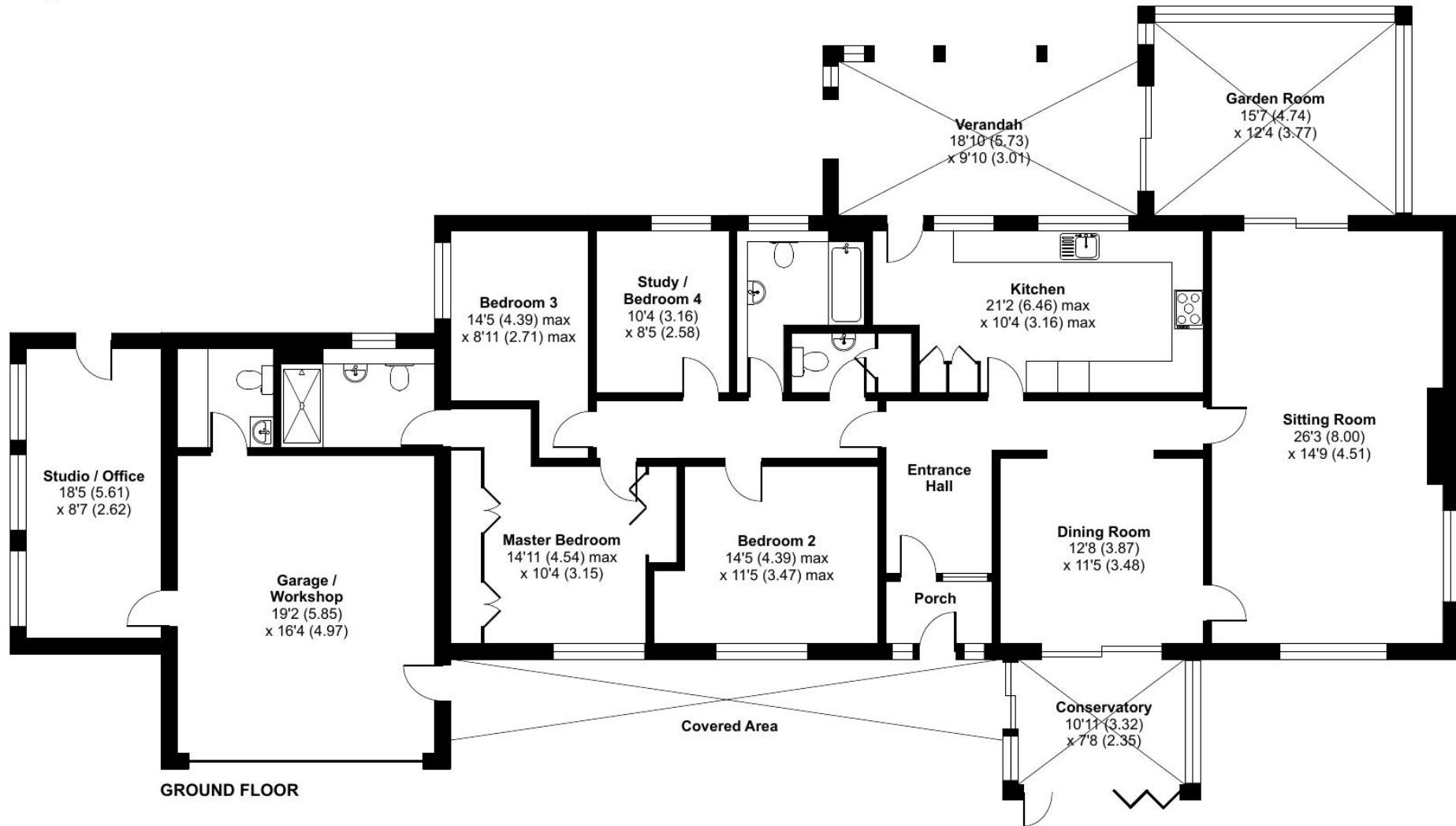


Approximate Area = 2043 sq ft / 189.8 sq m

Garage = 534 sq ft / 49.6 sq m

Total = 2577 sq ft / 239.4 sq m

For identification only - Not to scale





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

Directions: What3words: motivate.equipping.retrain

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