



ROHRS & ROWE

*Mawnan Reach
Grove Hill
Mawnan Smith
Falmouth
Cornwall
TR11 5ER*

- Fabulous panoramic country views
- Spacious 29'3 x 21'7 open plan living area
- Beautifully appointed, modern kitchen
- Broad westerly facing sun terrace
- Generous Master bedroom suite
- Attractive first floor guest suite
- 2 further bedrooms and family bathroom
- West facing garden
- Ample parking for 3 cars
- EPC C





OUTSTANDING CONTEMPORARY RESIDENCE SET IN A SECLUDED LOCATION WITHIN THE VILLAGE AND
A SHORT DISTANCE FROM THE BEAUTIFUL GREBE BEACH.



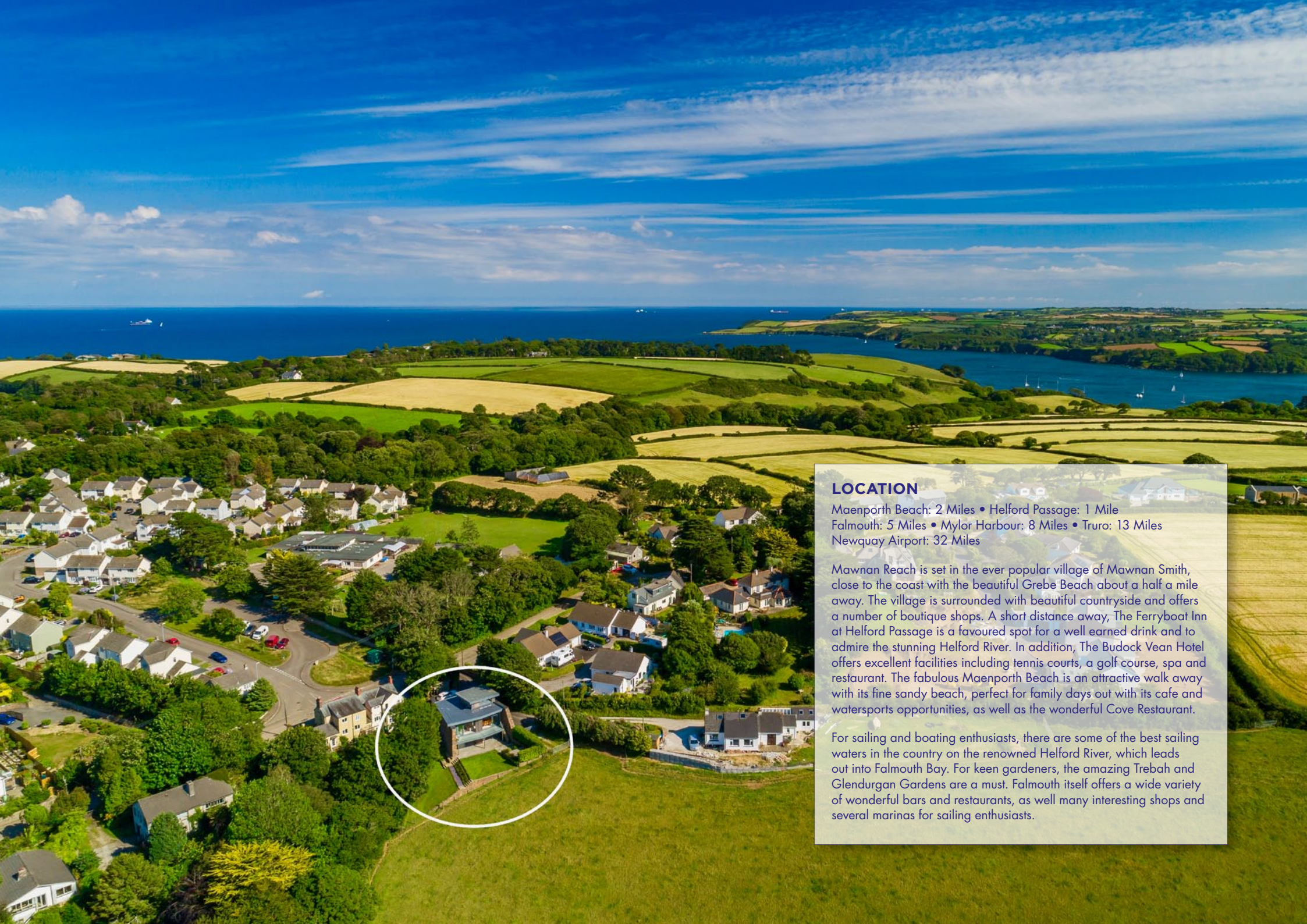
PROPERTY

Mawnan Reach is a beautifully designed and built 4 bedroom, contemporary residence offering spacious, bright and airy accommodation, with outstanding panoramic views across open countryside. On entering the property the feeling of light and space instantly impresses, with the fabulous open plan living room enticing you in. This spacious room is cleverly designed with a beautiful, stylish kitchen and dining area to one side, combined with a generous sitting area and both elements opening onto a broad sun terrace, perfect to enjoy the vistas. The terrace also links down to the garden or across to a further raised terrace ideal for barbecues, creating a very sociable space.

The lower floor offers a very impressive and spacious master bedroom suite along with two further lovely bedrooms and a family bathroom. The two main bedrooms also have the benefit of opening to the lower terrace and out into the garden - ideal for morning coffee. The upper floor has been set out as an additional suite, perfect for friends when they come to visit or alternatively it would make a very pleasant office space.

The property is set in a very private setting with ample parking for 3 cars and potential for boat storage; centrally located within the popular village of Mawnan Smith and just a short distance from the fantastic Grebe Beach and the stunning Helford River. The garden is accessed from the courtyard and leads down to a side garden and then onto the main garden that offers plenty of space for entertaining. There is a raised terrace ideal for barbecues and the whole area links beautifully to the main living space making it ideal for entertaining.





LOCATION

Maenporth Beach: 2 Miles • Helford Passage: 1 Mile
Falmouth: 5 Miles • Mylor Harbour: 8 Miles • Truro: 13 Miles
Newquay Airport: 32 Miles

Mawnan Reach is set in the ever popular village of Mawnan Smith, close to the coast with the beautiful Grebe Beach about a half a mile away. The village is surrounded with beautiful countryside and offers a number of boutique shops. A short distance away, The Ferryboat Inn at Helford Passage is a favoured spot for a well earned drink and to admire the stunning Helford River. In addition, The Budock Vean Hotel offers excellent facilities including tennis courts, a golf course, spa and restaurant. The fabulous Maenporth Beach is an attractive walk away with its fine sandy beach, perfect for family days out with its cafe and watersports opportunities, as well as the wonderful Cove Restaurant.

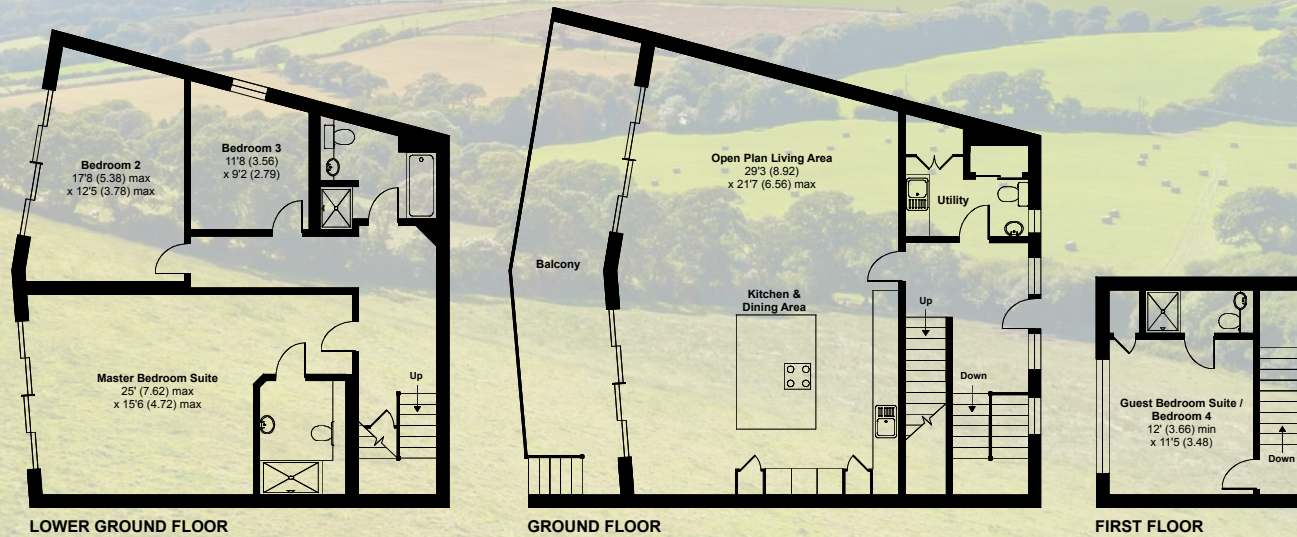
For sailing and boating enthusiasts, there are some of the best sailing waters in the country on the renowned Helford River, which leads out into Falmouth Bay. For keen gardeners, the amazing Trebah and Glendurgan Gardens are a must. Falmouth itself offers a wide variety of wonderful bars and restaurants, as well many interesting shops and several marinas for sailing enthusiasts.



Mawnan Reach, Grove Hill, Mawnan Smith, Falmouth, TR11 5ER

Approximate Area = 2149 sq ft / 199.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2020. Produced for Rohrs and Rowe. REF: 612121

Services: Air source heat pump with underfloor heating throughout. Mains water, mains electricity, mains drainage.

Directions: Travel into Mawnan Smith from the Falmouth direction and pass the Red Lion Pub. Continue up the hill towards Helford Passage and pass the school turning, the property will be found on the right hand side.



ROHRS & ROWE

TELEPHONE 01872 306 360

EMAIL Info@RohrsAndRowe.co.uk

WEBSITE www.RohrsAndRowe.co.uk



IMPORTANT NOTICE: Rohrs & Rowe, their clients and any joint agents give notice that 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 of the client or otherwise. Rohrs & Rowe 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 statement or representation of fact. All areas, measurement or distance are approximate. The descriptive text, photographs and plans are all for guidance only and are not in any way comprehensive. It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Rohrs & Rowe, their clients and any joint agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspecting or otherwise. Any items, equipment or fixtures and fittings shown may not necessarily be included within the sale.