

**Rohrs & Rowe**

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**Trerose Cottage Old Church Road, Mawnan Smith, Falmouth, Cornwall, TR11 5HY**

**Guide price £810,000**

A charming 4-bedroom Edwardian house positioned on the highly desirable Church Road in Mawnan Smith. The property sits in a beautiful position, close to the magical sailing waters of the Helford River, as well as numerous superb countryside walks and various picturesque yet little-known coves.

Throughout the property are a host of attractive Edwardian features that provide the accommodation with various charming period details. Entering via the attractive and good-sized porch, you then enter the spacious sitting room, with its lovely fireplace and a window taking in aspect into the front courtyard and garden. To the side is a good-sized snug which also provides views into the garden beyond. Set to the rear is a well-appointed and generously proportioned kitchen / breakfast room complete with a traditional Aga. This connects through to a more formal dining room which in-turn opens out into the rear garden. To the rear of the kitchen is a useful utility and cloak room. Upstairs, the front two bedrooms are of a very good size and provide views out to the front with the master benefiting from an en suite. Along the corridor there are two further bedrooms, serviced by a family bathroom.

The gardens are primarily set to the front, with a broad courtyard providing ample parking for cars & boats along with an attractive garden area featuring beautiful established plants and shrubs. To the rear is a private courtyard which links back into the house and to the side is a good sized garage, spacious enough to fit a car or small boat.





Location

Trerose is set in the exclusive area of Church Road in the ever popular village of Mawnan Smith, close to the coast and 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 sandy beach perfect for family days out along with its cafe, water-sports opportunities and 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.

Distances

Maenporth Beach: 1.8 Miles • Helford Passage: 1.8 Mile • Falmouth: 4.7 Miles • Mylor Harbour: 8 Miles • Truro: 13 Miles • Newquay Airport: 32 Miles

