



Choughs, Maenporth Road, Maenporth, Falmouth, TR11 5HR

Guide Price £1,100,000

A 4 bedroom detached residence, 'set back' within highly sought-after Maenporth Road, offering sea views over Falmouth Bay from St Mawes to the Rosemullion headland. 'Choughs' was constructed in the late 1990s and is situated less than half a mile from Maenporth's beautiful sandy beach. The accommodation extends to just under 2,000 sq ft, comprising, on the ground floor: spacious entrance hallway, 20' living room overlooking the rear gardens and Falmouth Bay beyond, large kitchen/dining room, conservatory, 3 double bedrooms (principal en-suite), and a family shower room. On the first floor is a generous landing/study area and the 4th bedroom with en-suite shower room. The property is accessed via a private drive serving just 3 properties, a driveway provides plenty of off-road parking with access to a detached double garage. The terraced lawned gardens extend to the side and rear of the property and are ideal for entertaining, offering a number of seating areas from where the outstanding views of the bay can be enjoyed.

Key Features

- 4 bedroom detached residence
- Highly sought-after location
- Attractive terraced gardens
- No onward chain
- Sea views over Falmouth Bay, St Mawes to the Rosemullion headland
- Less than half a mile from Maenporth's sandy beach
- Driveway and double garage
- EPC rating F



LOCATION

Maenporth Road is an extremely sought-after location situated within half a mile of Maenporth Beach and the stunning South West Coast Path which leads to some of south Cornwall's most beautiful coastal scenery, in the direction of Falmouth to the north east, and Rosemullion Head and the mouth of the Helford River to the south west.

THE ACCOMMODATION COMPRISES

Front door, with obscure glazed windows to both sides, to:-

ENTRANCE HALLWAY

Stairs rising to the first floor, doors to all ground floor rooms, including living room, kitchen/dining room, bedrooms, shower room and utility room. Airing cupboard with shelving and housing the hot water cylinder. Night storage heater. Central ceiling light, and wall mounted lighting.

LIVING ROOM

A spacious light and bright reception room, with large full width double glazed window facing east and overlooking the rear garden, with fantastic sea views over Falmouth Bay, Pendennis Castle and headland in the distance. Further natural light is borrowed from the conservatory. Fireplace currently housing an electric fire, with wood mantel surround and hearth. Two night storage heaters, central ceiling light, recessed ceiling lights, wall mounted lighting. Obscure glazed double doors provide access to the:-

KITCHEN/DINING ROOM

A sociable kitchen/dining room, comprising:

KITCHEN AREA

Fitted with a range of cream coloured eye and waist level units, with wood-effect worksurface, including a broad breakfast bar. Inset stainless steel one and a half bowl sink/drainage unit with swan neck mixer tap. Built-in Bosch ceramic hob, with Hotpoint extractor over. Part tiled walls, built-in Bosch fan assisted double oven, built-in Neff dishwasher. American-style fridge/freezer, with ice and cold water function. Double glazed window to the rear aspect through to the conservatory, with the garden and view of Falmouth Bay beyond. Tiled flooring, recessed ceiling lights.

DINING AREA

A generous dining area, with ample space for a sizeable family dining table and chairs. Central ceiling light, night storage heater. Double glazed patio doors give access to the conservatory and provides views, through the conservatory, to the garden and Falmouth Bay beyond.

CONSERVATORY

uPVC double glazed, with double glazed pitched roof. Enjoying a south-easterly orientation, the conservatory provides ample space for comfortable seating, with a wonderful outlook over the garden and Bay, towards Castle Beach, Pendennis Castle and across to St Anthony Lighthouse. Double glazed door to garden, internal glazed patio door providing access to the living room. Tiled flooring, power and lighting.

BEDROOM ONE

A large double bedroom, with a range of built-in wardrobes, broad double glazed window to the rear aspect, overlooking

the garden and out to Falmouth Bay and across to The Roseland peninsula. Recessed ceiling lights, wall mounted panel heater. Door to en suite bathroom.

EN SUITE BATHROOM

comprising, panel bath with mixer tap, low level flush WC, shower cubicle with tiled surround, pedestal wash hand basin. Recessed ceiling lights, extractor fan, storage cupboard.

BEDROOM TWO

Another double bedroom with range of built-in wardrobes, double glazed window to the front aspect. Wall mounted panel heater, central ceiling light.

BEDROOM THREE

A third ground floor double bedroom, currently used as an office, with double glazed window to the front aspect, large built-in storage cupboard with shelving and hanging rail. Central ceiling light, wall mounted panel heater.

UTILITY ROOM

Eye and waist level units, with stainless steel sink/drainage unit and mixer tap, washing machine, tumble dryer. Central ceiling light, tiled flooring, double glazed external door to the front aspect.

SHOWER ROOM

Large walk-in shower cubicle with glass shower screen and panelled surround, AKW electric shower, pedestal wash hand basin with mixer tap, low level flush WC. Part tiled walls, obscure double glazed window to the front aspect. Recessed ceiling lights, wall mounted medicine cabinet.

FIRST FLOOR

LANDING/STUDY AREA

A spacious and versatile landing area, ideal as a study area or dressing room, with large Velux window to the rear aspect enjoying far-reaching views over Falmouth Bay, with The Roseland peninsula in the distance. Range of built-in wardrobes with hanging rails, to include a door providing access to eaves storage space at the gable end. Door to:-

BEDROOM FOUR

Currently set up as twin room, providing space for a double bed, with Velux window to the rear aspect providing panoramic views across Falmouth Bay, towards Castle Beach, Pendennis Castle and St Anthony Lighthouse. Central ceiling light, door to:-

EN-SUITE SHOWER ROOM

Walk-in shower cubicle with glass surround and shower door, Mira Sport electric shower, vanity unit housing wash hand basin with mixer tap, dual flush WC. Tiled flooring, extractor fan, central ceiling light. Door to large eaves storage space, boarded and with light.

The first floor could be reconfigured or extended with a dormer, subject to any necessary planning permissions or consents.

THE EXTERIOR

The property is approached via a shared driveway, with a private section of drive leading down to the property and to a



large parking area, providing space for five/six vehicles, and providing access to the detached double garage.

GARDENS

The gardens extend to the rear and side of the property; the terraced rear garden offers an area of level lawn, accessed from the conservatory and providing delightful views towards Falmouth Bay and across to The Roseland peninsula. Steps lead down to a sunken and sheltered patio/seating area, ideal for entertaining, and facing east making the most of the morning sun. Two further steps give access to the lower lawn, which is bordered by hedging to one side and a well stocked border to the other, planted with mature shrubs, including camellias and rhododendrons. The side garden offers a large patio/seating area, positioned on the south side of the property, with lean-to greenhouse. Side access to the garage and steps up to a timber summerhouse.

DETACHED DOUBLE GARAGE

Block-built double garage, with pitched roof and electric up-and-over door. Power and light connected. Double glazed window to the rear aspect. Obscure uPVC double glazed side pedestrian door.

GENERAL INFORMATION

SERVICES

Mains water, electricity and drainage are connected to the property. Night storage heating.

COUNCIL TAX

Band F - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





Floor Plan

Maenporth Road, Maenporth, Falmouth, TR11

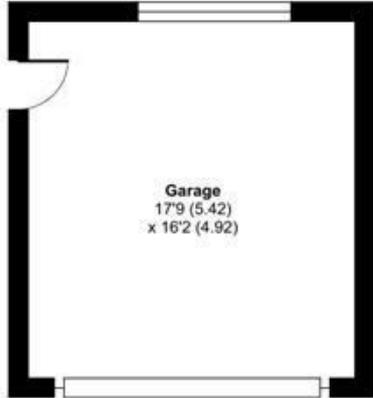
Approximate Area = 1837 sq ft / 170.6 sq m

Limited Use Area(s) = 79 sq ft / 7.3 sq m

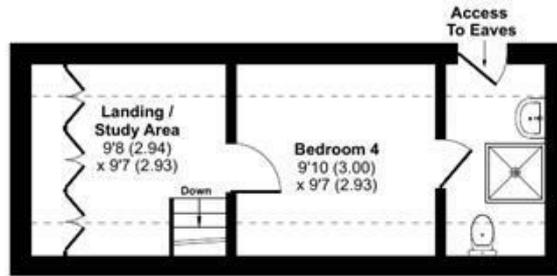
Garage = 287 sq ft / 26.6 sq m

Total = 2203 sq ft / 204.5 sq m

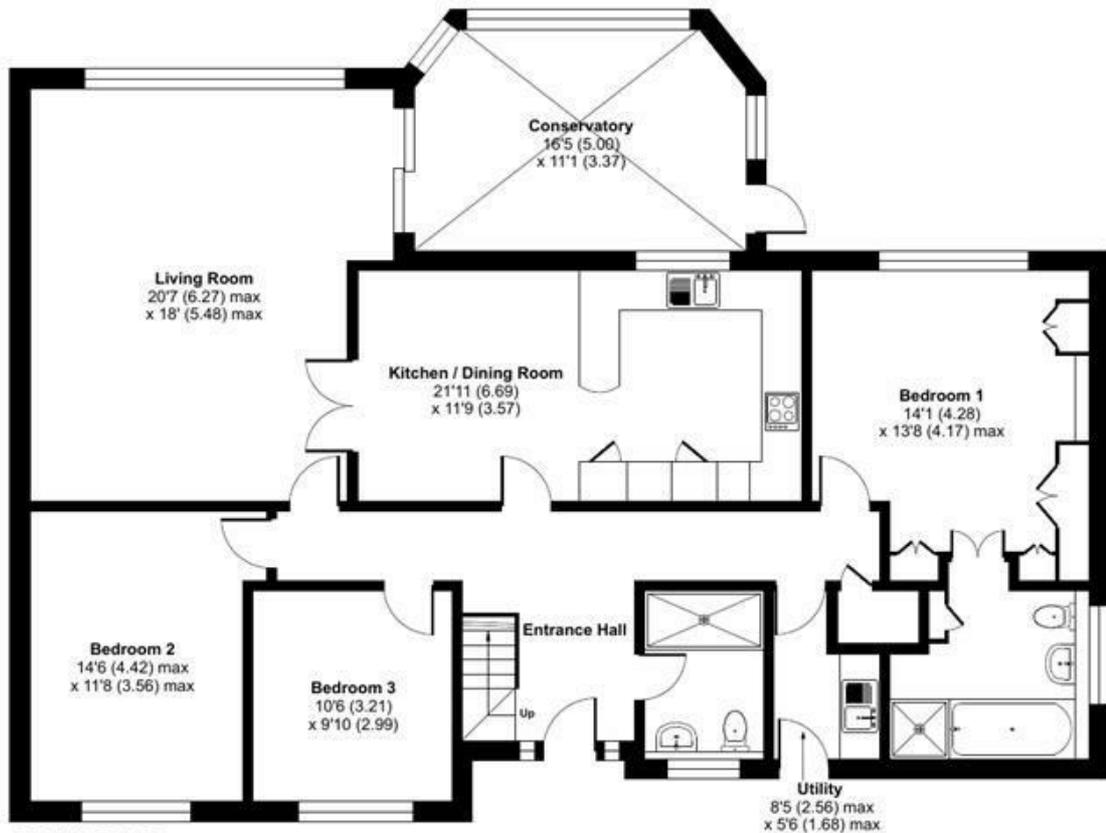
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GARAGE



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhcom 2026. Produced for Laskowski & Company. REF: 1397546