



ROHRS & ROWE

Bow Green
Trelawney Close
Maenporth
Falmouth
TR11 5HS

- Stylish modern residence
- Panoramic sea views
- Impressive 30'x 15'11 sitting room
- Generous kitchen / dining room
- Living room / study
- Beautiful entrance hallway
- Office
- Master bedroom suite
- 2 further guest suites
- Bedroom 4
- Family bathroom
- Generous plot of circa 1 acre
- Ground source heating
- EPC C
- Council Tax Band F



ROHRS & ROWE

An aerial photograph of a modernist house with a grey stone roof and white walls, situated on a hillside overlooking Falmouth Bay. The house features a large deck, a blue door, and a solar panel. The surrounding area includes a green lawn, a driveway, and a wooden fence. In the background, the bay is filled with several large ships, and the sky is blue with scattered white clouds.

STUNNING MODERNIST 4 BEDROOM HOUSE WITH STYLISH AND GENEROUS ACCOMMODATION, SET IN A COMMANDING POSITION AFFORDING IT PANORAMIC VIEWS OF FALMOUTH BAY,





PROPERTY

Bow Green is a highly stylish modernist property situated on a generous plot, commanding a prominent position and providing extensive views overlooking Falmouth Bay from most rooms.

The house boasts a striking architectural design, and its interior is equally impressive, exuding great elegance and a wonderful sense of light and space. The finish is very fresh and the clever design features throughout work incredibly well. Most principal rooms are positioned towards the front of the property, ensuring magnificent panoramas of the bay. The kitchen, with its cool, minimalist aesthetic, flows seamlessly into the main reception rooms, passing through the dining area and into the spacious sitting room, creating a wonderful space for entertaining or simply unwinding.

The bedrooms are accessed from a stylish staircase and are very well conceived with stunning views. The master suite is spacious and has a lovely en suite, and there two further en suite guest bedrooms and a further bedroom complete with family bathroom. Outside, the garden is pretty impressive with the house framed by a very generous plot. To the front, the lawn offers a lovely backdrop to the main elevations and at the rear there is a private area that offers a very sheltered space to rest and relax in along with a garage and workshop.







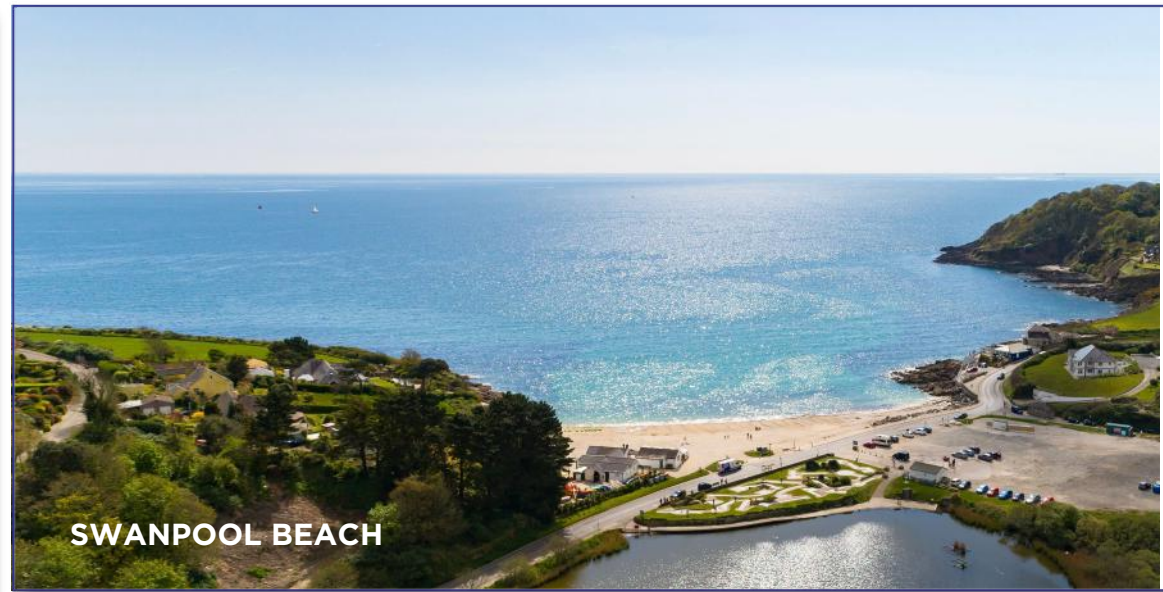
GYLLYNGVASE BEACH



MAENPORTH BEACH



MYLOR HARBOUR



SWANPOOL BEACH

LOCATION

Falmouth has long been held in high regard as a location and has previously been voted as the best place in the UK to live by readers of the Sunday Times. The location is dominated by the water which provides a wide range of leisure and lifestyle opportunities with a selection of stunning beaches to choose from. The beaches are ideal for families and are a great social area, with many cafes and restaurants to choose from along with several marinas providing boating and sailing options. Swimming, fishing and SUP are exceptionally popular here on the South Coast and the fabulous sandy beach of Maenporth is accessible via a footpath. There is a little beach shop and a restaurant run by celebrated chef, Michael Cains, called The Cove. A little further along the coastpath there is another lovely beach at Swanpool. Gyllyngvase is the next beach along, which again has great facilities including the restaurant, Gylly Beach Cafe.

Falmouth centre offers a wide variety of shopping opportunities with many high street names, as well as a good selection of interesting boutique shops along with a fabulous selection of bars and restaurants to enjoy. The town also offers all the services required for business with a range of banking options and many support services.

DISTANCES

Maenporth: 0.25 Miles • Mawnan Smith: 1 Mile • Swanpool Beach: 2 Miles • Gyllyngvase Beach: 3 Miles • Helford Passage: 3 Miles • Falmouth: 3.2 miles • Truro: 13 Miles • St Mawes: 18.5 Miles





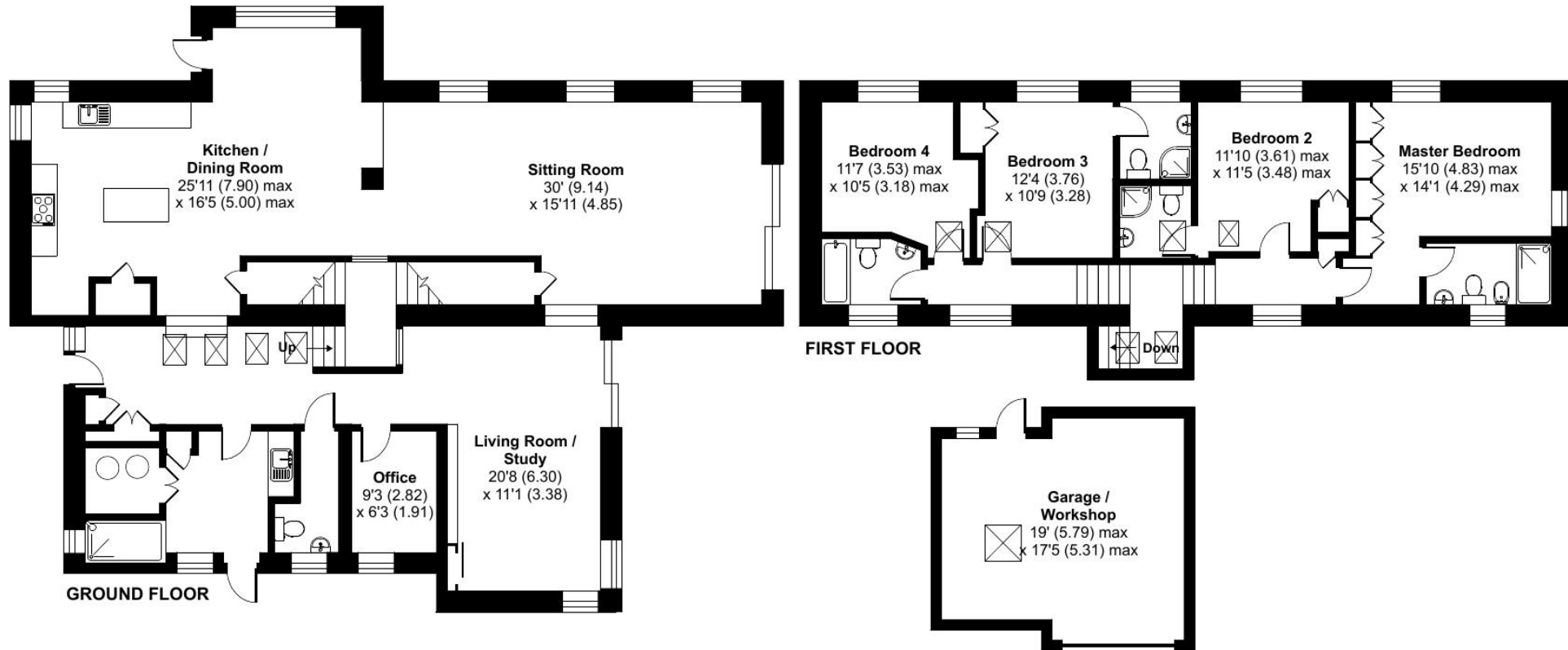
Trilawney Close, Maenporth, Falmouth, TR11 5HS

Approximate Area = 2738 sq ft / 254.4 sq m

Garage / Workshop = 301 sq ft / 27.9 sq m

Total = 3039 sq ft / 282.3 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). © nichecom 2024. Produced for Rohrs and Rowe. REF: 1089362



Services: Mains water, drainage and electricity

Ground Source Heat Pump providing underfloor heating on the ground floor and heating via radiators to first floor. Heat recovery system to ground floor, Solar panels to provide hot water, Rain water harvesting to provide outside water tap and WC flushing. Calor gas cylinders for gas hob

Directions: What3words: ///modem.inhaled.focus

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.



ROHRS & ROWE

TELEPHONE 01872 306 360

EMAIL Info@RohrsAndRowe.co.uk

WEBSITE www.RohrsAndRowe.co.uk

