



ROHRS & ROWE

Rosewarren View
Old Church Road
Mawnan Smith
Falmouth
TR11 5HU

- Gorgeous period residence
- Stunning views across Falmouth bay
- Beautiful gardens and grounds
- Extensively renovated throughout
- Generous living room
- Spacious kitchen featuring La Cornue cooker
- Wonderful sitting room opening to patio & garden
- Master bedroom with broad balcony
- 4 further bedrooms
- Self contained 1 bedroom annexe
- 2 fireplaces
- Summer house
- Garage & ample parking
- EPC D
- Council Tax Band G

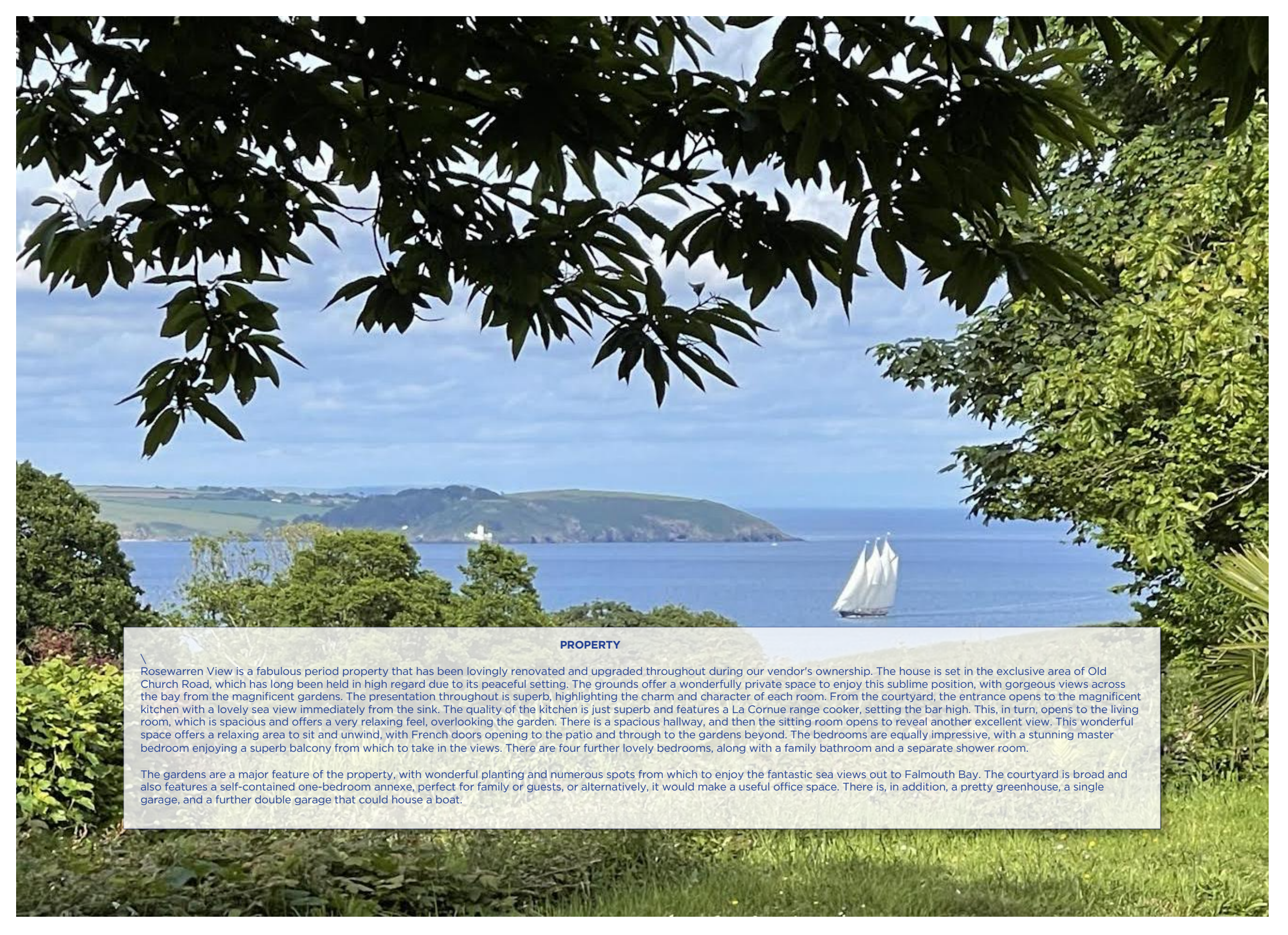
ROHRS & ROWE



A FABULOUS COASTAL RESIDENCE ENJOYING CHARMING AND CHARACTERFUL ACCOMMODATION OF THE HIGHEST STANDARD, SET IN STUNNING PLANTSMAN'S GARDENS ALONG WITH A SEPARATE ANNEXE.







PROPERTY

Rosewarren View is a fabulous period property that has been lovingly renovated and upgraded throughout during our vendor's ownership. The house is set in the exclusive area of Old Church Road, which has long been held in high regard due to its peaceful setting. The grounds offer a wonderfully private space to enjoy this sublime position, with gorgeous views across the bay from the magnificent gardens. The presentation throughout is superb, highlighting the charm and character of each room. From the courtyard, the entrance opens to the magnificent kitchen with a lovely sea view immediately from the sink. The quality of the kitchen is just superb and features a La Cornue range cooker, setting the bar high. This, in turn, opens to the living room, which is spacious and offers a very relaxing feel, overlooking the garden. There is a spacious hallway, and then the sitting room opens to reveal another excellent view. This wonderful space offers a relaxing area to sit and unwind, with French doors opening to the patio and through to the gardens beyond. The bedrooms are equally impressive, with a stunning master bedroom enjoying a superb balcony from which to take in the views. There are four further lovely bedrooms, along with a family bathroom and a separate shower room.

The gardens are a major feature of the property, with wonderful planting and numerous spots from which to enjoy the fantastic sea views out to Falmouth Bay. The courtyard is broad and also features a self-contained one-bedroom annexe, perfect for family or guests, or alternatively, it would make a useful office space. There is, in addition, a pretty greenhouse, a single garage, and a further double garage that could house a boat.







FALMOUTH



MAENPORTH BEACH



HELFDORD RIVER



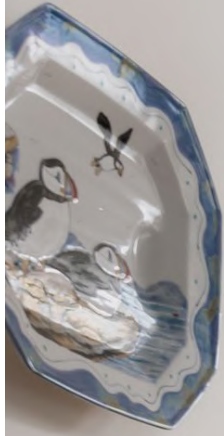
TREBAH BEACH

LOCATION

Rosewarren is set in the exclusive area on Old Church Road, in the ever-popular village of Mawnan Smith, close to the coast, with the beautiful Rosemullion Head and a pretty beach only a quarter-mile walk away - perfect for a quick swim. The village is surrounded by 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, a spa, and a restaurant. The fabulous Maenporth Beach is an attractive walk away with its sandy beach, perfect for family days out, along with its café, 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 as many interesting shops and several marinas for sailing enthusiasts.

DISTANCES

Mawnan Smith: 0.6 Miles • Maenporth Beach: 1.8 Miles • Helford Passage: 1.8 Mile • Trebah Beach: 2.2 Miles • Falmouth: 4.7 Miles • Mylor Harbour: 8 Miles • Truro: 13 Miles





Old Church Road, Mawnan Smith, Falmouth, TR11 5HU



Approximate Area = 2815 sq ft / 261.5 sq m

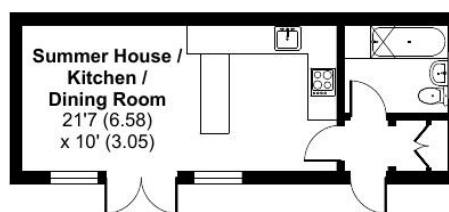
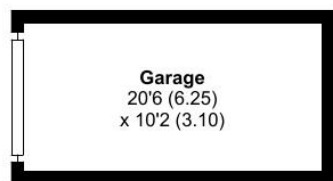
Garden Store = 260 sq ft / 24.1 sq m

Annexe = 293 sq ft / 27.2 sq m

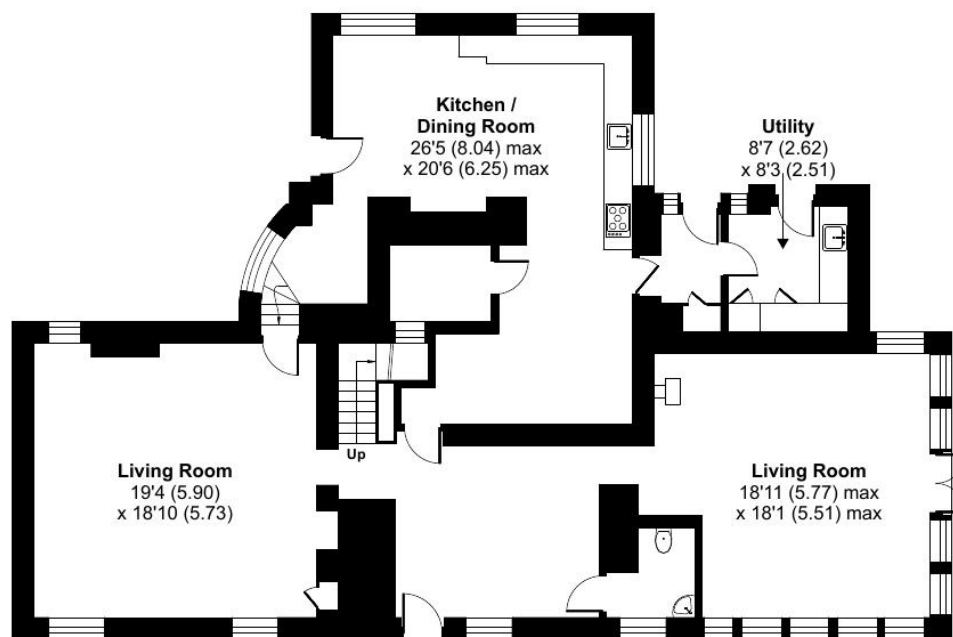
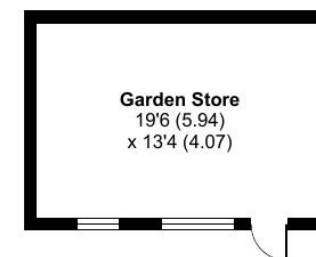
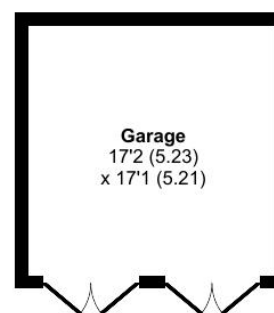
Garages = 502 sq ft / 46.6 sq m

Total = 3870 sq ft / 359.4 sq m

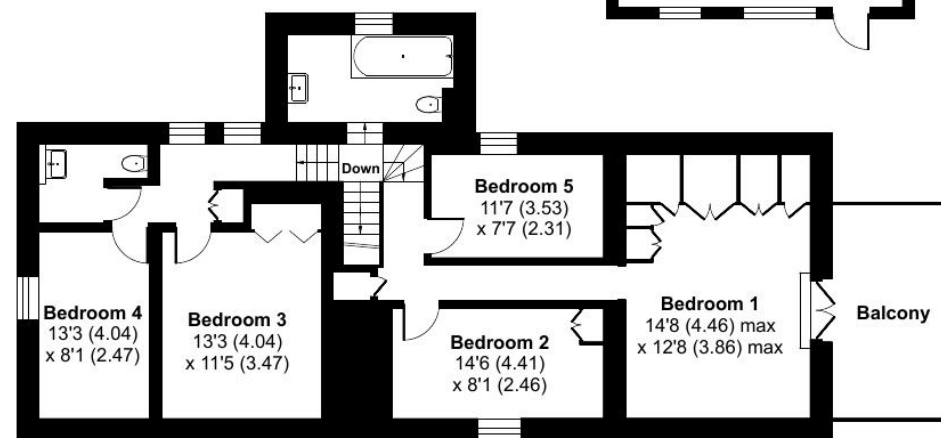
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ANNEXE



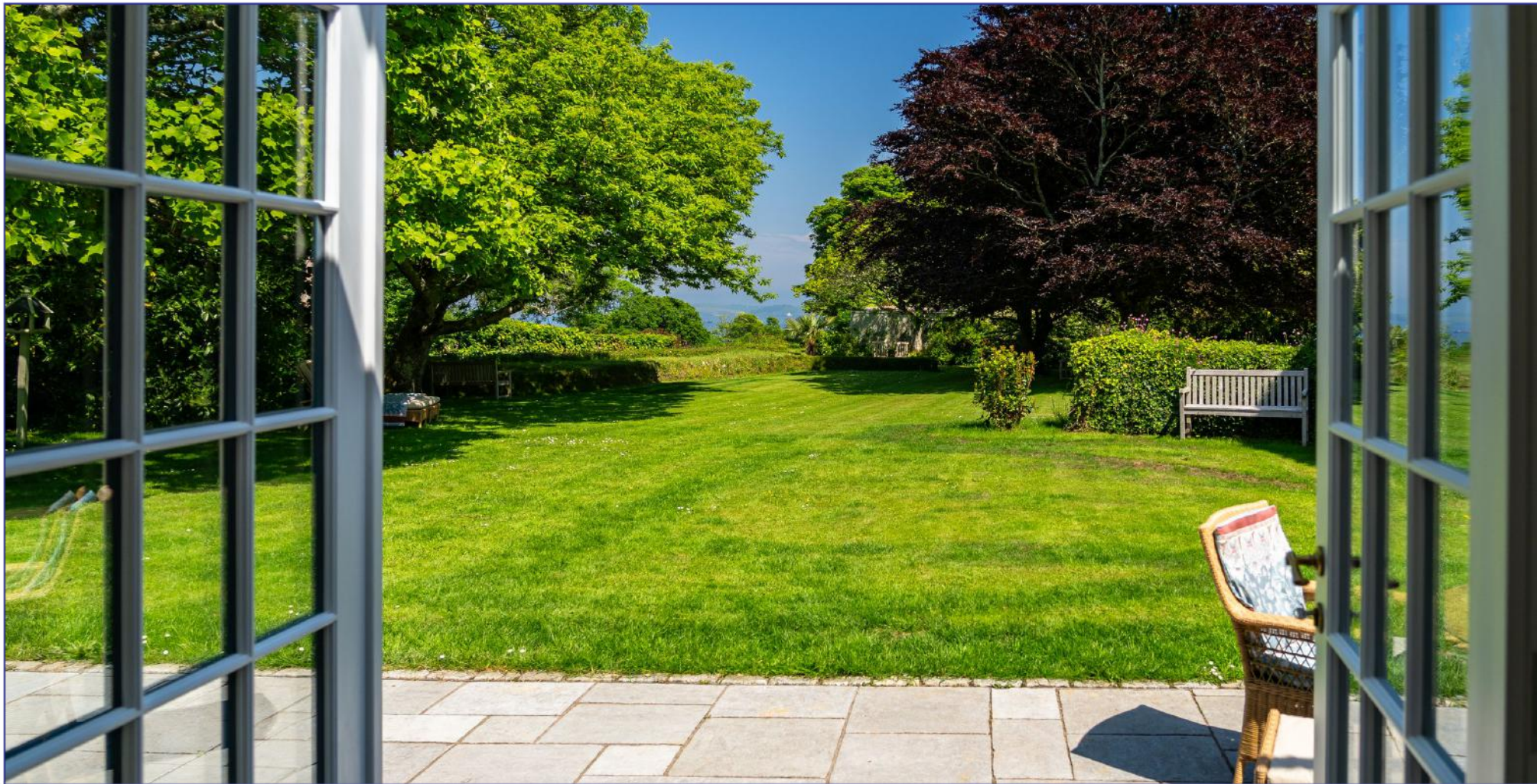
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Rohrs and Rowe. REF: 1132127



Services: Mains water & electric. Private drainage. Oil fired central heating. Propane gas for cooker.

Directions: What3Words: ///propose.stood.lined

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