

TREROSE MANOR
NR FALMOUTH, SOUTH CORNWALL

JONATHAN

CUNLIFFE

Trerose Manor, Old Church Road, Mawnan, Falmouth TR11 5HX

An exceptionally beautiful and much loved country house near Mawnan Church, above the entrance to the Helford River and shoreline of Falmouth Bay.

- Historic Grade II Listed manor house
- 5 double bedrooms
- 37ft kitchen with AGA
- Sitting room
- Panelled study/library
- South-facing gardens of about 1 acre
- Various outbuildings
- Short walk to coast and Helford River
- 5,099 sqft area













SETTING THE SCENE

Old Church Road is without doubt one of the most desirable residential addresses in south Cornwall, and leads to the pretty Mawnan Church, overlooking the entrance to the Helford River.

The area around Trerose Manor is one of Outstanding Natural Beauty with many beautiful coastal walks. A footpath close to the house leads down to Prisk Beach and another from the church down to the beaches on the north shore of the Helford River and westwards towards Durgan. There are deep-water moorings available in the river with Helford River Sailing Club on the south bank of the estuary.

The mild climate here has made it home to some of the country's most celebrated gardens, offering a wealth of rare and exotic plants. Indeed, Mawnan Smith is sometimes referred to as "the gardens parish of Cornwall", being home to both Trebah and Glendurgan.

The busy port and university town of Falmouth is nearby, with a rail connection to Truro, which is on the main London-Paddington to Penzance line with an overnight 'sleeper' service. Approximately one hour's drive from Trerose is Newquay regional airport and in Truro, approximately half an hour's drive, independent prep' and secondary schools.

HISTORY

Cornwall's history has largely been determined by its geographical location at the extreme westerly tip of England, with its rugged coastline surrounded on three sides by the sea. The history of Trerose, likewise, could be said to derive from its strategic position at the mouth of the Helford River, used to advantage in times gone by, by seafarers, smugglers and pirates with local knowledge of the estuary.

In Cornish, Trerose means 'The house on the headland'. During the 16th Century Trerose Manor was the property of the Killigrew family, who played a significant role in shaping Falmouth's maritime history and despite holding high office, were also notorious pirates. In 1635, Sir Robert Killigrew (who was Deputy Lieutenant - and later MP for Cornwall) sold Trerose to Sir Nicholas Slanning, Governor of Pendennis Castle, a staunch royalist who was killed at the Battle of Bristol.

In 1675 Trerose was sold to the Rogers family and for the next three hundred years was the property of a number of local families. Perhaps best underlining how special it is, Trerose Manor has only changed hands once since 1979.

THE TOUR

A pillared portico leads into a reception hall with a slate-flagged floor and an illuminated well. Beyond there is an impressive 37ft kitchen/family room, which is the heart of the house. It has a four oven oil-fired AGA at one end, and a wood-burner in a stone fireplace at the other; the dining area can comfortably seat twelve people. Three pairs of French windows open onto the south-facing slate terrace, which runs the full length of the building. Behind the kitchen is a walk-in larder and also a spacious additional kitchen/utility room with access into the hall.

A beautifully proportioned dual-aspect sitting room with floor to ceiling sash windows and an open fireplace leads from the kitchen/family room. To the right of the fireplace is a secret door to a workshop/office with further access to the rear courtyard. In the wing is a handsome panelled library with parquet floor, wood-burner and sash windows.

There are two separate staircases to the first floor which contains five bedrooms (three with en suite bathrooms) and a shower room on the half landing. From the first floor landing, there is a further staircase up to an attic, which is fully floored and runs the whole length of the building providing extensive storage.

THE GREAT OUTDOORS

The garden is a perfect blend of a plantsman's paradise and a family garden. The large lawn in front of the house is ideal for energetic family games and the carefully planned herbaceous borders surrounding the lawn provide a wealth of year-round colour.

In the lower garden there is a wide selection of interesting trees and shrubs, many of which are particularly suited to the mild Cornish climate. Of particular interest is a tree dahlia which was brought back from the Himalayas by a previous owner.

Beside the drive is a small former stable block, an attractive clock tower, and a garage/garden tool store. At the bottom of the drive is a boat-store and behind the main building a wood store with convenient access via the workshop to the open fire in the drawing room. There are two greenhouses - one by the drive and one in the garden; there is also a potting shed.

Far and away the greatest joy of the garden at Trerose is the immense sense of privacy, peace and tranquillity. Trerose is a beautiful Cornish house, but above all it is a home, imbued with tangible warmth and happiness. The garden in which it sits reflects and enhances this enduring spirit.

SERVICES

Mains water and electricity. Private drainage. Oil-fired AGA and central heating system (2 boilers)

DISTANCES (All distances approximate)

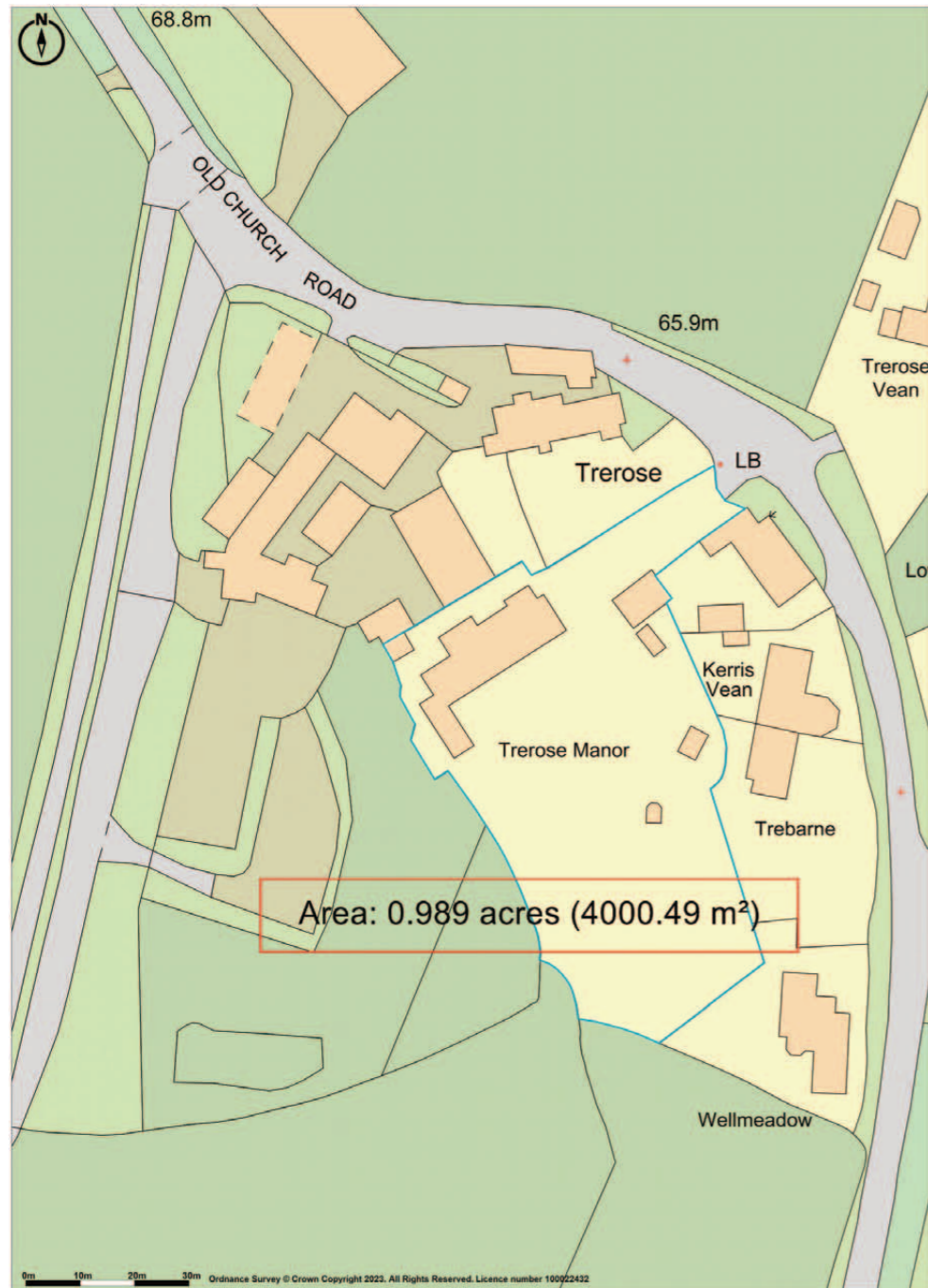
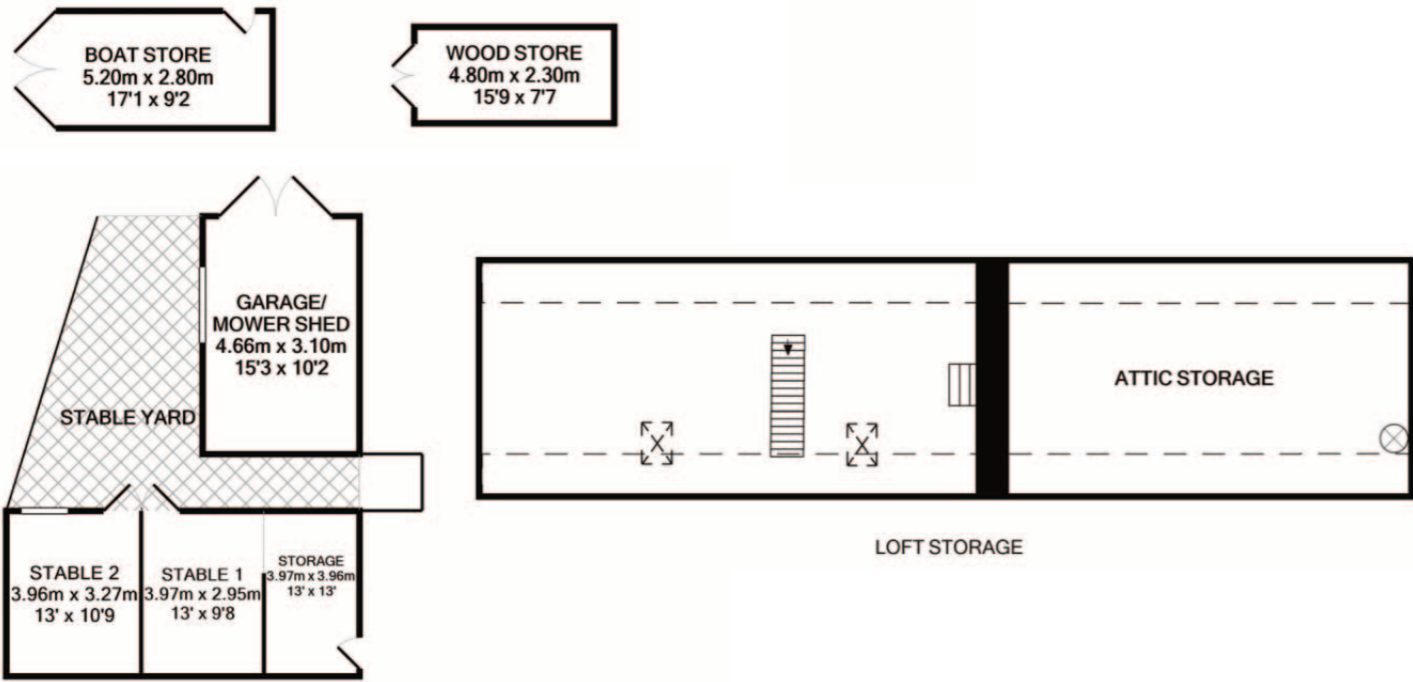
Mawnan Smith 1 mile, Helford Passage 4 miles, Falmouth 5 miles, Truro 13 miles.

WHAT3WORDS LOCATION

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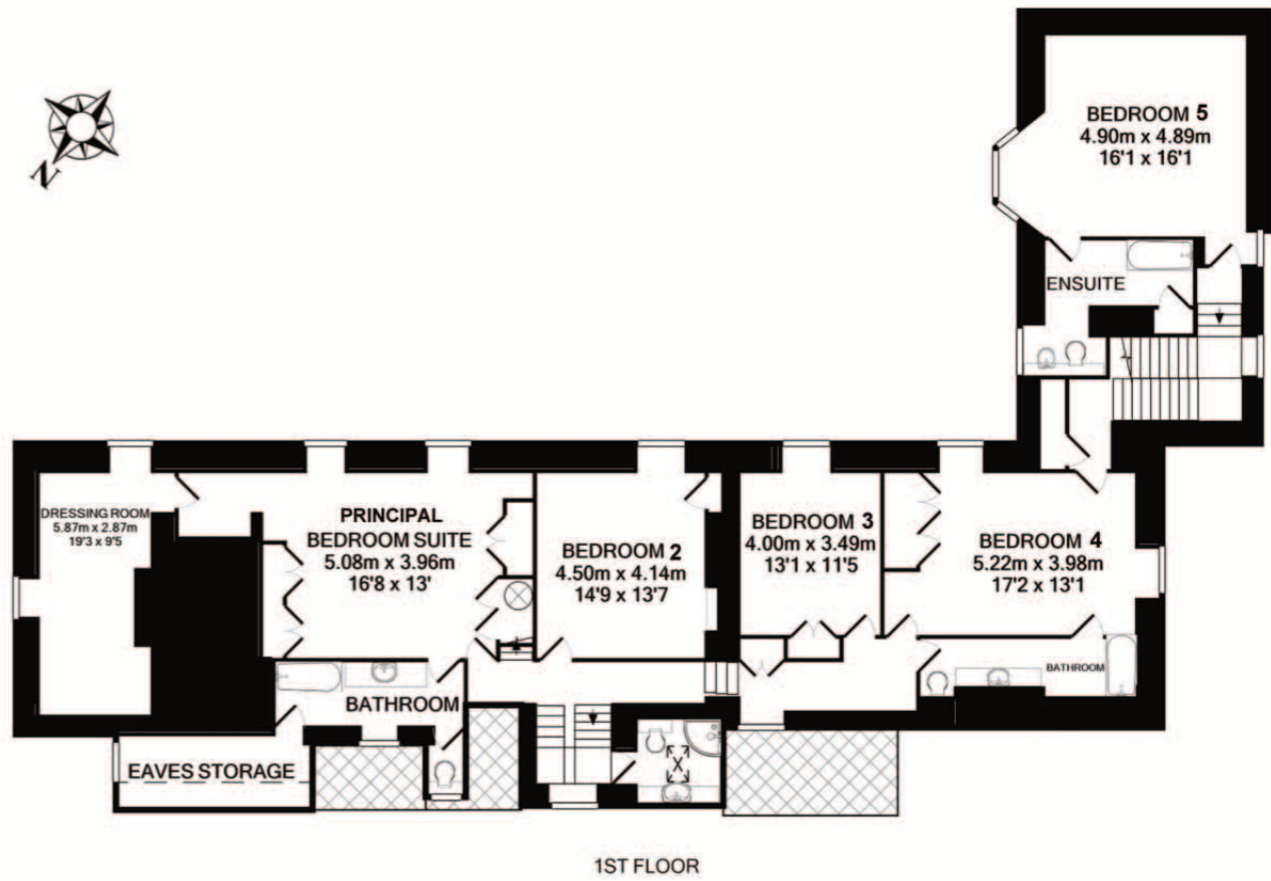
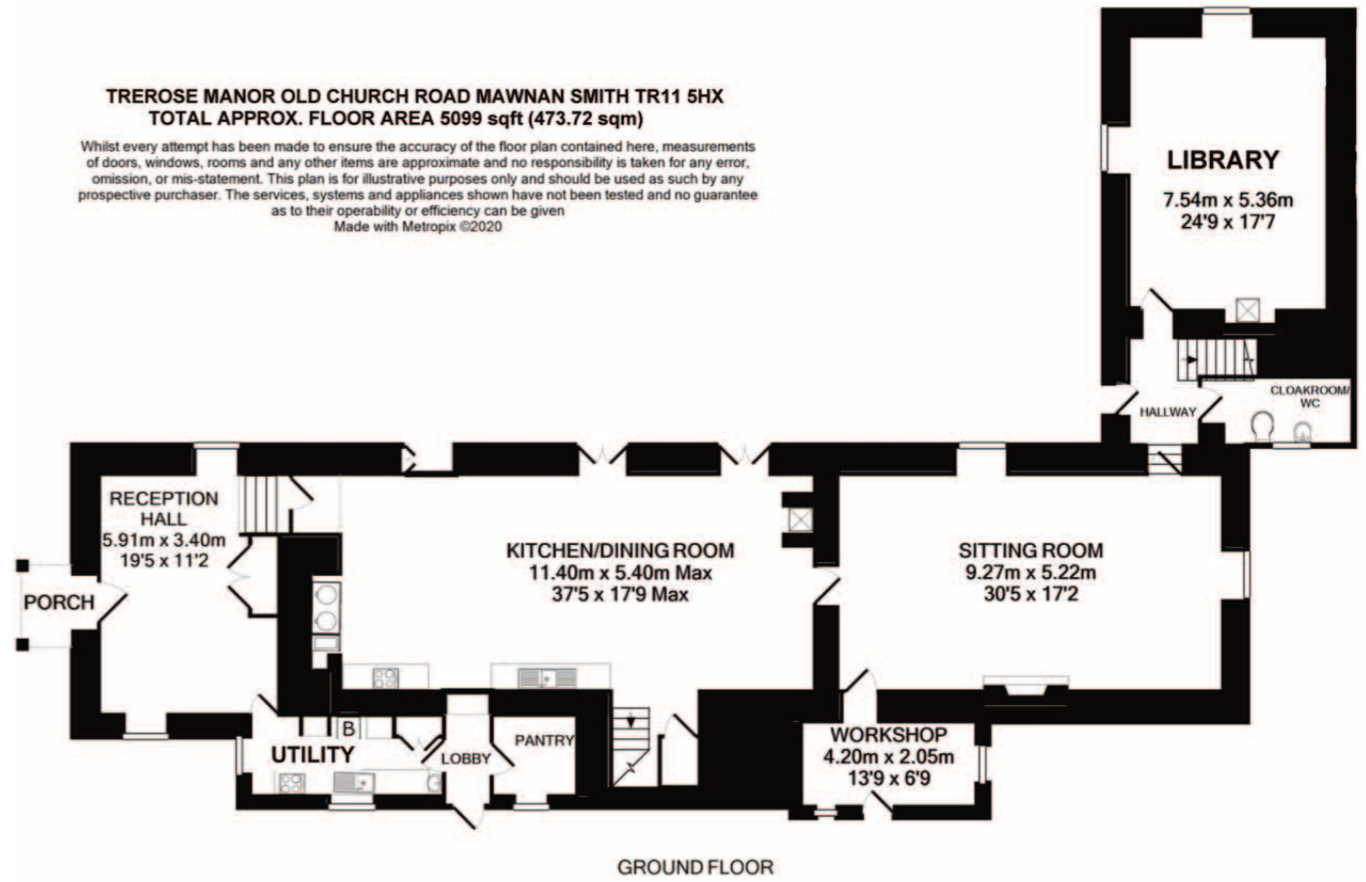
COUNCIL TAX BAND

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TREROSE MANOR OLD CHURCH ROAD MAWNAN SMITH TR11 5HX
TOTAL APPROX. FLOOR AREA 5099 sqft (473.72 sqm)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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