



Meudon Farm

Maenporth





Meudon Farm, Maenporth Road, Maenporth, Falmouth TR11 5HT

Positioned between the highly desirable seaside hamlet of Maenporth and equally sought-after Mawnan Smith, this characterful semi-detached farmhouse offers a rare opportunity to create a charming countryside home within one of south Cornwall's finest locations. Meudon Farm requires total refurbishment and is a chance to restore a traditional home in one of Cornwall's most desirable areas.

The location

Meudon Farm enjoys an exceptional location in this Area of Outstanding Natural Beauty, perfectly situated between Maenporth beach and the heart of Mawnan Smith. Just half a mile from the Southwest coast path, offering easy access to the stunning coves and headlands of Bream Cove and Rosemullion Head – a much sought after area of the South Cornish coast.

The nearby village of Mawnan Smith is a particularly well served, offering a welcoming community with a village shop, doctors' surgery, garage, coffee shop, two churches, hairdressers and the popular thatched Red Lion Inn, known for its good food and friendly atmosphere. A short drive away, the vibrant seaside town of Falmouth provides a wide range of eclectic shops, bars, restaurants and cultural attractions, making it one of the UK's most dynamic coastal attractions.

For the sports and outdoor enthusiasts, the area offers a wealth of opportunities. Local football and cricket teams are active in the surrounding villages, and there are five golf courses within 20 miles radius - the nearest being at the Budock Vean Hotel. Moorings as well as wind surfing, water skiing and kayaking are available on the waterfront at Helford Passage where the Ferryboat Inn is positioned above the beach. There is also a seasonal passenger ferry across the river to The Shipwrights, a wonderfully positioned pub on the south bank of the Helford.

The Helford River is one of the most picturesque and unspoilt areas in Cornwall, sitting within an AONB with its deep sheltered valleys, wooded and hidden creeks that cut inland along this sheltered part of the south Cornish coast.

The area offers safe swimming, sailing and watersports within a timeless natural harbour in which to explore, relax and recharge, much of which is owned and protected by the National Trust. As well as having fine coastal walks and creek paths, the area also enjoys a climate suited to many sub-tropical varieties as the nearby gardens of Glendurgan and Trebah Gardens display so beautifully..

Distances

Hotel Meudon – 120 yards; Mawnan Smith – 0.6; Maenporth beach – 0.6;
Mawnan Church – 1; Trebah and Glendurgan Gardens – 1.5; Helford Passage – 2.3;
Falmouth – 3.5; Mylor Yacht Harbour – 7.6; Truro – 12.8;
Cornwall Airport (Newquay) – 34.9

(All distances are approximate and in miles)



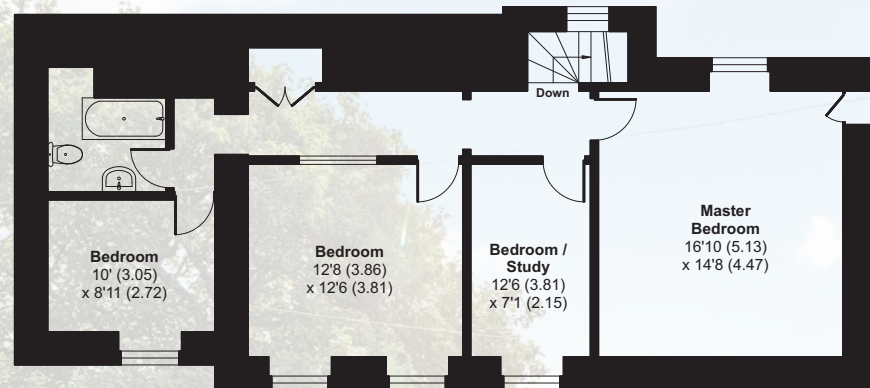
The property

- First sale in over 75 years
- Semi-detached Grade 2 Listed former farmhouse
- Requiring complete refurbishment
- Entrance hall with original flagstone flooring
- Sitting room with views over the rear walled garden
- Dining room including Rayburn (not tested)
- Kitchen / breakfast room
- Separate utility room
- Rear hallway
- Large pantry with slate shelf
- Separate WC
- Two generous double bedrooms
- Two single bedrooms
- Bathroom

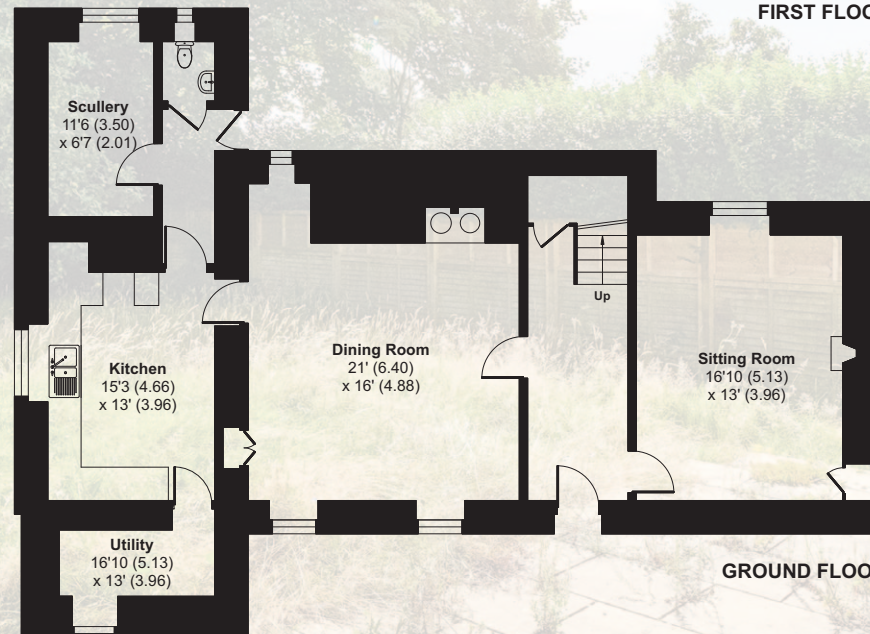
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Main House = 1615 sq ft / 150 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Shore Partnership Limited. REF: 1320548



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. 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 or on behalf of their client or otherwise. They 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 statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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The Gardens and Parking

- Enclosed front garden with mature planting
- Walled garden featuring a large apple tree, terrace and a small outbuilding/store
- Parking area along the verge

Tenure, services and material information

Freehold. Grade 2 Listed. Mains electricity. Mains water. Private drainage (septic tank on neighbouring land). All services are to be confirmed by the buyer.

Council Tax: band E

Broadband: FTTC available in postcode. (source: <https://www.openreach.com/broadband-network/fibre-availability>)

What3Words

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Directions

From the centre of Mawnan Smith, head out of the village along Carwinion Road, passing the cricket club. Continue as the road becomes Maenporth Road. At the junction with Old Church Road, stay on Maenporth Road and proceed towards Maenporth for half a mile. Meudon Farm will be found on the right-hand side, positioned on the bend.





Tim May
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WHERE YOU LIVE MATTERS

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