



TOM WILLS



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PERSONAL PROPERTY AGENTS

Carrick, Trelawney Close
Maenporth, Falmouth, TR11 5HS
£1,150,000



3



2



1



E

Carrick, Trelawney Close

Maenporth, Falmouth, TR11 5HS

Occupying a magnificent plot of just over 3/4 acre, this 2/3-bedroom bungalow enjoys glorious, captivating views of Falmouth Bay from both the accommodation and the vast surrounding grounds. A gated entrance and sweeping driveway lead to a generous parking area and a detached garage. Gently sloping lawns are situated to the front and a beautiful orchard garden occupies the upper side of the land.

- Large plot of approximately 0.8 acres
- Huge potential to improve and personalise
- Gated entrance and sweeping driveway
- Mature tree-lined borders
- 2/3 bedrooms
- Breathtaking views
- Equidistant from Falmouth and The Helford River
- Area of outstanding natural beauty
- No onward chain
- Immediate vacant possession upon grant of probate





Offered for sale for the first time over 30 years, 'Carrick' was constructed around 1960 on the upper side of its sizeable plot of approximately 0.8 acres. As a result, most of the accommodation overlooks its own gently descending gardens, Falmouth Bay, and miles of open sea beyond. The property offers magnificent potential for improvement, personalisation and potential redevelopment, subject to the required consents. Internally, the accommodation requires updating although currently benefits from uPVC double glazing. There is a combination of electric night storage heaters and electric panel heaters, which could be replaced with more modern equivalent electric heating or possibly oil fired central heating if desired. The generous proportions of the living areas and entrance hall are particularly impressive with both sitting and dining areas capturing the fabulous outlook through large windows.

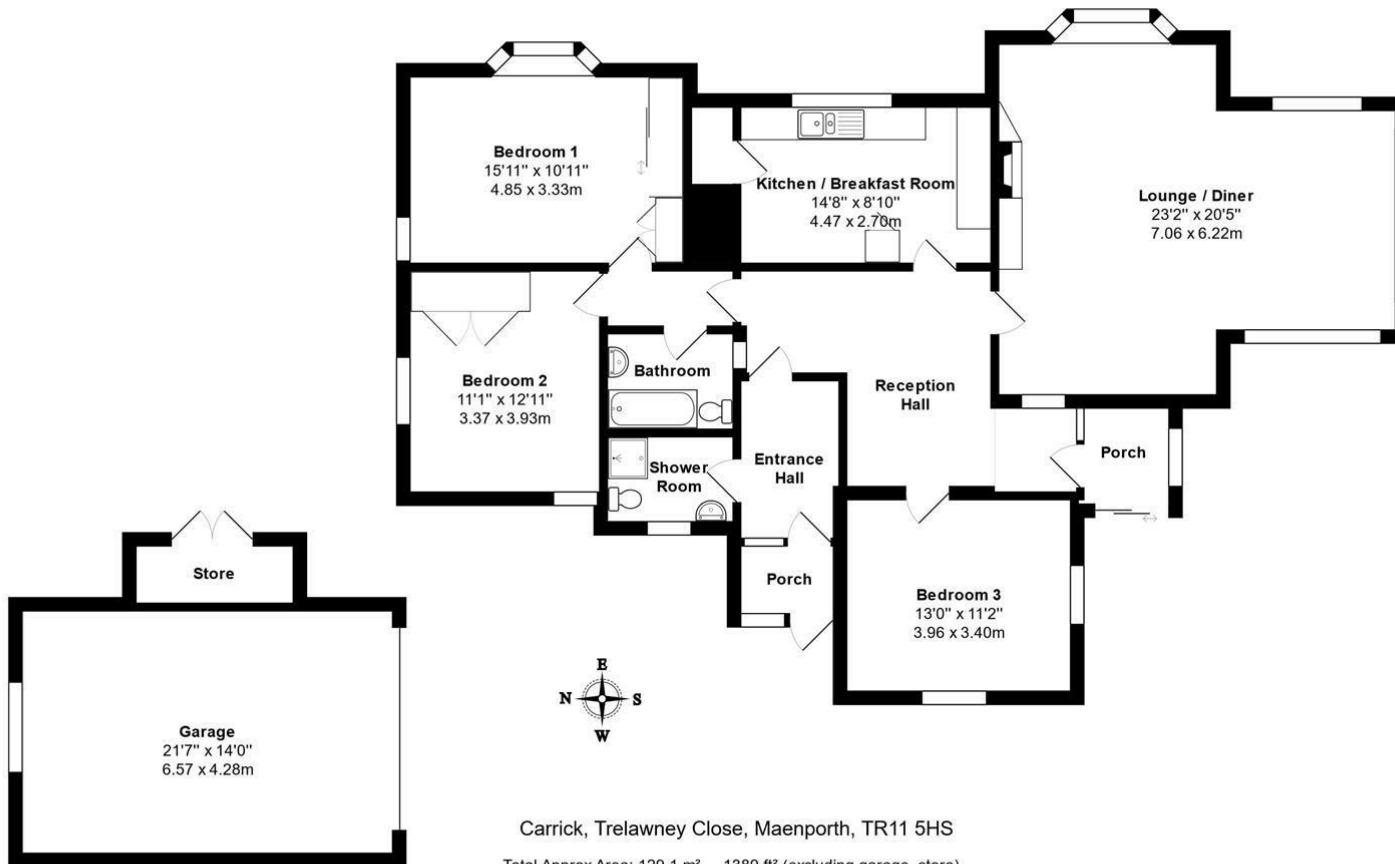
Rarely do properties of this caliber and plot size with sea views enter the market, particularly in this sought-after location between Falmouth and The Helford River.

Located at the end of a private road off Maenporth Road in between Maenporth Beach and the mouth of The Helford River, this individual property sits within a designated AONB (area of outstanding natural beauty). Surrounded by stunning beaches and renowned sailing waters, including world-class yachting facilities and marinas in close proximity, this area is a paradise for water enthusiasts. The southwest coastal path is just a short stroll away, offering picturesque walks in both directions and direct access to Maenporth Beach.

Maenporth Beach itself is a gorgeous sandy beach with shallow waters and rock pools at low tide, ideal for activities like sailing, surfing, SUPs, diving, and coastal walks. The beach also features a cozy café and the Falmouth Surf and Water Sports School. Directly behind and overlooking the beach, is The Cove Restaurant, boasting a spacious outdoor dining terrace with breathtaking sea views.

ADDITIONAL INFORMATION

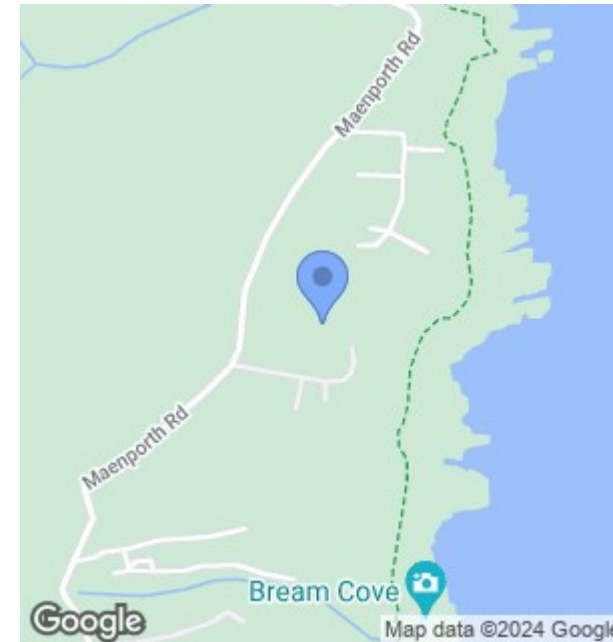
Tenure - Freehold. Possession - Vacant possession upon completion with the benefit of no onward chain. Services - Mains electricity and water are connected. Private drainage. Council Tax - Band F. EPC rating - 40 (E).



Carrick, Trelawney Close, Maenporth, TR11 5HS
 Total Approx Area: 129.1 m² ... 1389 ft² (excluding garage, store)
 All measurements are approximate and for display purposes only

Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|-----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 76 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | 40 | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |