



TOM WILLS
PERSONAL PROPERTY AGENTS

Highcroft Maenporth Road
Maenporth Falmouth, TR11 5HR
£1,100,000



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PERFECT FOR MULTI-GENERATIONAL LIVING. A substantial, highly versatile, and impressive property both inside and out, set on a glorious plot of just under half an acre. Tucked well away from the road, this superb detached house enjoys a peaceful position within a 5-minute walk of Maenporth Beach and the stunning South West Coast Path—one of the most breath-taking stretches of coastline in the county.

- 6 bedrooms overall
- 4 bedroom main house plus 2 bedroom annexe
- Glorious wrap-around gardens
- Tucked away at the end of a private lane
- Partial bay views
- Well maintained
- Extended 3 times since original build
- Positioned between Falmouth and Helford River
- 5 minute walk to Maenporth Beach
- First time on the market for 33 years





THE PROPERTY

Highcroft is a magnificent home offering over 3,000 sq. ft. of adaptable living space, surrounded by large wrap-around gardens and enjoying partial views of the bay. The property comprises a four-bedroom main residence and a two-bedroom annexe. Alternatively, it can function as a generous six-bedroom family home with three living rooms, two dining areas, a conservatory, and three bathrooms—offering exceptional flexibility for multi-generational living or home working.

THE ACCOMMODATION

The spacious and adaptable layout is the result of three significant extensions since its original construction as a bungalow in the late 1950s. In 1977, a first floor was added; in 1994, a grand entrance hall and large sitting room with vaulted ceilings and a wood burner were constructed; and in 2013, the current owners added a substantial annexe, which remains connected to the main house via an internal door. Many rooms, especially the south-facing bedrooms, benefit from views over the rooftops and trees toward Falmouth Bay.

THE EXTERIOR

The property is enveloped by gardens and a driveway, offering the opportunity to designate a separate private garden for the annexe while maintaining full privacy for the main residence. The grounds are predominantly level and ideal for families, pet owners, and gardening enthusiasts, with expansive lawns, beautifully maintained flower beds, and mature borders. The south-facing side of the main house features a slightly elevated deck, a tranquil pond, and access to the garden from both the conservatory and the main sitting room. A wide driveway provides ample parking for several vehicles, as well as boats or motorhomes, and is accessed via a private lane owned by the neighbouring property. Highcroft benefits from a fully established and undisputed vehicular right of way.



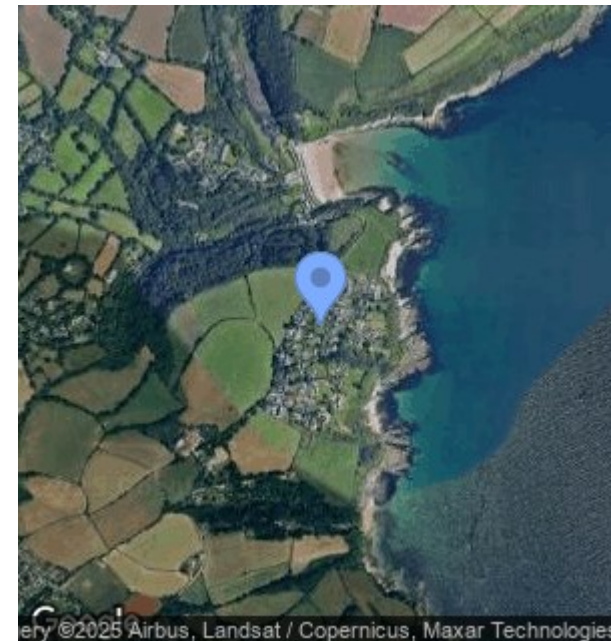
SOLAR PANELS AND HEATING

The entire property is equipped with well-maintained oil-fired central heating systems, with separate systems for the main house and the annexe. Recently installed solar panels generate an annual income of approximately £700-£800 (in addition to free electricity when in use). A smart energy management system has also been installed, which redirects surplus power to heat the water. All windows and doors are double glazed, and the annexe was built to 2013 building regulations, incorporating high levels of insulation throughout.

ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion to coincide with our client's onward purchase - to be confirmed. Services - Mains electricity, water and drainage connected. Solar Panels with FIT and hot water switch over. Oil fired central heating. Council Tax - Main house Band F, Annexe Band A. Main house EPC Rating- 33(F). Annexe EPC Rating 74 (C).





Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	53
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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