



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10057

£975,000

Firs Lodge,  
Maenporth Road, Falmouth, Cornwall, TR11 5HT

**FREEHOLD**



**Found in a private, quiet, coastal position between the village of Mawnan Smith and Maenporth beach, in an Area of Outstanding Natural Beauty, a detached Edwardian house in an extensive, level lawned garden plot extending to around  $\frac{1}{3}$  of an acre. With plentiful living accommodation and up to 4 bedrooms, with gated driveway parking, detached garage and workshop and views across the surrounding farmland to Falmouth Bay.**







### **SUMMARY OF ACCOMMODATION**

**Ground Floor** Entrance porch, entrance hall, living room, dining room, kitchen, garden room, conservatory, 2 bedrooms (1 en-suite).

**First Floor** Landing, 2 further large double bedrooms, family bath/shower room, separate wc, attic store room.

**Outside** Gated driveway parking for several vehicles, detached garage/workshop, wraparound level lawned gardens.



## **DESCRIPTION**

Firs Lodge was built circa 1906, with attractive Edwardian elevations and sits in a level, totally private extensive garden plot extending to some  $\frac{1}{3}$  of an acre, boasting mature hedged and treelined boundaries and a sunny aspect across much of its wraparound outside space.

To the front, a vista can be enjoyed over the adjacent National Trust countryside to the fields beyond, and across a broad swathe of open water across Falmouth Bay, with a short walk along this village road in either direction, down to an array of sheltered coves, the South West Coast Path and Maenporth beach – with the village facilities at Mawnan Smith a very short distance away.

Firs Lodge was potentially an original gate house to the coastal mansion below, and the first few feet of the driveway is shared, where a vehicular gate leads on down to that house, and separately a pair of painted timber five bar gates open to a driveway parking area for several vehicles, with a detached garage and workshop and raised alfresco dining terrace to the side which enjoys that vista across the fields and out to sea.

A welcoming entrance porch with mosaic tiled floor leads into an inner hall which further serves the living room, dining room, a ground floor bedroom the stairs ascending to the first floor landing. The living room is of a decent size, dual aspect and naturally light with a view across the fields and out to sea, a cosy dining room with log burning stove adjacent to the fully fitted kitchen, which then leads into an inner hall, past a utility room and onto an extended garden room which both overlooks and opens to the extensive wraparound lawned gardens. Off the garden room, a uPVC polycarbonate conservatory and ground floor single bedroom with en-suite shower room. Off the initial entrance hall, there is also another dual aspect double bedroom, and the staircase ascending from the hallway to the first floor landing, which thereafter serves two more large double bedrooms and the family bath/shower room with a separate wc. The principal bedroom enjoys the best vista, elevated across the fields and out to Falmouth Bay.

Outside, the gardens are particularly lovely, extensive and extending to a little over  $\frac{1}{3}$  of an acre, bordered by high hedged and mature treelined boundaries with an array of seating areas to follow the day's sunshine.

## **LOCATION**

Firs Lodge enjoys an elevated setting that provides some views, between the canopy of the trees below, towards Falmouth Bay. The bay is a constant hive of activity with a wide variety of boats and shipping coming and going from the busy port of Falmouth to the north east with further pleasure and sailing craft regularly crossing the bay to the Helford River just to the south. This area provides some of the safest and best day sailing waters available anywhere in the country.

This area of south Cornwall is particularly renowned for its breathtaking coastal scenery, regarded as some of the finest along the south coast. The nearby Helford River is one of the most picturesque estuaries in Cornwall providing sheltered waters and safe moorings with easy access to the open sea between Falmouth and the Helford. The bay provides easy access to three marinas and a wide array of chandlery boatyards and other facilities.



Firs Lodge is situated a short walk from the lovely beach Maenporth and the coastal footpath which provides stunning coastal walks in both directions. The popular village of Mawnan Smith is about a mile away and provides local amenities including an active community, post office and good range of everyday shops. The town and bustling port of Falmouth is some 4 miles away providing further extensive commercial, marine and other facilities whilst the cathedral city of Truro is circa 14 miles to the north providing an extremely wide array of leisure, commercial and retail facilities, state and private schooling and the Hall for Cornwall that regularly hosts theatrical and a variety of international entertainments throughout the year. Falmouth provides a mainline railway station with a direct link to London Paddington with approximate travel time of 4½ hours. From Truro there is easy access by road to the A30 (Cornwall's main arterial road) providing a mainly dual carriageway route all the way to Exeter where it joins the national motorway network.

**Cornwall Airport Newquay is approximately 32 miles away providing daily shuttle flights to a variety of UK and European destinations. There are two golf courses within easy reach and famous gardens nearby at Glendurgan and Trebah which are located on the nearby Helford estuary.**



### **THE ACCOMMODATION COMPRISES** **(all floor plans and dimensions are approximate)**

A gravelled driveway provides parking for several vehicles in front of a detached large single garage and workshop, with a step with terracotta tiles opening to the dual aspect glazed:-

**ENTRANCE PORCH** With near full height double glazed uPVC windows on the side elevation looking back towards the garden, with a part glazed uPVC front door with matching glazed side panels on the front elevation, looking over the hedged boundary and driveway,



to the undulating countryside beyond and out across Falmouth Bay. A welcoming approach to the property, with mosaic tiled flooring, leading through an archway into:-

**ENTRANCE HALL** With doors leading to the living room and dining room and staircase ascending to the first floor landing and a double bedroom on the ground floor.

**LIVING ROOM – 12'10" x 10'3"** Another well proportioned, naturally light dual aspect room with deep sill windows on the front and side elevations, to the side looking back towards the driveway and high hedge boundaries and to the front, enjoying a vista across the driveway and towards the bay beyond. Feature fireplace with painted mantel and surround and tiled hearth (not working) either side of which are recessed, part glazed shelved display cabinets. Night storage radiator.



**DINING ROOM – 13' x 12'10"** A well proportioned room with sliding near full height glazed doors on the side elevation both opening to and overlooking the garden, and flooding in a good degree of westerly afternoon and evening sunshine. A charming room with engineered oak flooring and warmed by a focal log burning stove with independent night storage heaters, with a square arch opening through to:-

**KITCHEN – 12'10" x 7'6"** A fully fitted kitchen with Shaker style wooden units beneath roll edge granite effect worktops with a full range of both wall and base fitted units with tiled flooring, undercounter space and plumbing for appliances. With a single bowl sink and drainer adjacent to a deep sill double glazed window on the side elevation overlooking the side garden, mid height fitted double oven, full ring Neff electric hob with concealed extractor fan over and a multi pane internal window looking through to the garden room.



From the dining room, a small corridor with two shallow steps lead to an inner hall which further serves a utility room which leads out to the garden, and separately into-



**GARDEN ROOM – 19'8" x 17'6"** A particularly spacious, impressive dual aspect addition to the accommodation, with picture double glazed window and two sets of sliding full height double glazed doors on opposing elevations, overlooking two separate corners of the garden, and flowing out to an alfresco dining terrace and on to the primary expanse of level lawn. A very well proportioned room with inset LED downlighters, focal point log burning stove with a brick surround, oak mantel and slate hearth, further warmed by independent electric radiators, with a full height glazed uPVC door leading out to the conservatory, and separately another bifold internal door leading to a small single bedroom suite.

**CONSERVATORY – 12'2" x 11'** Pitched polycarbonate roof and triple aspect double glazed mid height windows and doors providing a bonus room to the accommodation, again flowing out to the gardens beyond.

**BEDROOM 4 – 8'3" x 5'9"** Found off the garden room with a double glazed window on the side elevation overlooking the side garden, a useful occasional single bedroom or ideal home office, complemented by:-

**EN-SUITE SHOWER ROOM** Comprising a low level flush wc, wall mounted wash hand basin and shower enclosure with corner glazed screen and pivot door, with an electric Bristan shower. Flooded with light from a Velux window and warmed by a night storage heater.

From the initial entrance hall, a door opens to a further:-

**BEDROOM 3 – 13' x 10'8"** A particularly spacious, well proportioned dual aspect double bedroom with two deep sill uPVC double glazed windows on the front and side elevations, to the front enjoying a vista across the entrance drive, over the profusely stocked hedge boundaries towards Falmouth Bay and the headland's beyond with a further double glazed window on the side elevation overlooking the gardens. Fitted wardrobe providing hanging



and shelved storage, mid height fitted cabinet with sink and a focal fireplace with mosaic tiled surround and painted mantel (not working).

**UTILITY ROOM** A dual aspect space with double glazed window and part glazed door both overlooking and opening to the rear garden. An ideal space for white goods, coats, shoes etc.

From the entrance hall, stairs ascend to:-



## FIRST FLOOR

**LANDING** Flood with light from a deep sill multi pane window on the rear elevation, with a split-level landing serving two further double bedrooms, separate wc and the family bath/shower room.

**BEDROOM 2 – 13' x 10'4"** A well proportioned, naturally light double bedroom, with deep sill double glazed window on the side elevation enjoying a vista over the gardens and surrounding countryside. With a Heritage style wash hand basin set on a vanity unit and array of fitted wardrobes providing hanging and shelved storage.

**BEDROOM 1 – 12'10" x 10'2"** A well proportioned, again naturally light large double bedroom, positioned to the front of the house, with broad tall uPVC double glazed window enjoying a magnificent vista across the surrounding countryside and out across Falmouth Bay, enjoying the best of the afternoon and evening's sunshine and flooded with light from its south westerly aspect. A good sized double bedroom with fitted wardrobe and warmed by a wall mounted independent electric radiator.

**FAMILY BATH / SHOWER ROOM** Well appointed with a cream coloured suite comprising a low level panelled bath with handheld mixer shower attachment, pedestal mounted wash hand basin set in an arched





recess and walk-in shower enclosure with Mira Sport electric shower. Lit by a deep sill broad and tall double glazed window on the side elevation enjoying a vista across the surrounding farmland and further lit by a range of inset spotlights. Wall mounted independent electric radiator and a further useful shelved storage cupboard.

Accessed off the main landing a door opens to a useful particularly large wraparound eaves storage room and door also to:-

**CLOAKROOM / WC** Comprising low level flush wc and wall mounted wash hand basin.

### OUTSIDE

Approached off the village road that leads between Mawnan Smith, Maenporth beach and the bustling harbourside town of Falmouth, a pair of painted vehicular gates open from a tarmacadam lane into the gravelled driveway parking area which provides off-road parking for 5-6 vehicles in front of the detached, large single garage and workshop. From this immediate front garden and driveway area, there is a raised, paved alfresco dining terrace on the sunny south westerly corner, sheltered by the profusely stocked hedged boundaries, enjoying an elevated vista across the surrounding farmland and down to Falmouth Bay. Pedestrian gates open from either end of the driveway parking into two sides of the extensive wraparound lawned gardens.





The gardens are particularly impressive, extensive and bordered by high hedged mature treelined boundaries, enjoying an exceptional degree of privacy and peace, profusely stocked and a fabulous wildlife habitat, ideal for the green fingered with profusely stocked beds and borders, and an array of sheltered seating areas to follow the day's sunshine. A level lawn wraps around the primary side elevation of the house, passing the garden room and back around to the conservatory, where a further sheltered corner of the garden nestles between the dining room and hedged lane side boundary where, subject to necessary consents being obtained, it would be sensible to consider extension to the accommodation.

## **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** TR11 5HT.

**SERVICES** Mains electricity and water. Private septic tank drainage.

**COUNCIL TAX BAND** G (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

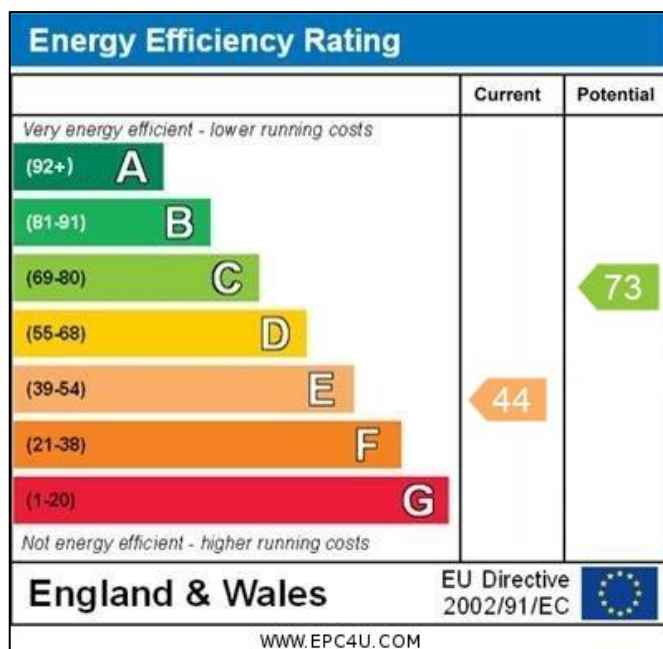
**DIRECTIONS** From Falmouth, follow the coast road towards Maenporth beach and Mawnan Smith, and after passing the beach on the left hand side, continue up the steep hill towards the village. After the brow of the hill, round the chicane bend and past the Meudon Hotel on the left hand side, Firs Lodge will be found approximately 100 yards on the left hand side.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

## **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme





**Not to scale – for identification purposes only.**

## Maenporth Road, Maenporth, Falmouth

Approximate Area = 1994 sq ft / 185.2 sq m

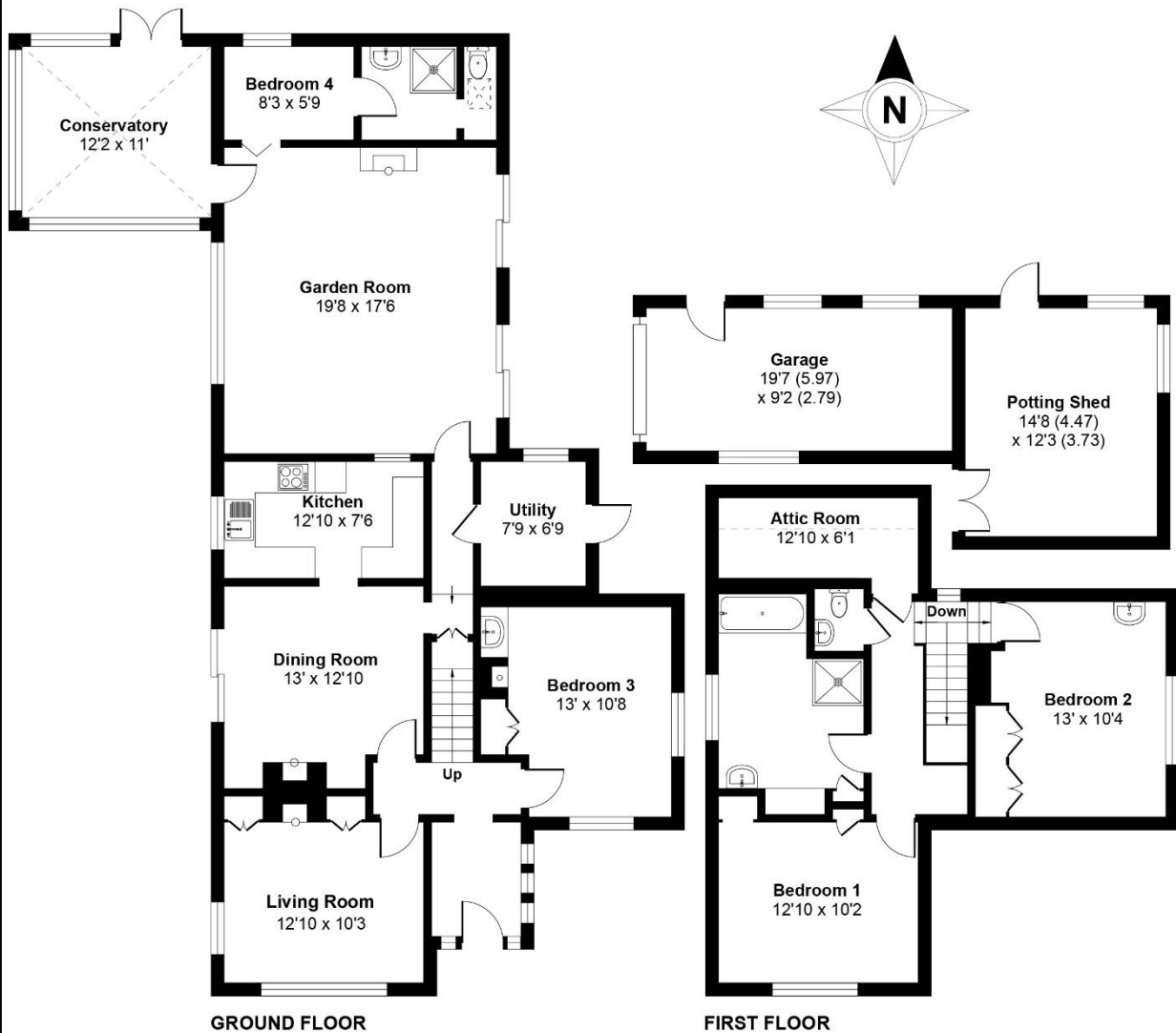
Limited Use Area(s) = 26 sq ft / 2.4 sq m

Outbuilding = 181 sq ft / 16.8 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 2381 sq ft / 221.1 sq m

For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2024.  
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