



Valley View



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Maenporth, Falmouth, TR11 5HL

Maenporth Beach 0.5 miles Mawnan Smith 2 miles Falmouth
2.5 miles

A handsome detached barn conversion nestled in a picturesque rural location, within a few hundred yards of the coast path and in proximity of multiple beaches.

- Area of Outstanding Natural Beauty
- Barn Conversion
- 4 Bedrooms, 3 Bathrooms
- Garden and Copses
- Shared Private Coast Path Access
- Rolling Countryside Views
- Ground Source Heat Pump
- EPC Band F
- Council Tax Band - F

Guide Price £725,000

SITUATION

This handsome barn conversion is conveniently located around 0.75 miles from the sandy cove at Maenporth, nestled between Falmouth and the Helford River. The property has shared private access onto the South West Coastal Path and enjoys countryside views and a wonderful tranquil setting. The property is situated in an Area of Outstanding Natural Beauty, close to Falmouth Bay and Rosemullion Head in a much sought-after area of the South Cornish coast. Mawnan Smith, only 2 miles away, has a selection of shops, village pub, church, bowls club, football club, children's play park and more. For the sports enthusiast, there are several golf courses in the area including The Budock Vean Hotel and Spa with its 18-hole golf course, 5 miles away. Falmouth Golf Club is just one mile from the property. In addition to river and sea fishing, both Maenporth and Swanpool beaches offer a range of watersports.

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DESCRIPTION

This striking detached (with the exception of two granite beams) barn, converted around 20 years ago, is set in a small development and is close to both the beach and coastal footpath. Well-presented throughout, the generous accommodation includes a master bedroom suite with en-suite shower. The second bedroom also has an en-suite shower room and the two further double bedrooms are served by the comfortable family bathroom.

The ground floor accommodation includes a spacious entrance hallway leading to a truly stunning sitting room which was previously used as the farm's grain store. There is a cloakroom, storage cupboards, and boiler room which is where the ground source heat pump is located and a comfortable kitchen/dining room with a range of fitted kitchen units, breakfast bar, space for an 8/10 seat dining table and large windows at the gable end giving views over the Maen Valley. When the conversion took place, the owners did an excellent job of retaining many of the key features of the barn which has allowed it to retain its rustic charm.

OUTSIDE

Valley View is approached via a sweeping shared driveway and has parking for a number of cars. The space to the side of the property is currently part of a wide farm track which could be landscaped and turned into further parking or additional gardens if required.

The rear of the property has a wraparound stone patio with steps to main garden which is laid to lawn. The owners are including two copses and some additional land behind the current boundary to allow the next owners to make the most of the elevated position and expansive views over the Maen Valley.

The property will also come with a right of way over the vendors land, via a farm track and path, to make use of the private gate onto the coast path and allowing easy access to both Swanpool Beach and Maenporth Beach, both of which have fantastic café facilities.

VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

SERVICES

Shared mains water supply, mains electric, ground source heat pump for hot water and heating, shared private drainage via septic tank. Broadband speed 1 – 16 Mbps, Mobile coverage indoors – EE, O2 and Vodafone likely. Mobile coverage outdoors – EE, Three, O2 and Vodafone likely.

DIRECTIONS

Leave Falmouth heading towards Mawnan Smith and follow Maenporth Road for around 0.7 miles after which you will see a slate sign on your left for Penrose Farm. Turn into the driveway and continue until you reach the barn.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 2080 sq ft / 193.2 sq m
For identification only - Not to scale

First Floor

- Bedroom 1: 4.57 x 5.76m (15' x 12'4")
- Bedroom 4: 3.28 x 3.25m (10'9" x 10'8")
- Bedroom 2: 3.78 x 2.90m (12'5" x 9'6")

Ground Floor

- Dining Room: 4.45 x 4.29m (14'7" x 14'1")
- Kitchen: 3.63 x 3.35m (11'11" x 11')
- Utility
- Bedroom 3: 3.35 x 3.35m (11' x 11')
- Hall: 4.47 x 3.94m (14'8" x 12'11")
- Sitting Room: 6.83 x 6.78m (22'5" x 22'3")

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1124404



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	22	
(1-20)	G		67
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488