



Laskowski
&Co



Bluefields, Trelawney Close, Maenporth, Falmouth, TR11 5HS

Guide Price £1,090,000

A beautifully presented residence, which has been subject to significant investment over recent years, offering an incoming purchaser the chance to acquire a home that has been meticulously designed both externally and internally.

The property provides 5 bedroom accommodation, occupying a generously sized circa 0.3 acre plot hosting mature 'low maintenance' gardens, with modern features which carefully complement the home's original architecture.

Built in 1965, the property has been extended to the side elevation, with a complete new roof, new double glazing throughout and a very large double garage. The property also benefits from plentiful driveway parking.

A VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED TO APPRECIATE ITS LOCATION, GARDENS AND SEA VIEWS.

Key Features

- A beautifully presented 5 bedroom detached house
- Generously sized circa 0.3 acre plot
- Exceptional large double garage
- Plentiful driveway parking
- Subject to huge investment over recent years, including a new roof
- Extremely desirable location, just above Maenporth Beach, with extensive sea views
- Mature 'low maintenance' gardens
- EPC rating D



THE LOCATION

Trelawney Close is an extremely sought-after, small, select, private road of individual properties. It is within half a mile of Maenporth Beach and the stunning South West Coast Path which leads to some of south Cornwall's most beautiful coastal scenery, in the direction of Falmouth to the north east, and Rosemullion Head and the mouth of the Helford River to the south west.

The centre of the well-served village of Mawnan Smith is one mile away and whose excellent day-to-day amenities include a thatched pub, a convenience store, electrical shop, county primary school, churches, active community village hall and doctors surgery.

Glendurgan National Trust Gardens and Trebah's magnificent historic gardens are approximately three miles away; the port of Falmouth, regularly voted as one of the best places to live anywhere in the UK, is just a ten minute drive away.

THE ACCOMMODATION COMPRISES

All doors in the house are quality light oak veneer. All windows are uPVC double glazed, and all rooms have double radiators and ample power sockets. It could be possible to create a separate 'annexe' on the ground floor.

ENTRANCE HALL

Recessed entrance porch leading to beautifully tiled hallway with coat hooks and space for table and lamp.

OPEN-PLAN DOUBLE ASPECT LIVING ROOM

The hallway opens up into this large open-plan living room, bathed in sunlight, with beautiful views of the garden and sea beyond through the full width patio windows. The room feels part of the garden. There are 3 double radiators and 'Clearview' inset log burner with stone and slate surround. Large built-in storage cupboard with access to hot water and heating controls.

DINING ROOM

Ample space for large dining table and sideboard storage. The room benefits from the afternoon sun through the large windows. Views of the front garden.

BEDROOM TWO

This second bedroom/guest room has a large built-in wardrobe and storage shelving. There is ample space for a large bed and accompanying bedroom furniture plus bedside wall lights and USB points.

EN-SUITE SHOWER ROOM/WC

Porcelain tiled floor, walk-in shower, wall tiles, large dual heat towel rail, sun tube in ceiling, underfloor heating, recessed shelving, top quality wash basin unit with storage under, electric bidet toilet. Obscure double glazed window, boiler-fed shower unit with glass screen and wall mounted shower control. Wall mounted mirror with sensor LED lighting. Extractor fan, shaver point. Jack and Jill door to utility room.

UTILITY ROOM

Positioned between the Jack and Jill shower room and the kitchen. Double ceramic sink with porcelain tiled splash back and wall and base units. Dual heat radiator and plumbing for washing machine and condensing tumble dryer. Space for two large fridge/freezers, ceiling maiden clothes airer.

WORKSHOP AND OFFICE

Former garage with electric rollover door leading to wide passageway between the house and double garage. Insulated ceiling and wall consumer units. Office room housing the Worcester Bosch, on demand boiler. Versatile use. Presently used as an art room with views over the side courtyard.

KITCHEN

Travertine stone flooring continuing from the utility room to this large open-plan kitchen and dining area. There is a large built-in pantry and back door with cat flap. Quality Shaker-style kitchen units in cream and light oak with 'Corian' worksurfaces throughout. Excellent storage. Rangemaster double oven and induction hob with matching extractor fan. Miele built-in dishwasher, microwave and large fridge. Stainless steel double sink with Quooker tap (instant hot water and filtered water). Under unit LED lighting, dimmable ceiling lights and zoned recessed ceiling lighting. From the dining kitchen area there are large French windows that open onto the patio and garden.

FAMILY BATHROOM/WC

Travertine stone flooring, tiled walls. Bath with shower attachment and shower curtain rail. WC and wash basin, wall mirror with light and shaver point.

FIRST FLOOR

LANDING

Bespoke handrail and glass stair side panels from the ground floor. Window to side with views of neighbouring farmland and to the other side views over St Mawes and the bay. Access to bedrooms. Loft hatch with ladders leading into the part boarded loft with lights. Smoke detector. Radiator.

BEDROOM FOUR

Double bedroom with amazing 180 degree sea views from St Mawes to the Rosemullion headland. Built-in large mirror-fronted wardrobes, TV aerial socket, wall lights and bedside sockets.

BEDROOM THREE

Another double room, with large window overlooking the front garden. Velux window with black-out screen. Access into eaves for additional storage.

BEDROOM FIVE

A single bedroom, currently used as a study. Both bedroom three and five benefit from the afternoon sun and views over the front garden and countryside.

FAMILY SHOWER ROOM/WC TWO

Velux window with black-out blinds. Airing cupboard with radiator. Feature tiled walls, walk-in shower with shower unit and glazed screen, large ceramic sink with mixer tap, bidet, low level button flush WC. Radiator with heated towel rail, recessed towel cupboard and bathroom units with roll top worktops. Lino flooring. Wall mounted mirror with lights.

PRINCIPAL BEDROOM (ONE)

This large bedroom has outstanding sea views and benefits from amazing sun rises over the sea. Ample space for an extra large bed and bedroom furniture. Adjustable wall



mounted bed lights. TV and telephone points. Quiet ceiling fan with three speed setting. Access to eaves.

LARGE DRESSING ROOM

A very versatile room off the principal, double aspect French windows lead onto a balcony, which has marine grade stainless steel railing and bespoke safety glass. Small cupboard into eaves, ample power points.

WALK-IN WARDROBE

Located off the dressing room. Velux window and black-out blinds, bespoke made shelving and wardrobe space. Radiator, access to eaves. Lino wood-effect flooring.

EN-SUITE WC

Lino wood-effect flooring, electric WC bidet, radiator, small ceramic wash basin with cupboard under, mixer tap. Velux window with black-out blinds, extractor fan, shaver point, mirror with lighting and clock.

THE EXTERIOR

FRONT

Ample driveway with access to the large double garage. Steps and ramp access to elevated lawn. 'Secret garden' with raised side brick plant beds with pergola and an area for seating and table. Large fruit cage and two sheds adjacent. Brick-built storage shed. Flagstones around and behind the double garage provide access to two log stores.

GARAGE

Large double garage with electric double roller doors, tall and wide enough to house a van or Range Rover, with ample power points and easy connection to mains electricity. Built-in loft ladder to ample attic space for storage. Plenty of storage for ladders and tool kits etc, alongside space for two cars. Outside 'dust to dawn' security lights. The roof has a cupola with gilded sailing boat weather vane. Door to side of garage.

SIDE

Brick arch with bespoke wooden gate on side passageway leading to the 'Mediterranean style courtyard'. A lovely area for table and chairs and BBQ. Overhead pergola with lighting.

GREENHOUSE

Good functional greenhouse with power supply.

REAR AND SIDE GARDENS

Benefiting from the early morning to later afternoon sunshine. Mature shrubs with interesting and varied plants. Summerhouse with power supply. Further outdoor seating area with sea views. Full house width terraced patio with outdoor power and water tap. Further planting area, obscured concrete area for LPG gas tank and garden bin storage at side.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. LPG gas. Telephone points (subject to supplier's regulations) with Starlink satellite dish for high-speed internet which an incoming buy could take on.

COUNCIL TAX

Band F - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.







Trelawney Close, Maenporth, Falmouth, TR11



Approximate Area = 2505 sq ft / 232.7 sq m

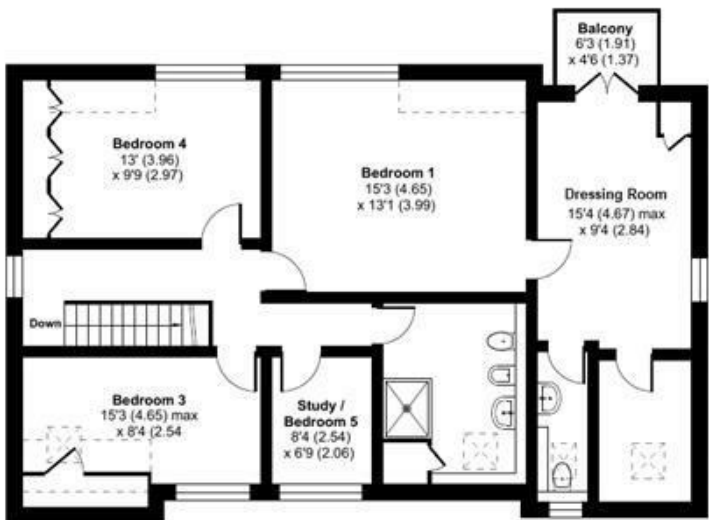
Limited Use Area(s) = 64 sq ft / 5.9 sq m

Garage = 389 sq ft / 36.1 sq m

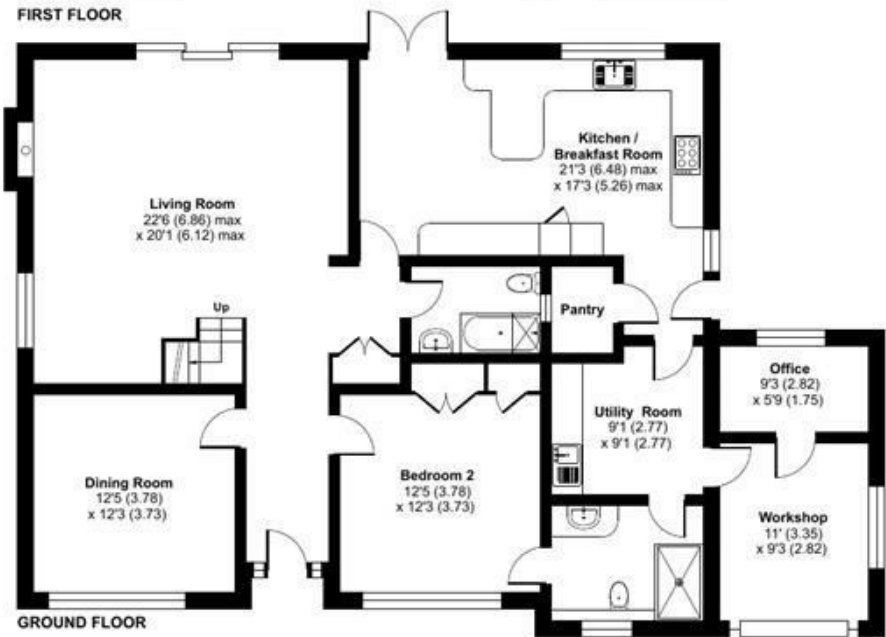
Total = 2958 sq ft / 274.7 sq m

For identification only - Not to scale

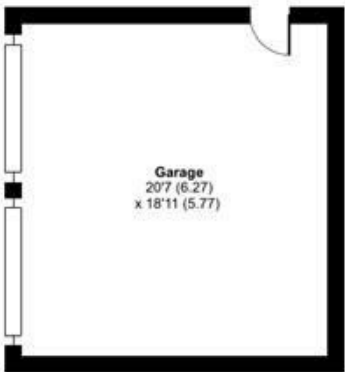
Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



GARAGE 1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n2dcom 2025. Produced for Laskowski & Company. REF: 1233301