



## Pengwythen Cottage Mawnan Smith, Falmouth, TR11 5JZ

### £1,700 Per Month

Nestled within the picturesque and historic Trebah Estate, this charming three-bedroom semi-detached family cottage is available for long-term residential let for the first time. Situated just moments from Mawnan Village and Helford Passage, the property has been thoughtfully upgraded over time, making it an ideal home for a family or professional couple.

On the ground floor, you'll find a beautifully appointed living room, complete with a feature wood-burning stove, a stylish modern kitchen with dining space, a bright and airy sunroom offering direct access to the rear garden, a recently refurbished bathroom, and two well-proportioned bedrooms. Upstairs, the first floor offers an additional spacious double bedroom.

Outside, the property boasts a large, level lawned garden, bordered by established shrubs, providing a peaceful outdoor retreat. Additional benefits include double glazing, a garage, and one to two parking spaces.

Available on an unfurnished basis for long-term let from June onwards.

Council Tax Band: D / EPC Rating: E / Holding deposit: One week's rent / Security deposit: Five weeks' rent

Points to note:

- Oil fired central heating.
- This property does not have a direct affiliation with Trebah Gardens management and access to the gardens is not included within the rental.
- A close family member for the owners lives in the adjoining property.

## Key Features

- Three bedroom family cottage
- Offered on a long term unfurnished let
- Light and neutral throughout
- Garage
- EPC band E
- Situated within the grounds of Trebah Estate
- Lovingly upgraded over time including a new kitchen and bathroom
- 1 / 2 allocated parking spaces
- Oil fired central heating
- Council tax band D

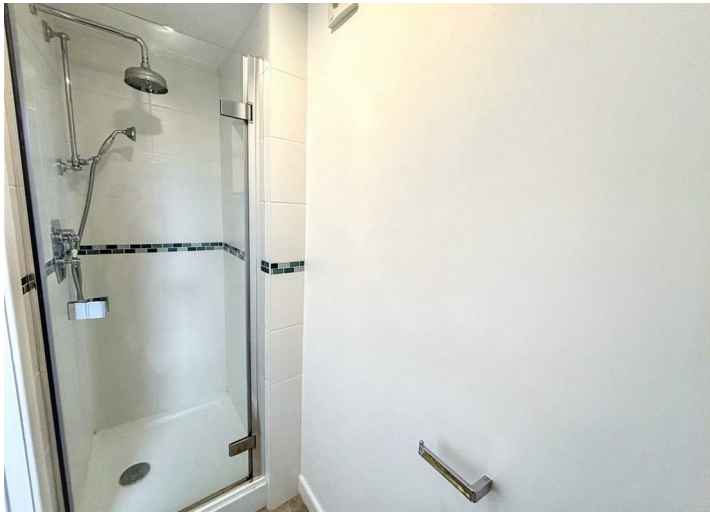




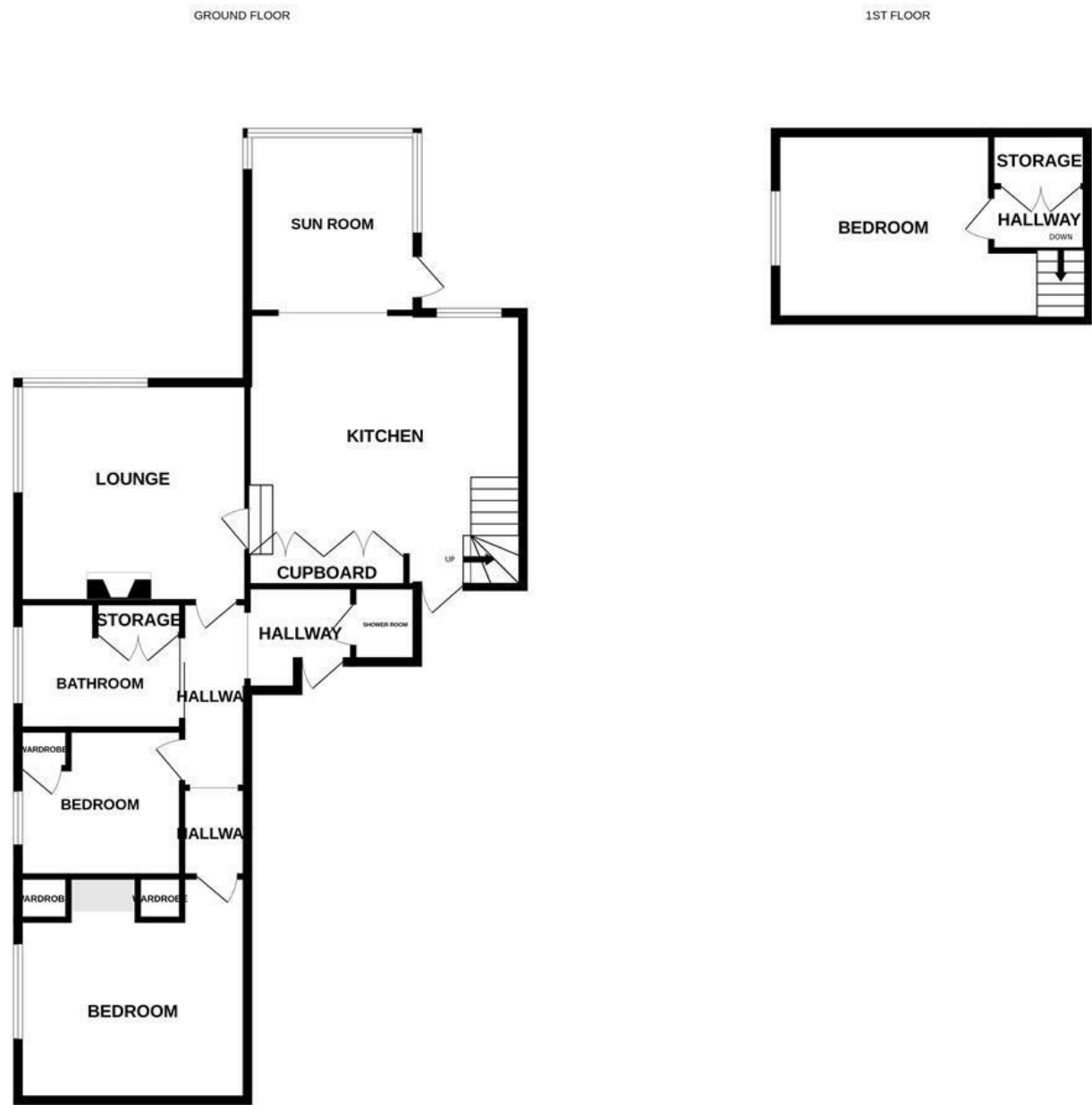








# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025