



Laskowski  
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## Tresooth Cottage, Penwarne Road, Mawnan Smith, Falmouth, TR11 5PF

Guide Price £650,000

A detached period home set in .5 of an acre of landscaped gardens, backing onto rolling countryside. Significantly extended 30 years ago, the property offers flexible 4/5 bedroom accommodation, including a 2-storey annexe for rental, multi-generational living, or integration into the main house. Ample parking, mature gardens, double garage, greenhouse, polytunnel, kitchen garden, workshop, and store. Just over 2 miles from Mawnan Smith and under 2 miles from Falmouth's outskirts. To be sold with added benefit of no onward chain!

### Key Features

- Detached individual house
- Set within glorious gardens and grounds of approximately .5 of an acre
- Dating from the early 1900's, substantially extended approximately 30 years ago
- Ample parking, double garage, workshop, greenhouse, polytunnel, stores
- Your own 'Escape to the Country'
- Backing onto unspoilt rolling countryside
- 4/5 bedrooms including 2-storey annexe
- EPC rating E







## THE PROPERTY

'Tresooth Cottage' was built, we understand circa 1906 but was substantially extended approximately thirty years ago by previous owners., a well known local gardening family, who occupied the property for approaching forty years.

Now benefiting from replacement uPVC double glazing, economic electric heating with supplementary solar panelling and feed-in tariff, the characterful accommodation retains the original high ceilings, fireplaces now with glass-fronted log-burners, and an attractive outlook from all rooms over the beautifully stocked surrounding gardens to countryside beyond.

The extension has an independent access from the side parking area to provide, we understand, independent access for the previous owners who used the extension as a source of letting income. Equally, these rooms are ideal for a relative or visiting friends etc, as well as for easy integration into the main accommodation if preferred.

## THE GARDENS

These are a particular feature of the property, completely level, backing onto unspoilt farmland, but incredibly well enclosed by a granite retaining wall along the length of the road frontage, mature hedging and beautiful trees including oaks, sycamore and ash etc. A large gravelled parking area is sufficient for numerous vehicles, in addition to which there is a detached timber-built double garage, to the rear of which there is a large workshop/store. Other buildings include a block-built partially enclosed store to the rear of the house, aluminium framed greenhouse, 48' (14.63m) polytunnel and timber store (in need of some repair, together with the workshop) which occupies a lovely glade-like setting close to the eastern boundary, near a stream.

The gardens provide an abundance of variety and colour with many magnificent, mature, colourful flowering shrubs and plants including camellias, rhododendrons, cherry tree, azaleas and hydrangeas etc. Formal garden areas have level shaped lawns, one of which has a central rockery-edged pond. A well enclosed kitchen garden area contains fruit trees, large vegetable patch, the polytunnel, and a spring with pump used for the garden during particularly dry spells.

## THE LOCATION

'Tresooth Cottage' is just a few hundred yards from Argal Reservoir, around which there is a picturesque circular walk. The nearby village of Mawnan Smith offers excellent day-to-day amenities including sports clubs, a highly regarded county primary school, church, convenience stores, public house, craft shops, and doctors surgery. Just beyond the village is the picturesque waterside hamlet of Durgan, internationally renowned sub-tropical gardens at Trebah and Glendurgan, safe bathing beaches, clifftop walks along Cornwall's South West Coast Path, as well as the safe day-sailing waters of the Helford River, immortalised by Daphne du Maurier in 'Frenchmans Creek'.

The outskirts of the port of Falmouth are less than two miles distant, the university campus at Tremough is within two and a half miles, with the A39 providing direct and easy access to the cathedral city of Truro just ten miles away.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE PORCH

Of block construction under a pitched tiled floor with uPVC double glazing and front entrance door providing direct and easy access from the forecourt and parking area. Attractive southerly views over the well stocked gardens to farmland beyond, ceramic tiled flooring, small pane casement door opening into the:-

### RECEPTION HALL

Broad staircase with turned balustrade rising to the first floor landing. Large walk-in under-stair storage cupboard with light. Electric Rointe Kyros heater, telephone and super fast broadband connection. High level cupboard housing electricity meters and trip switching. Pitch pine panelled doors to the reception rooms.

### LIVING ROOM

Deep silled uPVC double glazed window to the front elevation enjoying an attractive outlook over the gardens. Picture rail, two Rointe Kyros electric heaters, TV aerial socket, traditional marble fireplace with tiled hearth and inset glass-fronted log-burner.

### DINING ROOM

Another room with tall ceiling heights, picture rail and deep silled window to the front elevation overlooking the gardens and farmland beyond. Imposing granite inglenook fireplace with slate heart and glass-fronted log-burner. Two Rointe Kyros electric radiators. Ceramic tiled flooring.

### KITCHEN

Also situated within the original part of the house, featuring tall ceilings. Comprehensively appointed with a range of wall and base units with round-edge worksurfaces between with complementary tiled splashbacks. Stainless steel sink unit with mixer tap, four-ring Hotpoint induction hob with illuminated extractor canopy over and Hotpoint oven/grill below. Former range cooker recess with granite inglenook and reveals. Built-in shelved cupboards to either side. Ceramic tiled flooring, recess with plumbing for dishwasher, tall uPVC double glazed window to the side elevation overlooking the gardens. Door to:-

### REAR HALL

Double glazed door to the side elevation and parking area, providing independent access if required. Ceramic tiled flooring.

### UTILITY ROOM

Worksurface with cupboard under and space with plumbing for washing machine. Stainless steel sink unit with further cupboards below, part tiled walls, ceramic tiled flooring, space for tall fridge/freezer.

### GROUND FLOOR BEDROOM (FOUR)

A highly versatile double aspect room with double glazed windows to the side and rear elevations. Rointe Kyros electric radiator, secondary staircase rising to the first floor, built-in cupboard, door to:-

### SHOWER ROOM/WC

White three-piece suite comprising a wash hand basin with mixer tap and cupboard under, low flush WC, shower cubicle with Mira instant shower. Part tiled walls, extractor fan, electric panel radiator, double glazed door to the side elevation.







## FIRST FLOOR

### LANDING

Part galleried with traditional pitch pine doors to most rooms. Inner landing with access to large airing cupboard with pressurised hot water system with dual immersion heaters and linen shelving.

### BEDROOM ONE

uPVC double glazed window to the front elevation overlooking the gardens and farmland. Picture rail, Two Rointe Kyros electric radiators.

### BEDROOM TWO

uPVC double glazed window to the front elevation overlooking the gardens and farmland. Picture rail, Rointe Kyros electric radiator.

### BEDROOM THREE

A single bedroom, again to the front elevation, also enjoying the attractive garden and countryside views. Access to over-head loft storage area, SMA inverter for solar panelling. Built-in storage cupboards.

### FAMILY BATHROOM/WC

Attractively appointed with a white three-piece suite comprising a broad wash hand basin with mixer tap and cupboard under, low flush WC, panelled bath with mains-powered shower and folding glazed screen. Part obscure double glazed window to the side elevation, access to further over-head loft storage space, shaver socket, wall light point, electric panel radiator, additional access to the large airing cupboard. Part tiled walls.

### ADDITIONAL SITTING ROOM/FURTHER BEDROOM

An extremely adaptable, light, double aspect room with two double glazed windows to both the side and rear elevations overlooking the property's own tree-lined gardens and the adjacent, unspoilt farmland. Currently configured with the staircase rising from the ground floor fourth bedroom to provide an annexe, which we understand was previously utilised for letting purposes. L-shaped kitchen area with wall and base units, round-edge worksurfaces and tiled splashbacks. Cooker recess, extractor canopy, display shelving, stainless steel sink unit with mixer tap, space for under-counter fridge. Two Rointe Kyros electric radiators, TV aerial socket.

## THE EXTERIOR

'Tresooth Cottage' enjoys a broad frontage to Penwarne Road, with a granite wall extending the entire length of the frontage with a grass verge, pedestrian gate and double timber gates which open onto the:-

### GRAVELLED DRIVEWAY AND PARKING AREA

Sufficient for numerous vehicles, bordered by stone walling to the kitchen garden, and with an attractively stocked rockery border to the front formal garden area. Direct and easy access is provided from the parking area to the front entrance porch, as well as via a gabled porch to the side with exterior courtesy light which provides independent access if required. The original outside WC remains and is still in functioning order.

## FRONT AND SIDE GARDEN AREA

Rockery-edged borders, shaped level lawn, front granite boundary wall with trellis fencing and climbing roses. Numerous specimen trees and plants including magnolia, ferns, cherry tree, hydrangeas and camellias etc.

### REAR STORE

Pathway from the parking area, part glazed, formerly housing an oil storage tank but readily enclosed to use as an implement store etc.

### KITCHEN GARDEN

Highly sheltered and well enclosed by timber fencing, stone walling and mature borders. Containing apple trees, pear trees, a wire netting enclosed vegetable garden area, fruit bushes and 48' (14.63m) polytunnel. A former spring-fed well is still accessible in this garden area, having been used by the present owner during particularly dry spells.

### FORMAL SIDE GARDEN WITH POND

Like the kitchen garden area, bordered to the southern boundary by open farmland. Beautifully stocked and landscaped with level lawns surrounding a rockery-edged pond with lilies and surrounding specimen plants including palm, conifer, grasses and other organic plants. Beautiful shrubs include fuchsias, hydrangeas, camellias, rhododendrons and azaleas, beyond which there is yet more in this extremely characterful garden. Aluminium framed greenhouse.

### WOOD SHED AREA

Bordered to two sides by unspoilt rolling farmland, with magnificent oak, ash and sycamore trees. Timber store, northernmost boundary overlooking a stream.

### DOUBLE GARAGE

Of timber construction with light and power connected and double timber doors providing easy access from the gravelled parking area.

### WORKSHOP/EQUIPMENT STORE

An extensive and highly useful building of timber construction. Outside cold water tap, bin storage area.

## GENERAL INFORMATION

### SERVICES

Mains electricity and water are connected to the property. Private septic tank drainage. Telephone and super fast broadband points (subject to supplier's regulations). Economic electric heating with supplementary solar panelling with feed-in tariff which we understand, provided the owner with approximately £850 in 2024.

### COUNCIL TAX

'Tresooth Cottage' Band D - Cornwall Council.  
Annexe Band A - Cornwall Council.

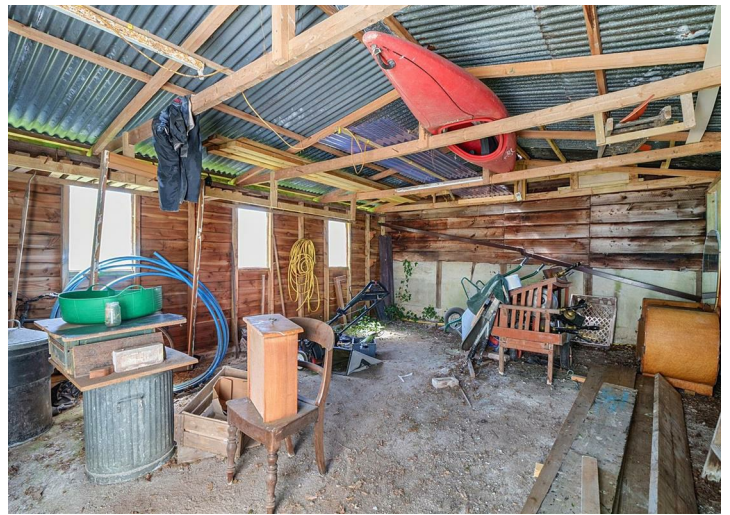
### VIEWING

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

### DIRECTIONAL NOTE

On the A39 Truro to Falmouth road, take the second exit on







the second roundabout at Treliever and proceed into the village of Mabe Burnthouse. Continue through the village following the signs to Mawnan Smith. Keep Argal Reservoir on the right-hand side, after which go straight across at the crossroads, still following the signs to Mawnan Smith. 'Tresooth Cottage' will then be found after a short distance on the left-hand side.











Floor Plan

Penwarne Road, Mawnan Smith, Falmouth, TR11

Approximate Area = 1769 sq ft / 164.3 sq m

Garage = 322 sq ft / 29.9 sq m

Outbuildings = 803 sq ft / 74.6 sq m

Total = 2894 sq ft / 268.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Laskowski & Company. REF: 1295012