



Laskowski  
&Co



## Trehanas, Restronguet, Mylor, Falmouth, TR11 5ST

Guide Price £1,275,000

A stunning 4 bedroom detached creekside residence, enjoying an elevated position less than 100 yards from the water's edge and affording superb far-reaching views over Restronguet Creek. The property seamlessly blends period character with modern design, having been beautifully renovated throughout. Large east-facing bay windows are complemented by contemporary glazing allowing for plenty of natural light that makes the most of the creek views. The accommodation extends to just under 2,000 sq ft and includes a 26' reception room with wood-burning stove and access to the study/snug. A sociable 'cutting edge' design kitchen/dining space creates a harmonious flow between the indoor space and outdoor terraces, while the back kitchen offers built-in appliances and additional storage. The first floor comprises 4 spacious bedrooms (2 of which are en-suite). A versatile reception/landing gives access to a small balcony and provides plenty of space for comfortable seating. The low maintenance terraced gardens are bathed in sunshine, perfect for entertaining, whilst enjoying the river views.

### Key Features

- Stunning 4 bedroom residence
- Elevated water views over Restronguet Creek
- Less than 100 yards from the water's edge
- Gated driveway
- Spacious contemporary accommodation
- Broad sun terrace and low maintenance gardens
- A short stroll from the famous Pandora Inn
- EPC rating F







## LOCATION

'Trehanas' enjoys an enviable position just moments from the renowned 13th century Pandora Inn on the banks of Restronguet Creek. One of the few detached homes in the area, it offers a rare opportunity to reside in this picturesque coastal setting. Nearby, the vibrant village of Mylor Bridge provides essential amenities, including a well stocked village store, post office, doctors' surgery, primary school, butcher, fishmonger, and the welcoming Lemon Arms Inn. Just a short drive away, Mylor Yacht Harbour boasts excellent facilities, including a yacht marina, and sailing clubs. Further afield, the bustling port and university town of Falmouth lies to the south, while Truro city offers a mainline rail connection to London Paddington, including the convenient overnight sleeper service.

## HISTORY

In the 1800's, Restronguet Passage played a crucial role in the maritime industry at a time when Devoran was one of Britain's busiest ports. This narrow waterway served as an essential shipping channel, guiding vessels laden with valuable cargo through the Fal Estuary.

Many of the elegant houses and charming cottages in the area were originally built for marine pilots - highly skilled navigators responsible for safely steering ships in and out of port. Their expertise ensured the smooth movement of goods and trade, helping to establish Cornwall as a thriving maritime hub.

Today, this historic enclave has evolved into a peaceful retreat while retaining its deep connection to its seafaring past. Now part of a designated Area of Outstanding Natural Beauty (AONB), Restronguet Passage continues to be admired for its breathtaking scenery, rich heritage, and timeless charm.

## THE ACCOMMODATION COMPRISES

### KITCHEN/DINING ROOM

A beautifully light kitchen, contemporary and minimalist in design, incorporating a Bulthaup work bench with cooker and sink. Large freestanding Bulthaup units providing plentiful storage. South east-facing floor-to-ceiling sliding doors, open out to the large sun terrace bringing the outside in, flooding the room with natural light and enjoying an outstanding view over the creek - the perfect set up for entertaining and al fresco dining.

### BACK KITCHEN

This additional kitchen has been cleverly designed to provide built in appliances and further built-in storage. Large built-in fridge, large built-in freezer. Further sink with stone worktop and storage units under, incorporating a dishwasher.

### REAR PORCH

Timber double glazed double doors lead to the rear of the property, large storage cupboard with hanging rail. Door to:-

### UTILITY/WC

Dual flush concealed cistern WC, floating wash hand basin. Half tiled walls, space and plumbing for washing machine.

## LIVING ROOM

A beautifully light reception room, with two large deep bay windows facing east and overlooking the creek. Central double doors leading onto the paved terrace. A contemporary floating staircase, with glass balustrade rises to the first floor. Fireplace housing cast iron wood-burning stove with granite lintel over, set on a slate hearth. Door to:-

## SNUG/STUDY

Ideal additional reception room or study, with sash window providing natural light.

## FIRST FLOOR

### RECEPTION/LANDING

A wonderful light and bright reception area, ideal for comfortable seating or indeed an additional office space. This large landing provides outstanding views over the gardens and down Restronguet Creek from the large bay window and double doors which lead onto a balcony.

### PRINCIPAL BEDROOM

A delightful bedroom, with large bay window enjoying far-reaching views across and down Restronguet Creek. Original broad wood floorboards, floor-to-ceiling wardrobes and stained glass double doors providing access to:-

### EN-SUITE SHOWER ROOM

Beautifully appointed, with walk-in tiled shower and glass screen, concealed cistern dual flush WC, wash hand basin set within a vanity unit.

### BEDROOM TWO

A spacious dual aspect bedroom, affording the same water views over the creek. Built-in wardrobes, sliding door to:-

### EN-SUITE SHOWER ROOM

Contemporary shower room, with fully tiled walls and flooring. Walk-in rainfall twin head shower with glass screen, floating dual flush WC, floating wash hand basin with mixer tap. Obscure sash window to rear aspect.

### BEDROOM FOUR

Built-in wardrobe, sash window to rear aspect with custom fitted shutters.

### BEDROOM THREE

A perfect third double or twin bedroom. Triple aspect, with wide floorboards and double doors to the rear.

### FAMILY BATHROOM

A beautifully appointed family bathroom, fully tiled walls and flooring. Bath with mosaic tiled surround and freestanding mixer tap with shower attachment, concealed cistern dual flush WC, walk-in shower with glass screen, wash hand basin with mixer tap. Obscure glazed sash window with fitted shutters.

## THE EXTERIOR

Approached via double gates which give access to the gravelled driveway, shared with one other property and leading to a private parking area with space for three/four cars. Steps lead up through the terraced gardens, beautifully planted herbaceous borders contain a vast number of







colourful shrubs and small trees. The elevated gardens face south east, affording outstanding water views over the creek. The large top terrace is a wonderful space for entertaining, accessed via the kitchen/dining room and main reception room; the terrace is beautifully positioned, to maximise the creek views and make the most of the sunny aspect.

The gardens extend down to several further terraced seating areas which provide privacy and shelter, bordered by well stocked flower beds and borders.

## **GENERAL INFORMATION**

### **SERVICES**

Mains water and electricity are connected to the property.  
Private drainage.

### **COUNCIL TAX**

Band G - Cornwall Council.

### **TENURE**

Freehold.

### **VIEWING**

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

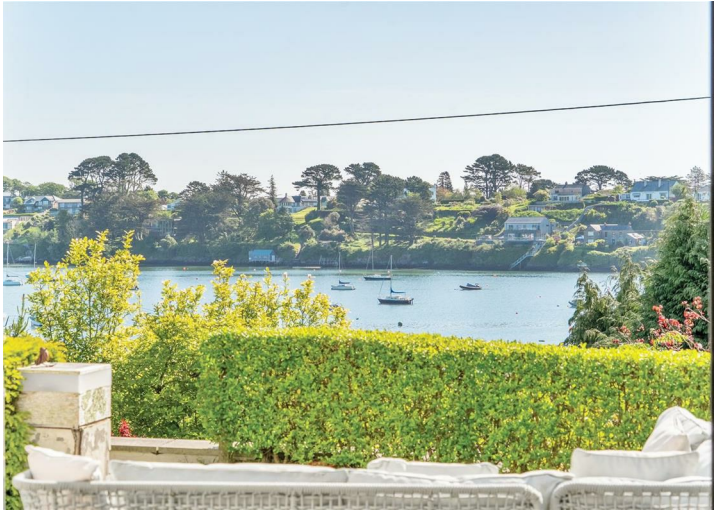










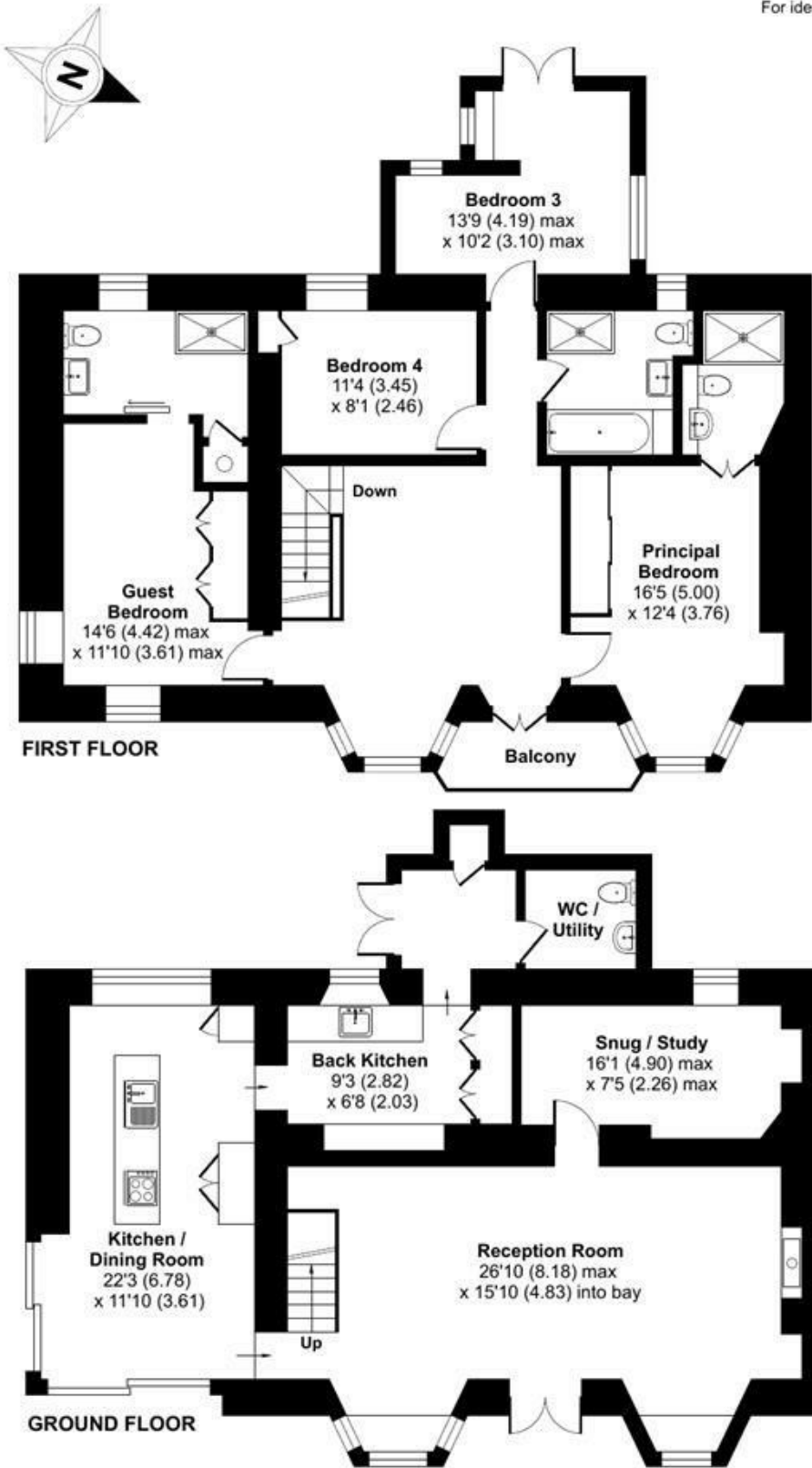




Restronguet, Mylor, Falmouth, TR11

Approximate Area = 1991 sq ft / 185 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: 1291256