



Laskowski  
&Co



## Valley View, Penrose Farm, Maenporth, Falmouth, TR11 5HL

Guide Price £775,000

Occupying a superb rural setting, just a few moments from the South West Coast Path, with it's breath-taking cliff-top walk to nearby Maenporth and Swanpool beaches, a substantial, detached, 2-storey barn. Providing well proportioned 4 bedroom, 3 bath/shower room accommodation, set within sunny, well enclosed and attractively landscaped gardens, with an additional area of woodland and field (extending to approximately 1.4 acres or thereabouts) available if required, by separate negotiation. For sale with immediate vacant possession, no onward chain and ready to move into.

### Key Features

- Substantial, detached barn conversion
- Good sized, attractively landscaped gardens to the front and rear
- Walking distance to Maenporth and Swanpool beaches
- Hardwood windows and ground source heating
- 4 bedrooms and 3 recently re-fitted bath/shower rooms
- Early viewing unhesitatingly recommended
- Stunning granary 'roundhouse' lounge plus large open-plan kitchen/diner
- EPC rating F



## THE PROPERTY

Penrose Farm is situated on the seaward side of the coastal road leading from Falmouth to Maenporth, with a long lane creating a lovely, rural, traffic-free location, simply shared by five other properties, with 'Valley View' being the largest and only two-storey building in a courtyard.

Of beautiful mellow stone elevations under a pitched roof of natural slate, the property was converted by the vendors c. 2012 with features including high quality hardwood double glazing and economic ground source heating. A large, family-sized, double-aspect kitchen/dining room has recently been combined to form a lovely, light living area which benefits from direct, level and easy access to the garden. Gravelled parking for two/three vehicles leads through tall timber gates to a recently landscaped garden, facing south, over which all main rooms enjoy an unspoilt, lightly-wooded outlook. The front entrance door leads into a tiled reception hall where there is a cloakroom and archway into the former roundhouse, now a superb living room with vaulted ceiling, exposed stone walls, windows and patio doors opening onto the gardens, and recently installed glass-fronted log burner. A ground floor bedroom could be used as a study and a deep utility room provides much ancillary storage and laundry space.

Upstairs, there is a long landing with solid panel doors and exposed timber flooring to an extremely well proportioned, double aspect principal bedroom - from where 'valley views' are a feature, together with the vaulted ceiling and private en-suite shower room. A second bedroom, ideal for guests etc, also has an en-suite, with bedroom three providing a cabin bed which can be easily removed if required.

A paved pathway continues around the outside of the property to a patio area immediately to the rear, with the garden and steps leading up to a raised rear garden, with storage shed, adjacent to which an area of woodland and field can be made available to a prospective purchaser, if required, subject to separate negotiation.

## THE LOCATION

'Valley View' is one of the very few properties in the area which enjoys direct access along a traffic-free lane which leads directly onto the picturesque coastal path via secure gated access, which, in one direction, leads to sandy Maenporth Beach and Swanpool (and Falmouth) in the other. Below this gate, a track leads to a private cove - a tranquil spot for wild swimming and fishing. Therefore, families, dog owners and keen walkers will find this location quite exceptional thanks to the security provided by it's courtyard nature, combined with private and sunny gardens, from the rear of which, a private gateway opens onto the lane leading to one of the best but little seen views of Falmouth Bay, with the coastal path providing direct, safe, traffic-free access to the beaches. The property is also an approximate five minute drive from the suburb of Boslowick, whereby there is a Co-op supermarket, petrol station, and Penmere railway station providing direct access to the cathedral city of Truro. The nearby village of Mawnan Smith also offers a shop, primary school, church and a local pub, with The Helford River close by, renowned for its sailing waters, sailing club and waterside pubs.

An early viewing is unhesitatingly recommended.

## THE ACCOMMODATION COMPRISES

### KITCHEN AND DINING ROOM

A superb, light, double aspect room, with high beamed ceiling, providing an ideal family living area, with doors opening onto the courtyard as well as onto the gardens.

### LIVING/DINING AREA

With hardwood double glazed door with matching full height

screens to either side, providing direct, level and easy access from the courtyard area. TV and telephone sockets etc.

### KITCHEN AREA

Broad range of cream units, with polished granite worksurfaces between with complementary metro tiled splashbacks. Two deep silled windows overlooking the gardens. Peninsula/breakfast bar with granite worksurface and further storage cupboards under. Broad range cooker recess with illuminated extractor canopy. Inset stainless steel sink unit with mixer tap. Display shelving, tall larder and pantry units, corner carousel. Timber-effect flooring throughout.

### LOWER HALLWAY

Solid oak panelled door from the kitchen area, built-in storage cupboard with part glazed door, steps to the:-

### INNER HALL

Beamed ceiling, timber-effect flooring, panelled oak door to the:-

### UTILITY ROOM

Worcester boiler providing domestic hot water and central heating with pressurised system. Beamed ceiling, ceramic tiled flooring, built-in shelving and storage cupboards.

### BEDROOM FOUR/STUDY

An adaptable ground floor room, with deep silled window enjoying an attractive outlook over the landscaped gardens. Beamed ceiling, timber-effect flooring, telephone point.

### MAIN RECEPTION HALL

Hardwood double glazed entrance door from the front elevation, ceramic tiled flooring, beamed ceiling, turning timber staircase with mid landing continuing to the part galleried landing over. Broad deep silled window to the rear elevation, under-stair store.

### CLOAKROOM/WC

Contemporary white suite comprising a low flush WC with concealed cistern and storage cupboards. Broad ceramic wash hand basin with mixer tap and further drawers and cupboards below. Wall mirror, fully ceramic tiled walls, extractor fan, deep silled window to the front elevation, ceramic tiled flooring.

### THE LIVING ROOM

A stunning, superbly proportioned living room - the former roundhouse - with tall vaulted ceiling with exposed beams and trusses which, combined with the exposed stone walling, creates a room of immense character, but also much natural light with three pairs of double casement doors opening onto the surrounding gardens, with these double doors also supplemented by matching screens and a deep silled window to the rear. Door from the 'minstrels gallery', off bedroom two. Ceramic tiled flooring throughout, ample power points, TV and telephone points, recently installed glass fronted log-burner on slate hearth.

### FIRST FLOOR

#### LANDING

A deep landing with exposed timber flooring throughout, deep silled window to the rear elevation and double casement door (not opening). Built-in linen cupboard with light. Solid oak panelled doors to all rooms.

The rooms from the top of the staircase:-

### BEDROOM TWO

Window to the front elevation enjoying an attractive lightly wooded outlook, exposed timber flooring, door to 'minstrels gallery' - overlooking the roundhouse. TV aerial socket.

## EN-SUITE SHOWER ROOM

Featuring white sanitary ware, including low flush WC, wash hand basin with mixer tap and cupboard under, deep walk-in mains-powered shower with folding glazed screen. Extractor fan, tile-effect panelling.

## BEDROOM THREE

Deep silled window to the front elevation, built-in cabin bed with inset downlighting over, ideal for children but easily moved if preferred. Access to loft storage area, exposed timber flooring.

## FAMILY BATHROOM/WC

Again, featuring white sanitary ware, including a low flush WC, broad wash hand basin with mixer tap and cupboards under, and panelled bath with mixer tap and dual head shower. Deep silled window to the front elevation, extractor fan, marble-effect panelled walls.

## BEDROOM ONE

An extremely well proportioned double aspect room, with deep silled windows to the rear and to the side elevations, the latter enjoying a lovely outlook over the entrance to the courtyard and beyond over miles of rolling, lightly wooded countryside. Vaulted ceiling with exposed beams and trusses. TV aerial socket and telephone point, timber flooring, door to:-

## EN-SUITE SHOWER ROOM/WC

Again, with white sanitary ware, including a low flush WC, wash hand basin with mixer tap and cupboards under, and broad walk-in shower cubicle with sliding glazed screen and twin head shower. Shaver socket, extractor fan, panelled walls.

## THE EXTERIOR

### LONG APPROACH DRIVEWAY

'Valley View' is reached via a long private tree-lined driveway, in the ownership of Penrose Farm, over which an unrestricted right of access is enjoyed. This driveway leads to four other properties in the courtyard - 'The Cider House', 'Skyber Vean', 'Brindle Barn' and 'Mowhay Cottage', as well as to the former farm house.

### PARKING AREA

A gravelled parking area for two/three vehicles is situated to the front of the barn, from where there is direct, relatively level, step free access to the accommodation. Limestone pathway with gravelled borders to either side leading to the kitchen/diner.

### FRONT GARDEN

Recently landscaped to provide a deep gravelled terrace, with tall, solid timber, double gates from the parking area. Raised timber planters with hedging. Small pane hardwood door to the kitchen/diner and crazy-paved pathway continuing to the front entrance door with courtesy lighting, the semi-circular living room and continuing around to the rear of the property. Exterior cold water tap. Broad lawn continuing to the rear access to the property, where there is a further gateway and Cornish drystone walling.

### REAR GARDEN

The front lawn continues to the side and rear of the property, where there is a further raised lawn area with steps leading down to the crazy-paved patio and pathway which extends across the rear of the property. This upper garden is mainly lawned, enclosed by timber fencing and is adjacent to the additional area of field and woodland, which is available by negotiation.

### OPEN-FRONTED TIMBER STORE

Of recent construction with concrete base, easily enclosed, ideal for the storage of garden equipment etc.

## REAR PATIO AREA

The crazy-paved slate pathway and semi-circular drystone walling continues around the outside of the roundhouse and forms another terrace to the rear, where there are further double doors which open into the accommodation. A right of way continues to the courtyard area.

## ADDITIONAL WOODLAND AND FIELD AREA

This is situated to the upper side of the raised rear garden, beyond which an additional area of field can also be included, again subject to negotiation. This land enjoys a gently sloping and well drained aspect, with far-reaching views over surrounding lightly wooded countryside in the direction of Mawnan Smith and to the outskirts of Budock Water village.

This additional woodland and field area extends to approximately 1.4 acres or thereabouts, which could be utilised as extended parking, an orchard, an additional garden/storage area, or for the construction of a garage/boat store (subject to the usual planning consents).

## GENERAL INFORMATION

### SERVICES

Mains electricity and water are connected to the property. Septic tank drainage - we understand this is shared with another property/properties in the courtyard. Separate heating: ground source heat pump - underfloor throughout. Telephone points (subject to supplier's regulations).

### 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.

### DIRECTIONAL NOTE

Take the coast road from Falmouth, passing Swanpool Beach on your left-hand side. Proceed up the hill, past the gold club and Pitch & Putt, immediately after which turn left signposted to Maenporth and Mawnan Smith. Continue along this road for approximately one mile, after which you will see a slate sign on the left-hand side for Penrose Farm. Turn into this driveway and continue up the hill, bearing left when you get to Penrose Farm House.





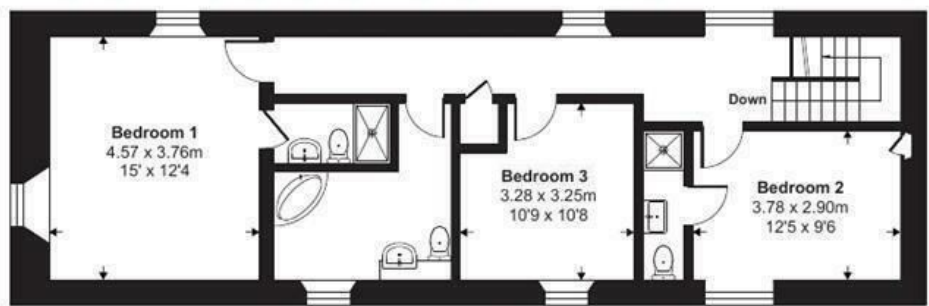




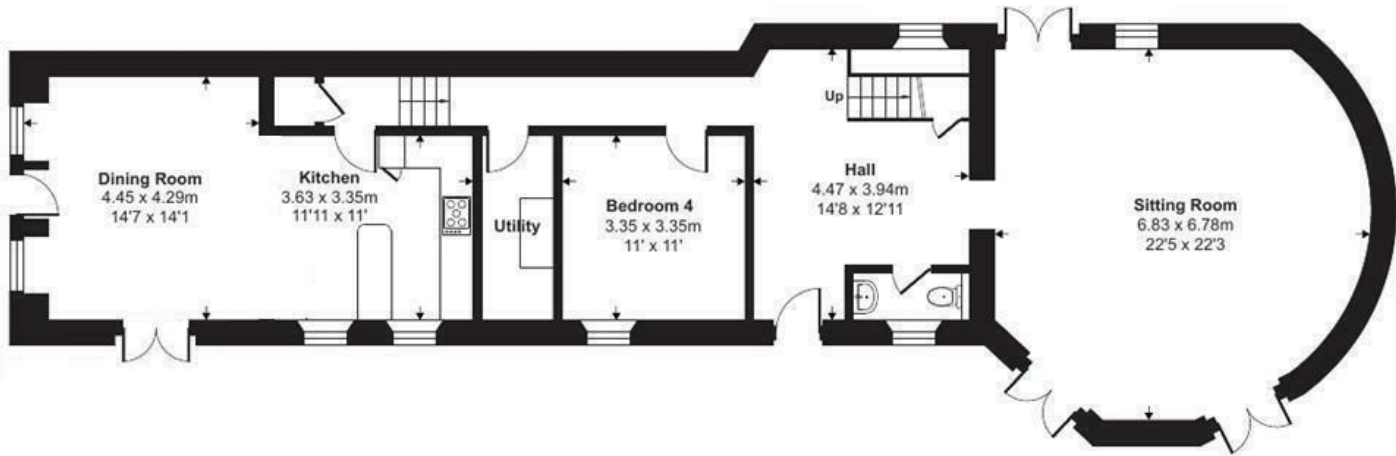
# Floor Plan

Approximate Area = 2080 sq ft / 193.2 sq m

For identification only - Not to scale



First Floor



Ground Floor



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