



Penpol Mill & Cottages

Mawnan Smith, Falmouth

LODGE & THOMAS

ESTABLISHED 1892

Penpol Mill, Penpol Mill Cottage & Bridge Cottage Trenarth Bridge, Mawnan Smith, Cornwall TR11 5LN

Offers in the region of £950,000

Nestled into a beautiful and sheltered Creekside valley off the Helford Estuary, a totally unexpected combination of residential and commercial property within approx. 6.5 acres of land and woodland.

Nearby Port Navas was known as 'Cove' until the 19th Century, when it was developed as a busy port for loading Constantine granite. Today, it is a sleepy hamlet secreted at the head of a short tidal creek off the Helford River.

The Helford River estuary is one of the most scenic estuaries in the County, famed for the plethora of picturesque creeks which include Fisherman's Creek, made famous by Daphne Du Maurier's of the same name.

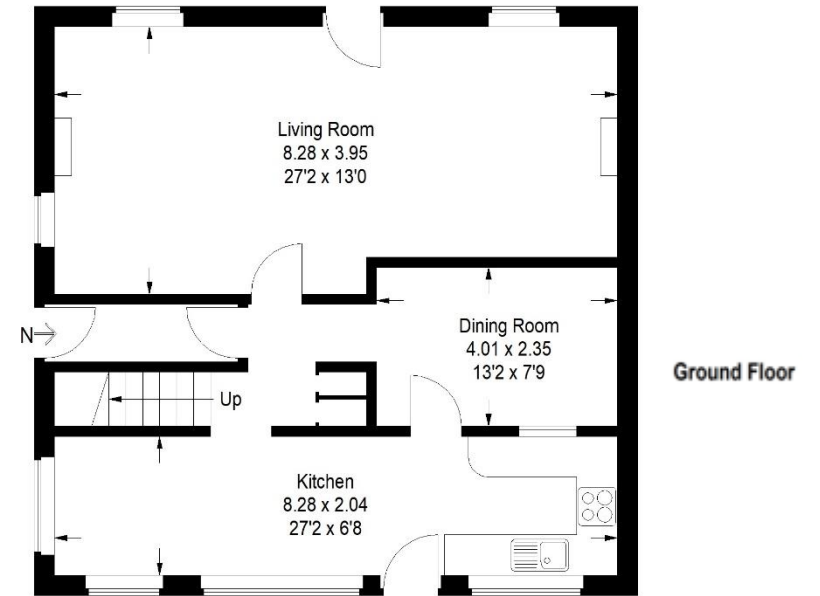
The property has been in the current family ownership for 70 years or more. Once an old mill with miller's house and cottage, the property was expanded and extended to become a thriving manufacturing/engineering business, which following retirement has been closed. It is for sale now as a 1,500 sqm factory, wrapped around the original old mill; the neighbouring miller's house, presented as a well-proportioned three bedroom detached cottage; a further detached commercial building and an additional two bedroom detached cottage with views towards the creek. Complemented by close to 6.5 acres of level land, extending up the valley into woodland, this is a wonderfully private and tranquil setting that has undoubted future potential.



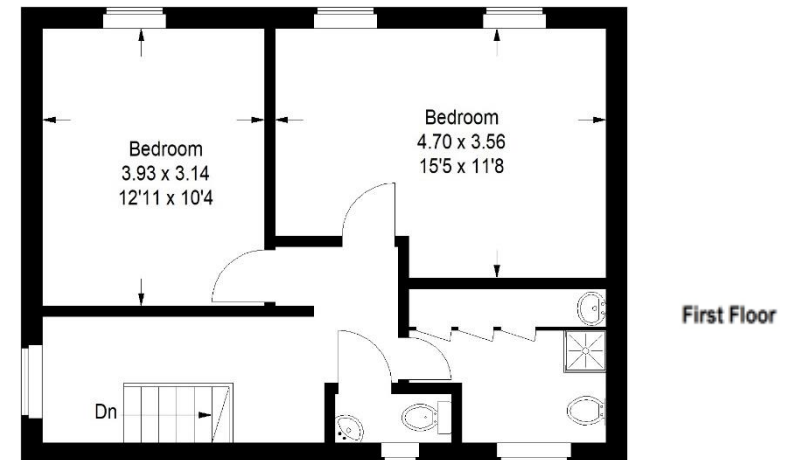


Bridge Cottage

An attractive stone built detached cottage that is bright and airy improved with the installation of uPVC double glazing and electric heating enjoying views towards to the creek, generous gardens and garaging.



Approximate Gross Internal Area
114.9 sq m / 1237 sq ft





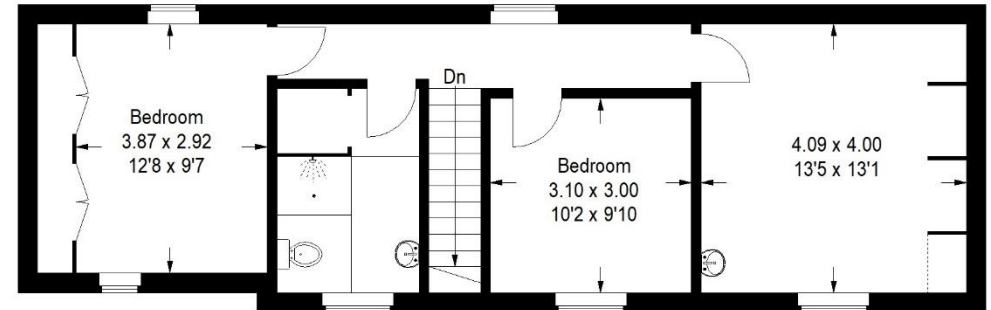


Penpol Mill Cottage

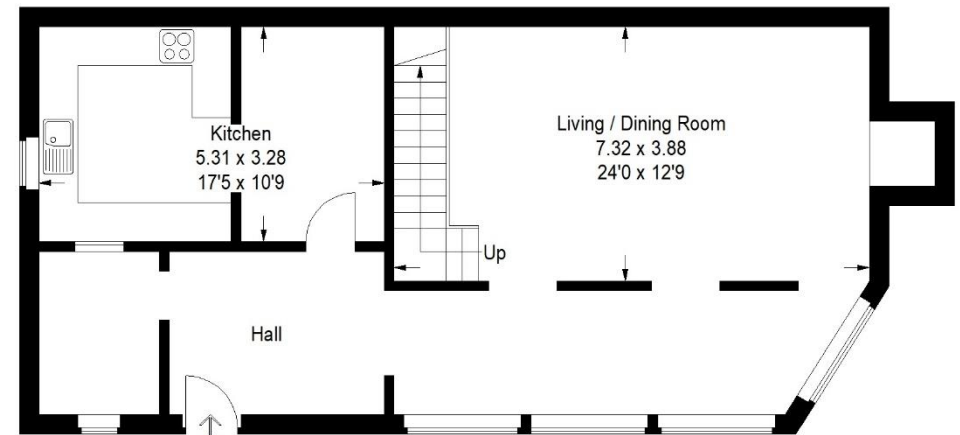
A traditional detached former mill house now providing comfortable three bedroom family accommodation, featuring large lounge with inglenook style fireplace.



Approximate Gross Internal Area = 134.1 sq m / 1443 sq ft



First Floor



Ground Floor

Commercial Buildings

Former Engineering Premises: of portal framed construction with corrugated roof wrapped around former traditional stone former mill with concrete floor throughout with external yard area: The building comprises; Mess/Staff Room (21.3 sqm); Office space (73.8 sqm); Workshop/store (1024 sqm); WC's (19 sqm). **Total Area:** 1143 Sqm

Detached Open Front Store: (82sqm) Block built under a mono pitch roof.

Former Chapel (104 Sqm) Used as a store and accessed via 5m high doorway, pedestrian fire door to the rear under a pitched roof.

Rateable Value for commercial buildings is £26,750 as per the ratings list of April 2017



Council Tax Bands:

Penpol Mill Cottage: TBC Bridge Cottage: E

EPC:

Penpol Mill Cottage: G Bridge Cottage: F

Services: Mains electricity (including three phase), mains water and private foul drainage are connected to the property. None of these services have been tested and therefore no guarantees can be given.

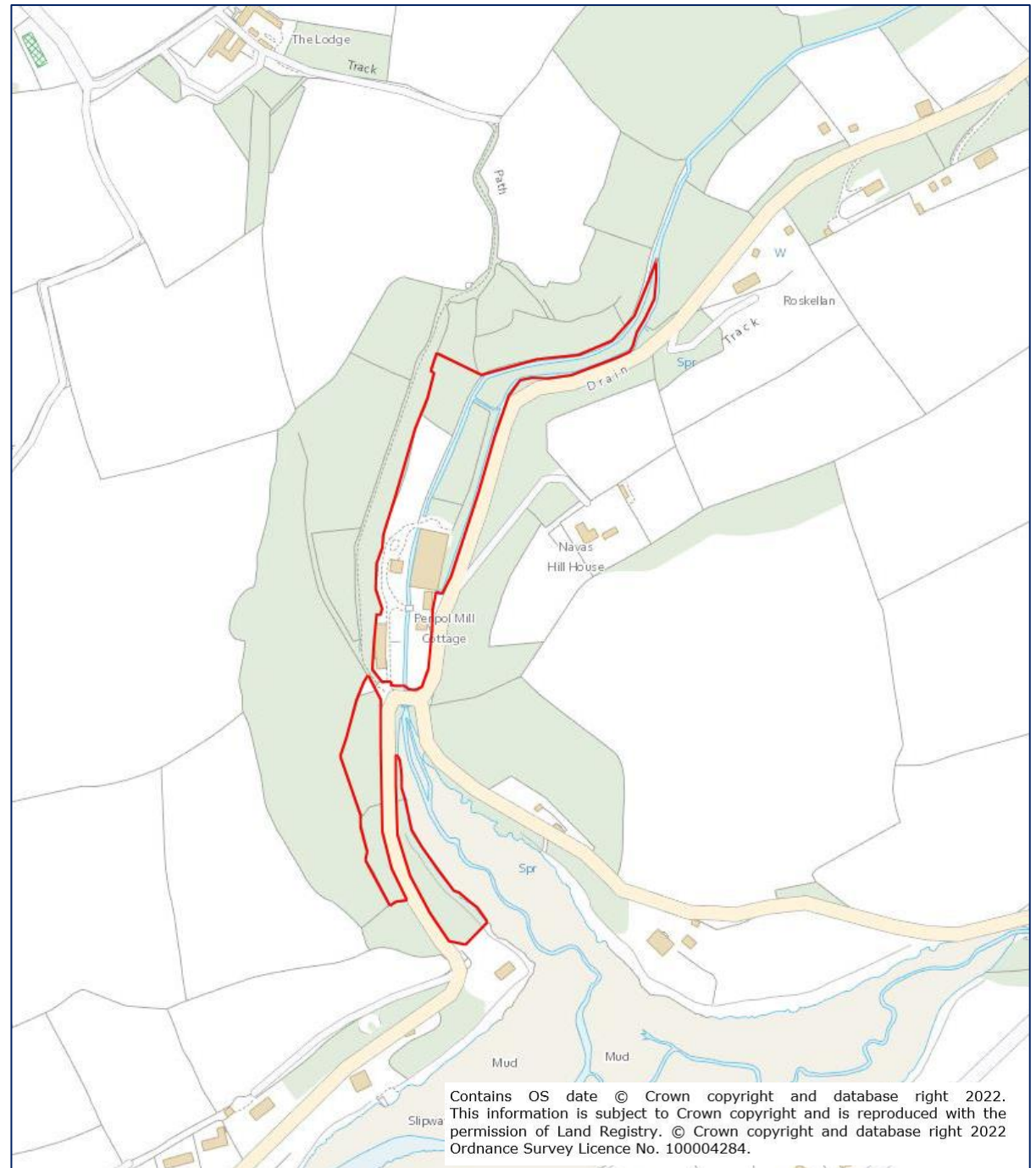
Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewing Strictly by prior appointment with the vendors' sole agents. Lodge & Thomas 01872 272722.

Directions: From the centre of Mawnan Smith head south on Grove Hill signposted Budock Vean, Helford Passage, Port Navas and Helston. Stay on this road passing Trebah and Glendurgan on your left. Continue to follow this road around a sweeping right hand bend and down the hill past the Budock Vean Hotel. Continue to follow the road passing Anna Maria Lane on the left continuing towards Port Navas. At the next creek, the property for sale will be found on the right hand side identified by a for sale board.

what3words///voters.fights.hydrant





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Chartered Surveyors
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Valuers
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