Laskowski &Co

Bream House, Maenporth Road, Maenporth, TR11 5HT

Guide Price £1,200,000

A substantial, double fronted detached residence, built circa 1970s, offering a significant renovation opportunity to create a landmark family home. Quietly positioned at the end of a private road, the property boasts an elevated setting with mesmerising, uninterrupted views over a circa 10-acre field towards Falmouth Bay. While in need of total renovation, its potential is immense, offering a rare opportunity to acquire a striking property in a highly sought-after coastal location with private access to the South West Coast Path and a nearby beach. The property benefits from a large plot with ample parking and the promise of a truly magnificent lifestyle once modernised.

Key Features

- Significant renovation opportunity to create a landmark home
- Quietly positioned at the end of a private road
- Immediate access to the South West Coast Path and private access to the beach
- First floor terrace and decking areas to maximise the incredible views
- EPC rating D
- Stunning, uninterrupted views over a privately owned field to Falmouth Bay
- Vast driveway with parking for several vehicles (8-9)
- Spacious accommodation with 5 bedrooms, including principal with en-suite
- Located close to Falmouth, Maenporth, and the Helford River

THE LOCATION
The property is accessed down a private road shared with other high-end homes, located within the grounds of the prestigious Meudon Hotel. After entering the hotel's main access, a private lane of approximately 200 metres leads to the property, which is the final one at the end. This secluded position ensures privacy while being conveniently located just outside Falmouth, close to Maenporth and the Helford River. The setting is tree-lined and overlooks a large field leading down towards Falmouth Bay.

THE PROPERTY
A double fronted, detached house understood to have been built in the 1970s of cavity block construction under a multi-pitched roof with modernised uPVC guttering. The property is in need of total renovation and currently features dated elements, including a lean-to garage-style building and a conservatory. It offers a unique opportunity to be transformed into a fabulous landmark home, capitalising on its exceptional position and views.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
Accessed via the front door with dated carpet, providing access to the first floor and principal ground floor rooms.

SITTING/DINING ROOM
A front-facing reception room.

LIVING ROOM
Double aspect with large windows overlooking the rear garden, field, and bay.

THIRD SITTING ROOM/GROUND FLOOR BEDROOM
Providing access towards the conservatory.

KITCHEN/DINING ROOM
In dated condition and requiring full renovation, with sliding doors to the rear garden enjoying beautiful views.

UTILITY ROOM
Located off the kitchen, housing old consumer units and a sink.

GROUND FLOOR WC

FIRST FLOOR

LANDING
Featuring a large, almost floor-to-ceiling height window. Providing access to all first floor rooms, cupboard, and loft space.

PRINCIPAL BEDROOM
A double aspect room with large window and doors leading onto an external terrace, enjoying mesmerising views.

EN-SUITE
Featuring vinyl flooring, tiled walls, metal Crittall window, and three-piece suite.

BEDROOM TWO
Double bedroom with floor-to-ceiling sliding glass doors leading to a first floor decking area with stunning elevated views.

BEDROOM THREE
A further double bedroom.

BEDROOM FOUR
A single bedroom with double aspect and metal Crittall windows.

BEDROOM FIVE
A single bedroom to the front elevation with double aspect.

SHOWER ROOM/WC
With vinyl-effect flooring, metal Crittall windows. Dated shower cubicle, WC, and wash basin.

BATHROOM/WC
Three-piece suite and metal Crittall window.

THE EXTERIOR
The property will feature a gated entrance with a large parking area for at least eight or nine cars. There is a lean-to garage building and a conservatory. The grounds offer direct access to a circa ten-acre field (to be retained by the hotel for biodiversity and will not be built on), which the owner will have uninterrupted use for recreation and access to the South West Coast Path and the beach.

GENERAL INFORMATION

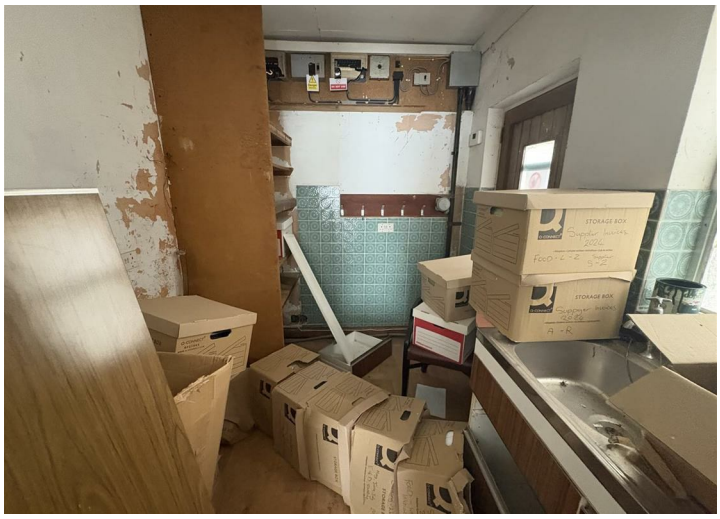
SERVICES
We understand the property is serviced by mains water and has a gas supply. Drainage is private.

COUNCIL TAX
Band G - Cornwall Council.

TENURE
Freehold.

VIEWINGS & ENQUIRIES
All enquiries and viewing requests are to be made by prior appointment through the vendor's sole agents: Laskowski & Co.

DIRECTIONAL NOTE
The property is accessed through the main entrance for the Meudon Hotel and take the first left over the car park and proceed down the private lane for approximately 200 metres, where the property is found at the very end.

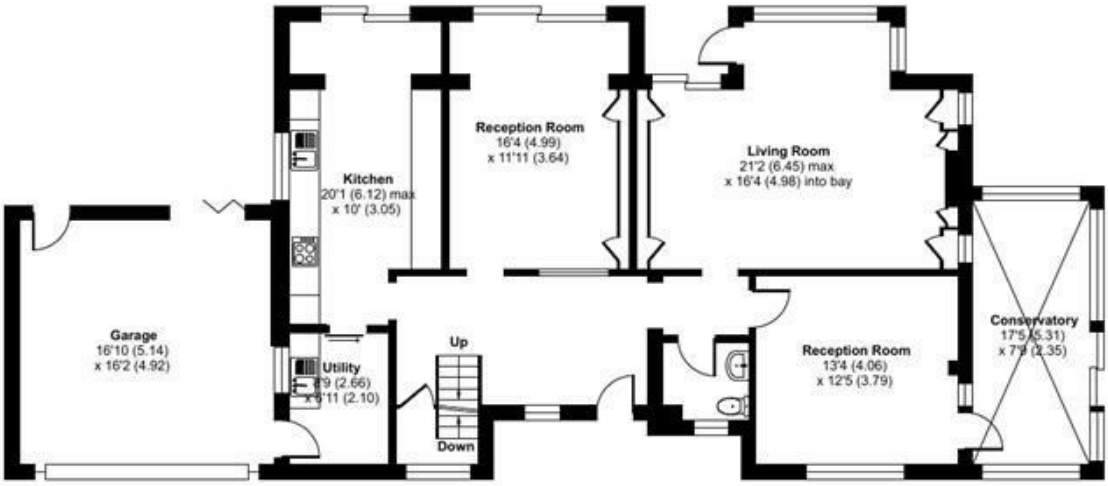

STORAGE BOX
STORAGE BOX

Floor Plan

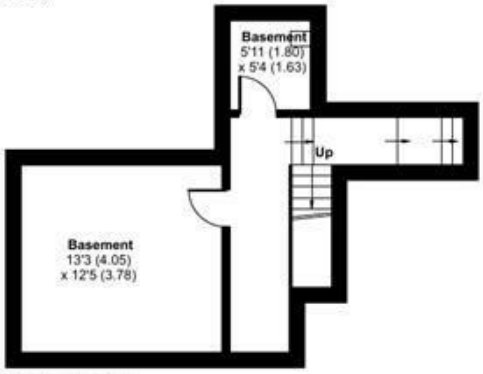
Maenporth Road, Maenporth, Falmouth, TR11

Approximate Area = 2692 sq ft / 250 sq m
Garage = 272 sq ft / 25.2 sq m
Total = 2964 sq ft / 275.2 sq m
For identification only - Not to scale

FIRST FLOOR



GROUND FLOOR



BASEMENT

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Laskowski & Company. REF: 1498616