



# Tregelly

Mawnan Smith









# Tregelly, Carlidnack Lane, Mawnan Smith, Falmouth, TR11 5HE

This extended and well-maintained home, tucked away in a peaceful, traffic free position along sought after Carlidnack Lane is just a short stroll from the heart of Mawnan Smith. Providing three well proportioned bedrooms, two bath/shower rooms, generous gardens and excellent outside space, the double garage, ample parking and workshop further enhance the appeal, creating a superb opportunity for those seeking space, privacy and village living close to the Helford River.

## Distances

Mawnan Smith – 700 yards; Maenporth beach (via footpath) – 0.7; Trebah and Glendurgan Gardens – 1; Durgan and Grebe beaches – 1.6; Helford Passage – 2; Falmouth – 4.5; Mylor Yacht Harbour – 8.5; Truro – 12.3; Cornwall Airport (Newquay) – 31.8

(All distances are approximate and in miles)

**What 3 Words** ///reduce.underway.imperious



## The Location

Tregelly is located on the northern edge of the well-served and highly popular village of Mawnan Smith which provides village shops, doctors' surgery, garage, coffee shop, hairdressers, the Red Lion Inn (serving good food), an active Memorial Hall which hosts many community events and two churches.

For the sports enthusiast there are local football, cricket teams, bowls and tennis club in the village, and five golf courses within 20 miles, the nearest being at the Budock Vean Hotel.

Moorings as well as water sports such as wind surfing, water skiing and kayaking are available on the waterfront at Helford Passage where the Ferryboat Inn is positioned above the beach. There is also a seasonal passenger ferry across the river to The Shipwrights, a wonderfully positioned pub on the south bank of the Helford.

The Helford River is one of the most picturesque and unspoilt areas in Cornwall, sitting within an AONB with its deep sheltered valleys, wooded and hidden creeks that cut inland along this sheltered part of the south Cornish coast.

The area offers safe swimming, sailing and water sports within a timeless natural harbour in which to explore, relax and recharge, much of which is owned and protected by the National Trust. As well as having fine coastal walks and creek paths, the area also enjoys a climate suited to many sub-tropical varieties as the nearby gardens of Glendurgan and Trebah Gardens display so beautifully.

There is a wide and eclectic range of shopping, bars and restaurants at nearby Falmouth, one of the UK's most popular, thriving and creative seaside towns.

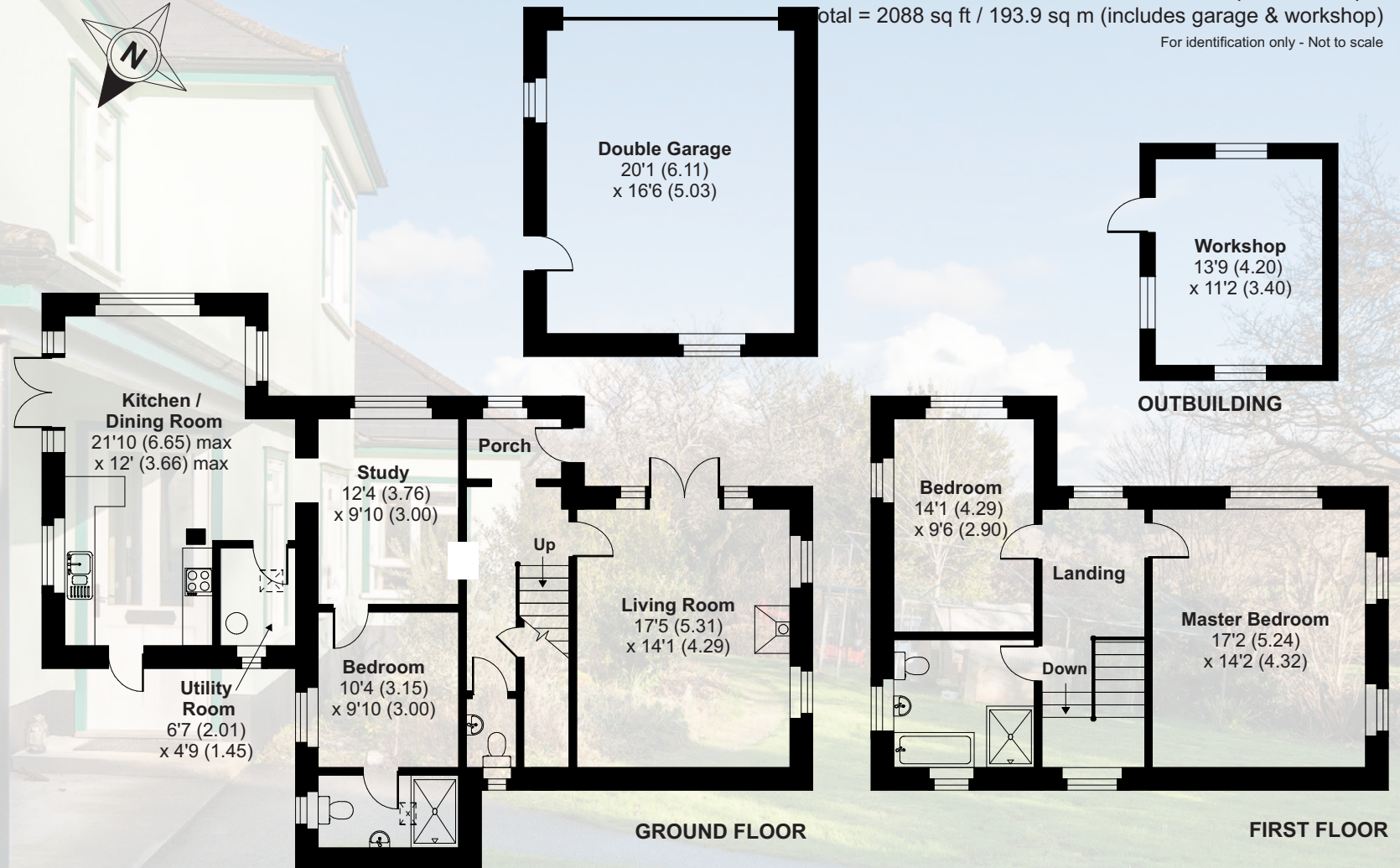


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Main House = 1595 sq ft / 148.1 sq m

Total = 2088 sq ft / 193.9 sq m (includes garage & workshop)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	61 D
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Shore Partnership Limited. REF: 1397347

**FIXTURES & FITTINGS** Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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### The Property

- Detached house originally constructed in 1939
- Significantly improved and extended in 2012/13
- Wood flooring throughout and hardwood timber double glazed windows
- Kitchen / dining room extension and double garage (cavity wall construction)
- Quiet, traffic-free position adjoining countryside
- Covered veranda leading to the entrance porch
- Reception hall with original floorboards and attractive period staircase
- Ground floor WC
- Double aspect sitting room with woodburner,

garden views and French doors to the covered veranda

- Bright triple-aspect kitchen / dining room, enjoying the garden views, with a woodburner and French doors to the garden.
- Utility room
- Ground floor bedroom with en suite shower room
- Study
- Galleried first floor landing
- Spacious double aspect master bedroom enjoying far-reaching views
- Double aspect bedroom also enjoying the views
- Family bathroom (with 4-piece suite)

### The Gardens, Double Garage and Workshop

- Approached via a private drive off Carlidnack Lane with only one residence beyond
- Detached double garage with electric door, generous loft storage and forecourt parking to the front. The garage was built to a high standard and with cavity block construction. Water and power connected.
- Detached workshop with power connected and covered storage area (for bikes, boards, ladders etc)
- Log store (attached to the workshop)
- Mature gardens to the front and side of the property, mainly laid to lawn

### Tenure, services and material information

Freehold. Mains water and electricity. New sewage treatment system (2025) – Bioroc2. LPG central heating. Solar thermal hot water. Council Tax: band D. Broadband: FTTP (source: <https://www.openreach.com/broadband-network/fibre-availability>)

### Directions

Enter Mawnan Smith along Penwarne Road (from the Argal direction). Continue into the village, following the road into Sampys Hill, and turn left opposite the village stores into Carlidnack Road. After approximately 500 yards, turn right into Carlidnack Lane. The private drive for Tregelly is 60 yards along on the left. Follow the drive, passing two properties; Tregelly is the penultimate house on the left.







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## WHERE YOU LIVE MATTERS

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