



ROHRS & ROWE



Trembath
9 Trevena Gardens
Mawnan Smith
Falmouth
Cornwall
TR11 5EZ

- Well positioned detached bungalow
- Generous well appointed kitchen
- Good sized sitting room
- Conservatory linking to garden
- Master bedroom en suite
- Two further bedrooms
- Cloak room
- Family bathroom
- Home office
- Attractive well planted gardens
- Large patio area
- Corner plot position
- Garage and storage
- EPC D
- Council Tax Band E



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AN ATTRACTIVE AND RECENTLY RENOVATED THREE BEDROOM RESIDENCE OFFERING GENEROUS ACCOMMODATION IN A WELL PLANTED CORNER PLOT, WITHIN THE DESIRABLE VILLAGE OF MAWAN SMITH





PROPERTY

Discreetly nestled within a quiet cul-de-sac in the heart of the ever-popular village of Mawnan Smith, Trembath is an attractive and spacious home set within a wonderfully mature corner plot. Surrounded by beautifully planted gardens and offering a high degree of privacy, the property enjoys a peaceful yet highly convenient setting just moments from the village centre and a short distance from the picturesque Helford River. The entrance hall immediately sets a welcoming tone, with stylish herringbone oak flooring leading into the heart of the home the recently remodelled kitchen. This bright and well-appointed space enjoys a lovely garden outlook and connects seamlessly to a charming conservatory, creating an inviting area for relaxing or entertaining. Adjacent is a generous sitting room with dual-aspect views, a feature fireplace, and a calm, elegant ambiance. Also on the ground floor is the principal bedroom suite, enjoying garden views and a private en suite, while a separate cloak room off the hallway is ideally positioned for returning from coastal walks, sailing, or golf at the nearby course at Budock Veian.

Upstairs, the galleried landing features a study area and leads to two further attractive bedrooms, one of which enjoys elevated views across the valley. A well-appointed family bathroom completes the upper floor. Outside, a broad driveway provides ample parking and leads to an integral garage offering excellent storage. At the rear, a beautifully designed and insulated garden office provides the perfect work-from-home solution. The gardens are a true highlight—thoughtfully planted with a variety of specimen shrubs including rhododendrons and hydrangeas, and featuring a delightful patio terrace that links effortlessly with the conservatory and kitchen.







MAENPORTH



FALMOUTH



PORT NAVAS



MYLOR

LOCATION

Trembath enjoys a peaceful setting in the heart of the ever-popular village of Mawnan Smith within easy reach of the beautiful coastline. Nestled in glorious countryside, the village offers a selection of boutique shops and easy access to the Helford River, with The Ferryboat Inn at Helford Passage offering spectacular views and a welcoming atmosphere.

Nearby, the Budock Veian Hotel provides excellent leisure facilities, including tennis courts, a golf course, a spa, and a well-regarded restaurant.

The sandy shores of Maenporth Beach are also within walking distance, ideal for family days out, watersports, and dining at The Cove.

The Helford River is renowned for exceptional sailing, while keen gardeners will love the nearby Trebah and Glendurgan Gardens. Just a short drive away, Falmouth offers vibrant dining, boutique shopping, and several marinas.

DISTANCES

Maenporth Beach: 1.8 Miles • Helford Passage: 1.8 Mile • Falmouth: 4.7 Miles • Mylor Harbour: 8 Miles • Truro: 13 Miles • Newquay Airport: 32 Miles





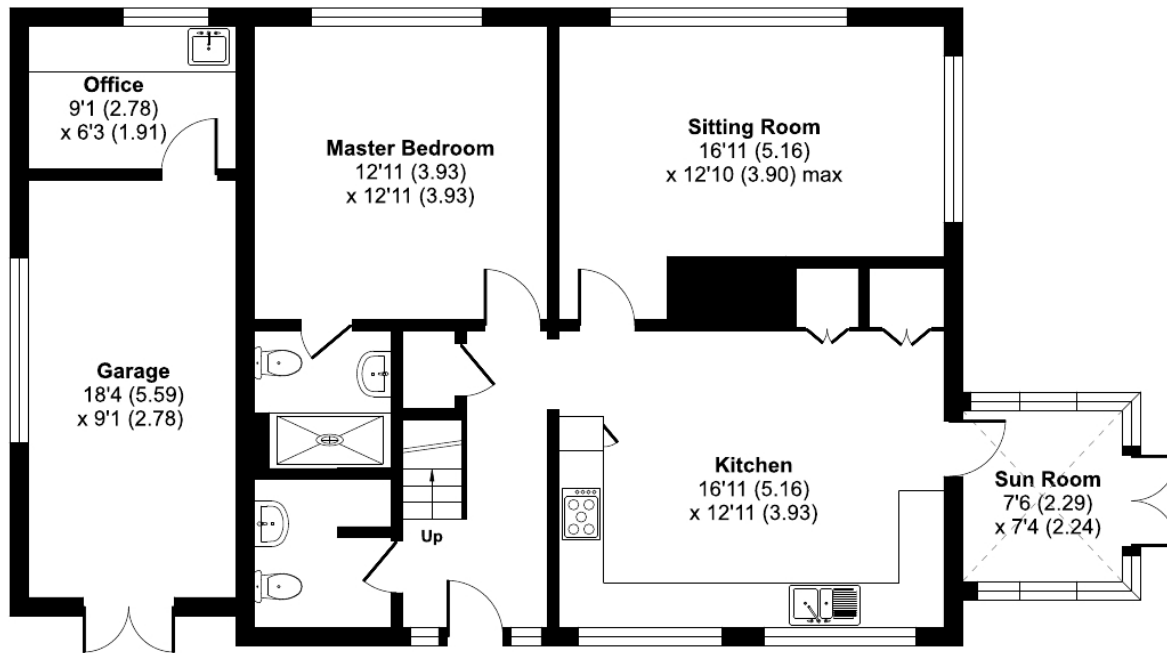
Trevena Gardens, Mawnan Smith, Falmouth, TR11 5EZ

Approximate Area = 1331 sq ft / 123.6 sq m (excludes eaves)

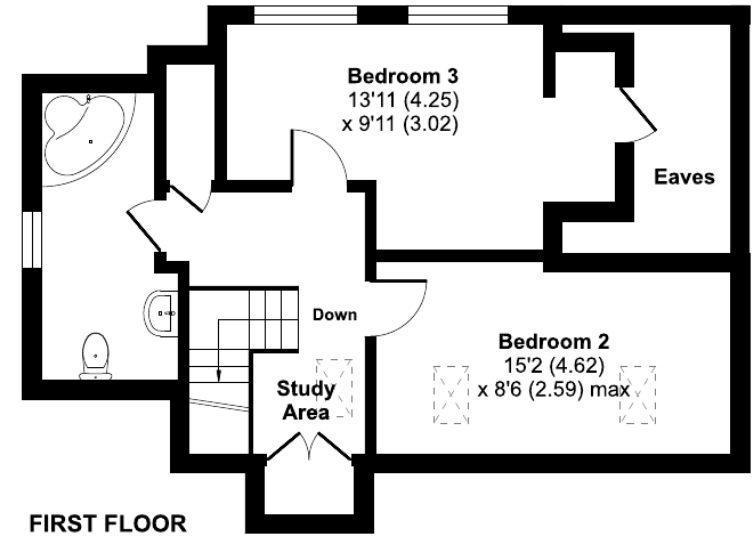
Garage = 229 sq ft / 21.2 sq m

Total = 1560 sq ft / 144.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Services: Mains water, electricity & drainage. Oil Fired Central heating & hot water.

Directions: What3words: conquests.occurs.petal

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