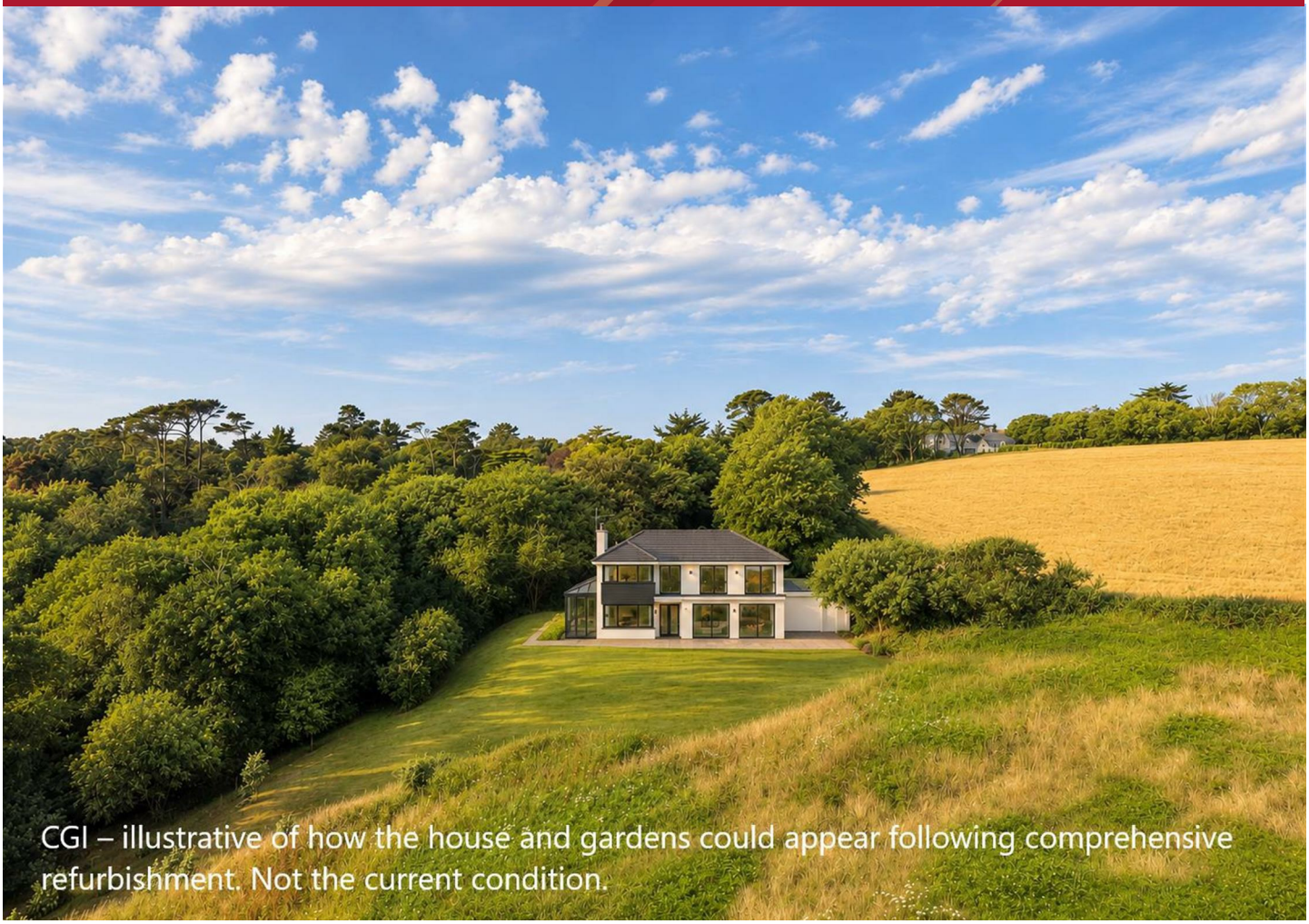
Laskowski &Co



Bream House, Maenporth Road, Maenporth, Falmouth, TR11 5HT

Guide Price £3,000,000

Occupying an enviable and highly sought-after coastal setting, with far-reaching views across Falmouth Bay and beyond, Bream House presents an exceptionally rare opportunity to acquire a substantial five-bedroom detached home in one of Cornwall's most desirable locations. Perfectly positioned between the vibrant maritime town of Falmouth and the breathtaking beauty of the Helford River, this remarkable property combines coastal tranquillity with outstanding convenience.

Nestled within the exclusive grounds of Hotel Meudon, Bream House enjoys a truly privileged position, overlooking a magnificent ten-acre field (retained by the Meudon Hotel owners for BNG measures) stretching towards Falmouth Bay. Its extraordinary setting is further enhanced by private access through the hotel's renowned subtropical gardens to the secluded and picturesque Bream Cove and South West Coast Path, together with access to the hotel's facilities.

Offered as a fully refurbished, turnkey home, Bream House is to be comprehensively transformed by a respected local builder and handed over beautifully finished and ready for immediate occupation, subject to mutually agreed specification between seller and buyer.

A landmark home in an outstanding coastal location, offering an exceptional combination of privacy, spectacular views, natural beauty and proximity to Falmouth and the Helford - an opportunity of genuine rarity.

Key Features

- Turnkey home: comprehensive refurbishment to be completed prior to completion
- Within the grounds of Hotel Meudon, at the end of a private lane
- Elevated views over a 10 acre field towards Falmouth Bay
- 5 bedrooms, principal with en-suite and first floor terrace
- EPC rating D
- Final specification agreed between buyer, builder and vendor
- Access through sub-tropical gardens to Bream Cove
- Field retained as biodiversity habitat by hotel owner
- Private driveway with parking for 8–9 cars

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CGI – illustrative of how the house and gardens could appear following comprehensive refurbishment. Not the current condition.





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THE LOCATION
Mawnan Smith and Maenporth lie on one of the most sought-after stretches of the south Cornish coast. The setting is exceptional and enjoy's use of Hotel Meudon's celebrated subtropical gardens: around nine acres of tree ferns, gunnera, rhododendrons and winding paths, descending through a sheltered, valley to Bream Cove, the hotel's private beach, and on to the South West Coast Path. Maenporth Beach is under a mile away. Glendurgan and Trebah gardens and the Helford River are a few minutes' drive, and Falmouth's harbour, restaurants and sailing are a short drive further. Truro's mainline station has direct services to London Paddington, including the Night Riviera sleeper. Newquay Airport is approximately 32 miles away.

THE PROPERTY
Bream House sits at the very end of a private lane within the grounds of Hotel Meudon, between Falmouth and the Helford River. Elevated and secluded, it looks out over approximately ten acres of open field towards Falmouth Bay. The field is being retained as biodiversity habitat as part of the wider Meudon scheme. The house is offered on a turnkey basis. A local builder will carry out a comprehensive refurbishment of the house and grounds, inside and out. Before work begins, the buyer will agree the final specification with the builder and the vendor, covering the kitchen, bathrooms, finishes and landscaping. The finished home is shaped around its new owner rather than a developer's brief.

The vendor has advised that Bream House has not been lived in for at least two years. Under current VAT rules, qualifying renovation works to a home that has been empty for two years or more before work starts can be charged at the reduced rate of 5% rather than 20%, and qualifying energy-saving installations are zero-rated until 31 March 2027. The works are carried out within the existing structure, keeping the house's generous proportions: approximately 2,692 sq ft of accommodation, plus a garage and basement. The ground floor offers three reception rooms, including a 21' double-aspect living room, together with a kitchen opening to the garden, a utility, a cloakroom and a conservatory. Upstairs, the principal bedroom has an en-suite and doors to a first floor terrace. There are four further bedrooms, a family bathroom and a shower room.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM
21'1" max x 16'4" max (6.45 max x 4.98 max)
Measurements taken into bay. Double aspect, with large windows to the garden, field and bay.

RECEPTION ROOM
16'4" x 11'11" (4.99 x 3.64)

SNUG/GROUND FLOOR BEDROOM
13'3" x 12'5" (4.06 x 3.79)
Opening to the conservatory.

CONSERVATORY
17'5" x 7'8" (5.31 x 2.35)

KITCHEN
20'0" max x 10'0" (6.12 max x 3.05)
With sliding doors to the garden.

UTILITY
8'8" x 6'10" (2.66 x 2.10)

CLOAKROOM/WC

GARAGE
16'10" x 16'1" (5.14 x 4.92)

FIRST FLOOR

LANDING
With a large near floor-to-ceiling window.

PRINCIPAL BEDROOM
18'9" nax x 14'4" max (5.72 nax x 4.39 max)
Double aspect, with doors to a first-floor terrace. En-suite bathroom.

BEDROOM TWO
16'2" x 10'2" (4.94 x 3.10)

BEDROOM THREE
14'6" x 7'0" (4.44 x 2.14)

BEDROOM FOUR
14'0" x 6'11" (4.28 x 2.11)

BEDROOM FIVE
13'0" max x 11'10" max (3.98 max x 3.62 max)

FAMILY BATHROOM

SHOWER ROOM

BASEMENT
13'3" x 12'4" (4.05 x 3.78)

STORE
5'10" x 5'4" (1.80 x 1.63)

THE EXTERIOR
Render repaired and finished in white; glazing; roof overhauled with new rainwater goods; landscaped gardens and stone terrace; resurfaced gated driveway

INTERIOR
To be doine: Rewiring; new heating system; replastering; bespoke kitchen; new bathrooms and en-suite; flooring and joinery etc.

GENERAL INFORMATION

TERMS OF SALE
Bream House is offered as a turnkey home. The guide price covers the property and the completed works to the standard specification which will be provided to interested parties. Upgrades beyond the standard specification are priced separately and agreed before exchange. The works are expected to take approximately 6 months from exchange. The house is currently unrenovated, and photographs of its present condition are included in these particulars. All CGIs presented within this brochure are purely for illustrative purposes and showcase how it could look, certainly not how it looks today.

SERVICES
Mains water, electric, and gas; private drainage.

COUNCIL TAX
Band G - Cornwall Council (current).

INDICATIVE SPECIFICATION
(final specification to be agreed) [confirm every line with the builder].

TENURE
Freehold.

FIELD
The field is owned by Hotel Meudon and does not form part of the sale. It will be retained for BNG measures.

WIDER DEVELOPMENT
Wider development: along the road to Bream House will be brand-new luxurious holiday/second homes, built to a high specification.

VIEWINGS
Strictly by appointment through sole agents Laskowski & Co

VAT ON THE WORKS
The vendor has advised that Bream House has not been lived in for at least two years. Under current VAT rules, qualifying renovation works to a home that has been empty for two years or more before work starts can be charged at the reduced rate of 5% rather than 20%, and qualifying energy-saving installations are zero-rated until 31 March 2027. Not all costs qualify. The VAT treatment will depend on [the contract structure] and on evidence of the empty period, and buyers should take their own professional advice.

Floor Plan

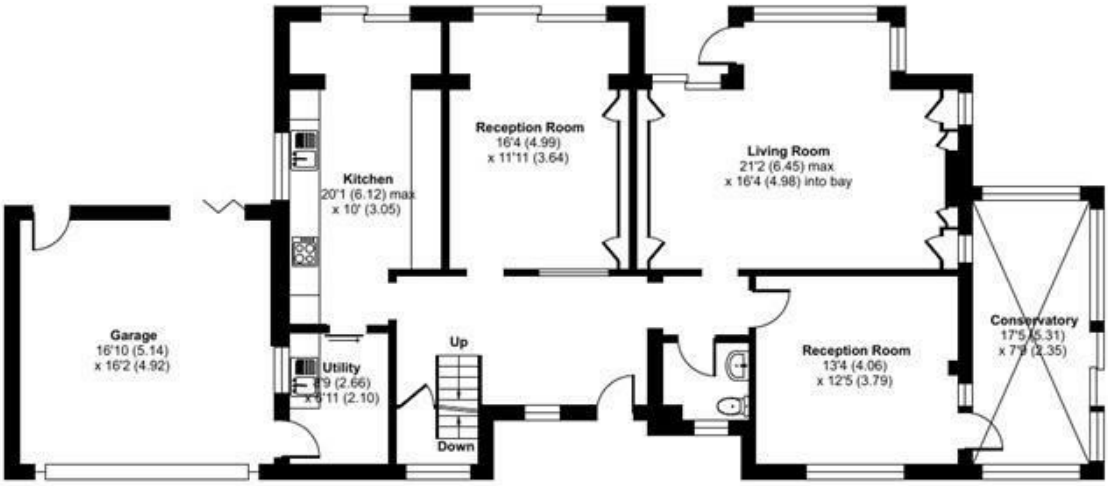
Maenporth Road, Maenporth, Falmouth, TR11

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

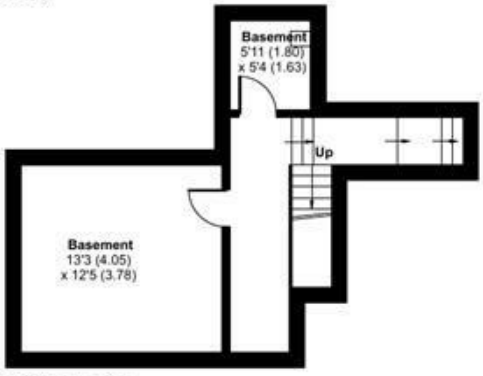




FIRST FLOOR



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