

Penlevan Bar Road Helford Passage Hill, Mawnan Smith

Guide Price £650,000

THE GUILD PROPERTY PROFESSIONALS

Heather & Lay
The local property experts





- First time for sale in over 30 years
- Exclusive private road beside the Helford River
- One of the most sought-after addresses in Cornwall
- Detached, South facing bungalow with excellent potential
- Delightfully established setting & grounds of 0.4 acres
- 1368²ft of flexible 3-bedroom accommodation
- Kitchen with Aga; utility room
- 2 Bath shower rooms
- Gated driveway, garage & much parking space
- Backing onto The Budock Vean Hotel golf course
- No onward chain

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

SERVICES Mains electricity and water supply. Oil-fired Aga and 'Grant' central heating boiler (both recently serviced) Septic tank drainage.

MUNDIC BLOCK TEST The property has a clear, Class A mundic report carried out by May Whetter & Grose Chartered Surveyors, dated July 2026. This report is transferable, free of charge, to the new owners of Penlevan.

THE PROPERTY

Penlevan lies along Bar Road at Helford Passage one of the most desirable and valuable residential addresses to be found anywhere in Cornwall. The bungalow is being sold for the first time in over 30 years and presents an incredibly rare chance to secure one of the last few undeveloped homes along this exclusive coastal road.

Believed to have been built in the 1950's, likely designed by the notable Falmouth based architectural practice of C R Corfield and Son, Penlevan faces South and lies centrally within a generous, delightfully established plot and garden about 0.4 acres in size. The bungalow has a broad and impressive frontage onto bar Road with fine granite wall, splayed entrance and twin granite posts and gates onto a long tarmacadam driveway, leading to the generous detached single garage and plenty of room to park and turn.

Penlevan is perfectly liveable 'as is' although it is likely that most prospective buyers will choose to adapt, modernise and expand the accommodation to one degree or another. With some spectacular and high value neighbouring homes along Bar Road, the property offers exciting potential and is primed for personalisation or grander plans, if taking neighbouring inspiration (subject to necessary consents).

The bungalow is 1368^{2}ft in size with flexible three bedrooms accommodation and generous 8' ceiling height. The dual aspect, bow window sitting room leads into a conservatory and in turn out onto an expansive semi-circular and South facing slate terrace and the lawned garden. There is a kitchen with a bright red oil-fired Aga, together with a rear extension providing a back kitchen, utility/boiler room, a modern shower room and WC, together with an 'extra' room, to suit an owners' needs, whether an occasional extra bedroom or work from home office, perhaps. There is much storage space throughout, window are UPVC double glazed and the 'Grant' boiler fires radiator central heating throughout. A large hatch and folding ladder reveals a generous loft space with good head height and a rear facing dormer window.

We suggest this could be an obvious and worthwhile means of expanding accommodation, if desired, subject to necessary consents.





THE LOCATION

Bar Road is home to some of the most expensive and desirable property in the County, acutely sought-after by those with the funds and appreciation of quite how special its location is. The road parallels the Helford River, a joyful place just a few hundred yards away, where from Penlevan one can walk to its shores, The Ferry Boat Inn and beach, in a few minutes. It is for these reasons, and at this price point, that the availability of Penlevan represents such a fantastic opportunity.

The Helford River designated is an Area of Outstanding Natural Beauty, a site of Special Scientific Interest and Special Area of Conservation where, uniquely, major environmental groups and organisations including the National Trust, come together to protect, monitor and develop the river and its surrounds. The Helford estuary is home to many deep water moorings, Helford River and Port Navas Sailing Clubs, the thatched Shipwrights pub on the south side of the river, and the Ferry Boat Inn sitting beside a blissful sandy beach on the north side, on Penlevan's doorstep. This is an area particularly favoured by the sailing fraternity with excellent facilities on the Helford River and within Falmouth Bay. The grounds of The Budock Vean Hotel and more particularly its 9 hole golf course, lie behind Penlevan, with a 'nip' through from its rear garden. There are breath-taking cliff-top walks and safe sandy beaches at Maenporth, Durgan, Swanpool, Falmouth - all within easy driving distance.

Mawnan Smith village is about a mile away has good local amenities which include a well rated primary school, beautiful Norman Church, the 17th century Red Lion thatched pub, and a great general store. The village square has places to eat and a small selection of shops whilst "The Old Smithy", shows local arts and crafts.

Bar Road is an incredible spot, moments from National Trust owned Glendurgan Gardens, with over 300 acres of woodland and coastline, and Trebah Garden and its 26 acres of beautiful Cornish valley garden cascading down to the Helford River.

Falmouth's vibrant and thriving harbour town is close at hand with its comprehensive commercial and leisure facilities, whilst the cathedral city of Truro is the administration centre of Cornwall and offers good private schooling and a mainline rail link to London Paddington. Communications to Cornwall have vastly improved over recent years with the A30 dual carriageway giving fast access to the M5 motorway at Exeter. Newquay airport provides regular shuttle flights to London Gatwick, Stanstead and many other European destinations.





















THE GARDEN

Penlevan lies within a rather special rectangular plot and garden measuring about 0.4 acres in all, with an overall depth of about 200' and width of 85'. There are areas of lawn back and front, with richly stocked borders and beds and well defined boundaries. A lovely weeping birch tree is a particular feature in the rear lawn and there are numerous pittosporum, bay trees, magnolia and camelia, together with a rockery. The garden contains a summerhouse and two garden sheds all quite elderly but with life left!

GARAGING & PARKING Penlevan's 100' plus long tarmacadam driveway and turning/parking space leads to a detached, generous single size garage with electric opening, side door and a pitch slate roof.

THE GOLF COURSE Access at the rear of the garden leads onto The Budock Vean Hotel's 9 hole golf course and grounds.

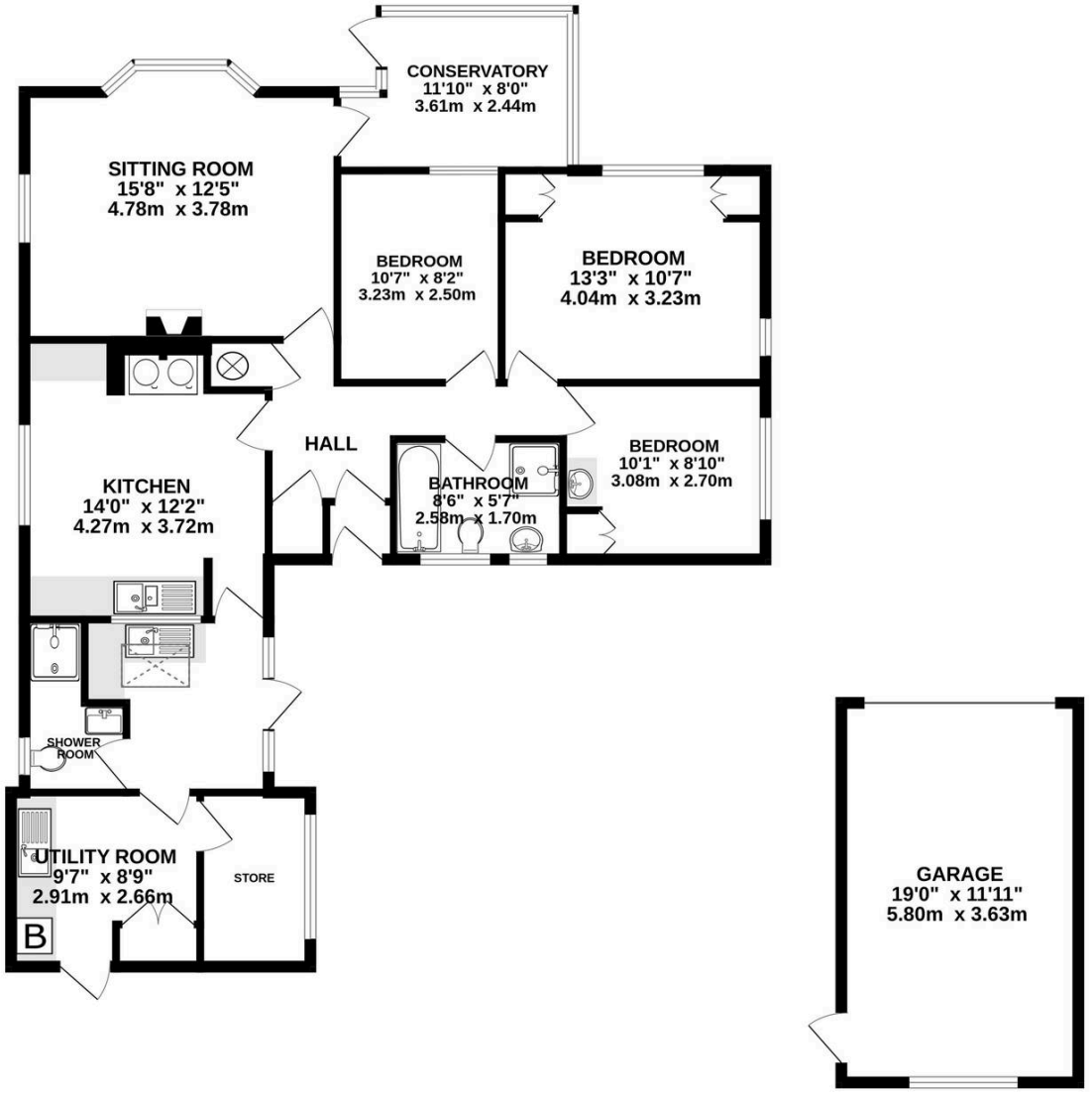
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PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.

GROUND FLOOR
1368 sq.ft. (127.1 sq.m.) approx.



PROUD GUILD MEMBER
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TOTAL FLOOR AREA : 1368 sq.ft. (127.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

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The Property Ombudsman

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