Laskowski &Co



Virginia Cottage, Helford Passage, Mawnan Smith, Falmouth, TR11 5JZ

Guide Price £560,000

A very rare opportunity to purchase this 3 double bedroom detached Victorian cottage dating from the mid 1800s, and believed to be a former 'workers cottage' to the nearby Trebah Estate. This Grade II Listed character home is situated on the edge of Mawnan Smith in the highly sought-after area of Helford Passage, less than 15 minutes walk from the beautiful Helford Passage beach and the many other delights that the Helford River has to offer. 'Virginia Cottage' requires a scheme of updating and modernisation, boasting original sash windows with window seats, beamed ceilings and open fireplaces. The property provides off-road parking for 2 vehicles, with mature gardens to 3 sides bordered by Cornish hedging and backing onto open fields. The accommodation comprises on the ground floor: entrance porch, entrance hallway, living room, sitting room, kitchen/dining room and utility room. On the first floor are 3 bedrooms and a family bathroom. Being sold with no onward chain, viewing highly recommended.

Key Features

- Mid 1800s detached character cottage
- Grade II Listed
- Requires updating and modernisation
- No onward Chain
- Located above Helford Passage on the edge of Mawnan Smith
- Highly sought-after area, less than 15 minutes walk from Helford Passage beach
- South-facing gardens
- EPC rating G











LOCATION
Helford Passage is one of the area's most sought-after residential addresses, just a 'stones throw' from Budock Vean Hotel and its outstanding leisure amenities that includes a golf course. The beautiful tree-lined sailing waters of the Helford River are readily accessible from nearby Port Navas and Helford Passage, home of The Ferry Boat Inn and from where a passenger ferry leads to Helford Village, giving access to the South West Coast Path along the shoreline of The Lizard peninsula. A number of beaches are within a ten-fifteen minute walk of the property.

The nearby village of Mawnan Smith, provides excellent day-to-day amenities including a highly regarded county primary school, church, thatched public house, hairdressers, cafe, doctors surgery, active village hall, garage, convenience stores, and regular bus service to Falmouth - five miles distant.

Helford Passage is home to The Ferryboat Inn, and just over half a mile away from 'Virginia Cottage' are the famous sub-tropical gardens of Trebah and Glendurgan. Beautiful clifftop walks along the South West Coast Path lead to the sandy bathing beach of Maenporth; Falmouth is an approximate fifteen minute drive away, and the cathedral city of Truro, the county's retailing, commercial and educational centre, can be reached within half an hour.

THE ACCOMMODATION COMPRISES
Pedestrian timber gate and pathway to stained-glass timber front door.

PORCH
Stained-glass windows, pitched roof with high level glazed window to the front aspect. Timber door to:-

ENTRANCE HALLWAY
Stairs rising to the first floor. Timber doors to living room and sitting room with wood-effect laminate flooring. Central ceiling light, part panelled wall.

LIVING ROOM
Multi-pane sash window to front aspect overlooking the garden with window seat. Fireplace housing cast iron wood-burning stove with tiled surround, tiled hearth, and wood mantel over. Built-in units to either side of the chimney breast, continuation of wood-effect laminate flooring. Central ceiling light, timber door to kitchen/dining room.

SITTING ROOM
A second reception room with further fireplace and brick hearth. Multi-pane glazed sash window to front with window seat overlooking the garden. Central ceiling light; wood-effect laminate flooring. Open to kitchen/dining room.

KITCHEN AREA
A dual aspect kitchen/dining room with double glazed windows to the side and rear aspects, window seat overlooking the garden. Fitted kitchen with a range of eye and waist level units. Roll top worksurface, inset one and a half bowl sink drainer unit with swan neck mixer tap and tiled splashback. Built-in electric oven, built-in four-ring electric hob, with extractor unit above, space and plumbing for dishwasher. Slate tiled flooring, beamed ceiling. Door to rear porch/utility room.

DINING AREA
Space for a family dining table and chairs. Further waist level storage with roll top worksurface, additional high level cupboard. Oil fired Aga (not tested). Recess ideal for full height fridge/freezer.

REAR PORCH/UTILITY ROOM
A good size utility with one and a half bowl sink/drainer unit and mixer tap, built-in cupboards to include shoe storage. Space for additional fridge/freezer and plumbing for washing machine and tumble dryer. Timber glazed windows to rear aspect, central ceiling light, external door to side pathway and rear garden.

FIRST FLOOR

LANDING
Doors to all three bedrooms and family bathroom. Wall mounted electric heater; central ceiling light, built-in cupboard with shelving.

BEDROOM ONE
A good size double bedroom. Multi-pane glazed sash window to front with window seat overlooking the gardens. Range of built-in wardrobes with hanging rail and shelving. Central ceiling light.

BEDROOM TWO
Another double bedroom with multi-pane glazed sash window to front with window seat. Built-in wardrobe with hanging rail and shelving. Part panelling to one wall, central ceiling light.

BEDROOM THREE
Third double bedroom with timber double glazed window overlooking the rear garden and fields beyond. Central ceiling light.

FAMILY BATHROOM
White suite comprising panelled bath with Triton electric shower over and glass shower screen, dual flush WC, pedestal wash hand basin with tiled splashback, wall mounted heated towel rail. Obscure glazed timber window to the rear aspect. Central ceiling light. Built-in cupboard with shelving.

THE EXTERIOR
Accessed via a shared driveway, giving access to a private parking area with space for at least two cars. This area also houses the oil tank.

PARKING
A shared entrance with the neighbouring property gives way to a private parking area with off-road parking for at least two cars. Pedestrian gate to front garden and pathway.

GARDENS
The mature gardens are a particular feature of 'Virginia Cottage' the gardens extend to three sides with the large front garden featuring an original well and cast iron wheel. The raised lawned gardens extend around to the side and rear of the cottage, bordered by low Cornish hedging and backing onto open fields that provide far reaching rural views. The rear garden enjoys a sunny South facing aspect, with patio and a raised decked terrace. Within the garden is an old stone outbuilding, block store and timber wood store.











GENERAL INFORMATION

SERVICES
Mains water and electricity are connected to the property. Private septic tank drainage. Hot water is provided via the Rayburn.

COUNCIL TAX
Band E - Cornwall Council.

TENURE
Freehold.

VIEWING
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.


















Virginia
Cottage









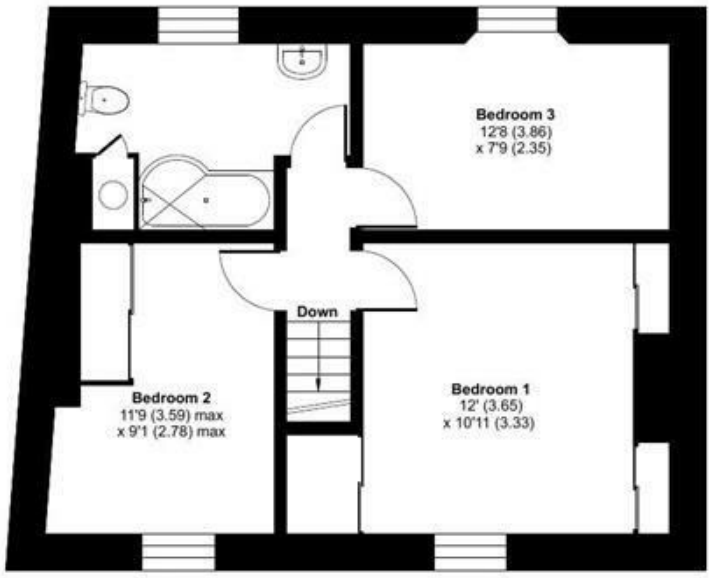




Floor Plan

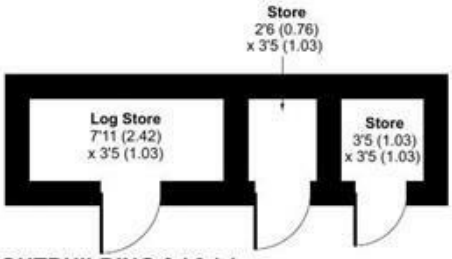
Mawnan Smith, Falmouth, TR11

Approximate Area = 1107 sq ft / 102.8 sq m
Outbuilding = 196 sq ft / 18.2 sq m
Total = 1303 sq ft / 121 sq m
For identification only - Not to scale

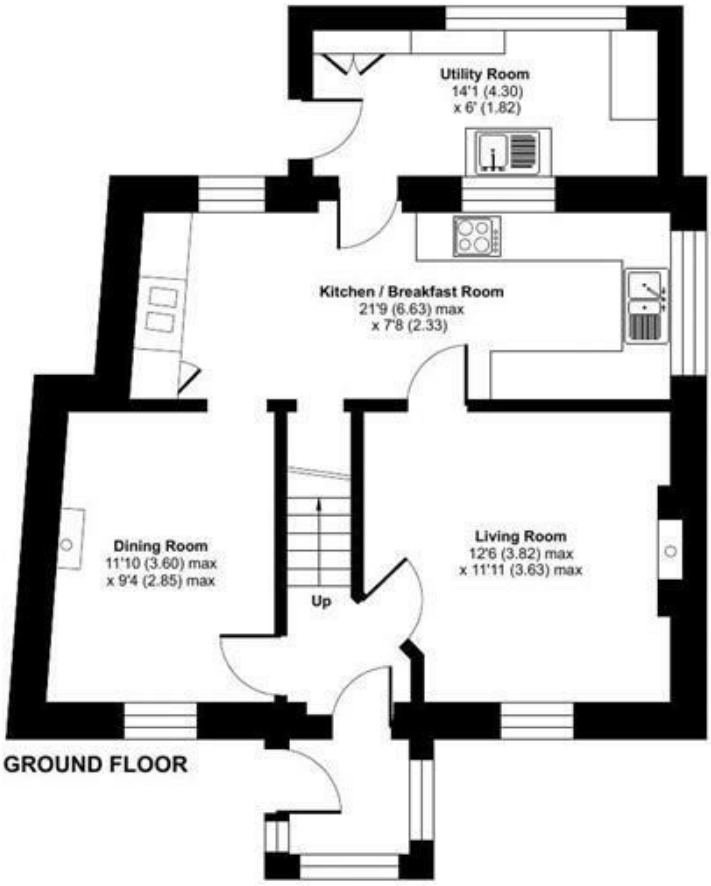


FIRST FLOOR

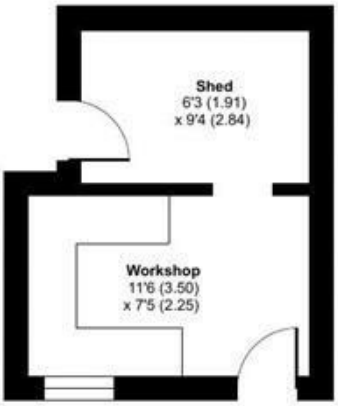




OUTBUILDING 2 / 3 / 4



GROUND FLOOR



OUTBUILDING 1

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: 1524919