

TREHUNSEY VEAN

Mawnan Smith, Cornwall







A SPECTACULARLY SITUATED AND SPACIOUS CLIFFTOP HOUSE, NOW IN NEED OF MODERNISATION, WITHIN EXTENSIVE GROUNDS, INCLUDING COASTAL SLOPE AND CLIFFS

Set in a breathtaking coastal location overlooking the mouth of The Helford River and Falmouth Bay

Summary of accommodation

Ground Floor: Reception hall | Living room | Sun room | Dining room | Snooker room | Kitchen/breakfast room | Utility room

First Floor: Four bedrooms | Office | Three bathrooms

Outside: Garage | Outbuildings | Gardens | Coastal slope and cliffs

In all about 11.48 acres

Distances: Mawnan Smith Village 1 mile, Helford Passage 3 miles, Falmouth 4.5 miles, Truro 14 miles, St Ives 27 miles, Newquay Airport 33 miles
(All distances are approximate)

Guide price: £1,795,000

SITUATION

Trehunsey Vean is situated within the rural, coastal, hamlet of Mawnan, about a mile to the south east of Mawnan Smith, above the dramatic South Cornish coastline, with its many coves and beaches, between Toll Point and Rosemullion Head, at the mouth of The Helford River and overlooking Falmouth Bay.

In Mawnan is St Mawnan Church, a well known beauty spot named after the Breton monk who landed here in the 6th century, and a path leads down from the church to the beaches on the north bank of The Helford River, towards Durgan. The South West Coast Path passes just below the house, providing spectacular coastal walking.

Mawnan Smith has a primary school, general store, The Red Lion thatched pub, village square with shops and cafes and the 'Old Smithy' with local arts and crafts.

As a result of the mild climate the area is home to some of the county's most notable gardens. Mawnan Smith is known as the 'gardens parish of Cornwall' and nearby are both of the renowned sub-tropical gardens of Trebah and the National Trust Glendurgan with their exotic plants and trees.

The Helford River, made famous in Daphne du Maurier's 'Frenchman's Creek', is one of the most picturesque estuaries in Cornwall, with its abundance of quiet beaches and villages surrounded by a mix of ancient woodlands, secluded creeks, farmland and semi-tropical gardens. It provides some of the area's best sailing waters and there are deep water moorings and boat hire, swimming at the many beaches and many opportunities for other water sports such as kayaking, paddleboarding, snorkeling and fishing.

The popular Helford River Sailing Club is on the south side of the estuary, near to picturesque Helford Village with The Shipwright's Arms. On the north side is Helford Passage with the popular Ferry Boat Inn and the Budock Vean Hotel, overlooking the river and with a 9 hole golf course, spa and swimming pool. Helford and Helford Passage are linked by a historic passenger ferry.


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Along the coast, to the north east, is Maenporth Beach, a quintessential sandy Cornish beach and popular spot for kayaking, sailing, diving and swimming, as well as for families with its rock pools at low tide, café and car park.

Beyond is the bustling harbour town of Falmouth, with excellent selection of shops, cafés, pubs and restaurants, including waterfront dining at such places as The Beach House at Swanpool. There are marinas, harbour walks, beaches, primary and secondary schools, Falmouth University, The National Maritime Museum and the Royal Cornwall Yacht Club.

A further comprehensive selection of shopping, cultural, leisure and sporting facilities are available in the cathedral city of Truro, as well as a choice of private schools and station with mainline connections to London (Paddington). Newquay Airport provides regular flights to London and other domestic and international destinations.

THE PROPERTY

Trehunsey Vean is situated in a spectacular coastal location, down a long private entrance drive at the end of Old Church Road, close to the church and above the South West Coast Path, just to the north east of Toll Point, and with stunning views across the mouth of The Helford River Estuary and out over Falmouth Bay. Just below the house and church is Parsons Beach, and a little further to the north east is Cows Beach.

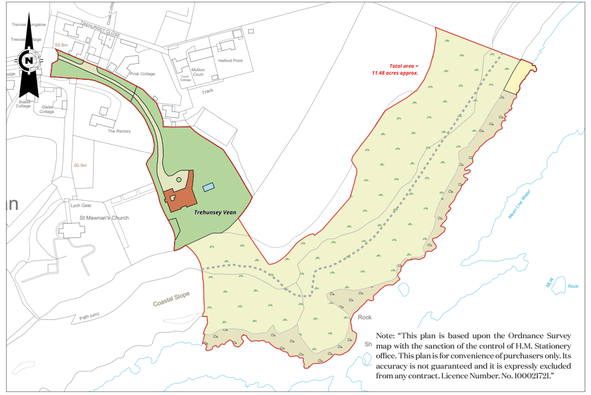
The spacious clifftop house is now in need of modernisation throughout. The long drive terminates at a circular sweep and parking and turning area and the house provides spacious family accommodation with considerable potential, given the outstanding location. Off the hall is a large main living room with woodburner and French doors into a sun room at the front of the house with French doors out to the terrace and gardens.











There is a dining room, also with woodburner, and the kitchen/breakfast room has French doors out to the terrace and gardens. To one side of the house is a very spacious snooker room/family room, also with French doors out to the terrace and gardens. The main bedroom has a door out to a large balcony with glazed balustrade, benefiting from spectacular sea and coastal views and there are three further bedrooms and an office.

Adjoining the house is a garage and on the other side some outbuildings. Around the front and side of the house is extensive paved terracing and incorporating a swimming pool, now in need of renovation, and a pond. Beyond are areas of lawned gardens with the churchyard to one side and farmland to the other. The property also incorporates an extensive area, beyond the gardens, of steep, wild, coastal slope with natural vegetation, through which runs the South West Coast Path, and below the cliffs down to the sea.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Oil fired heating.

Local Authority: Cornwall Council: 0300 123 4121

EPC: D

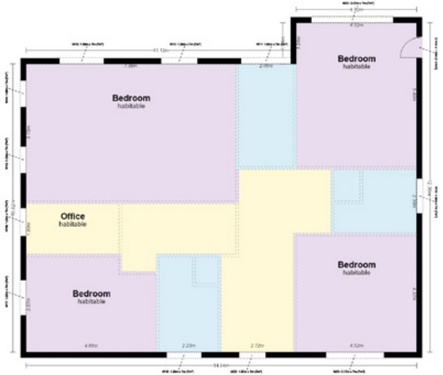
Council Tax: G

Directions: TR11 5HY

Reception
Bedroom
Bathroom
Kitchen/Utility
Storage
Outside



Ground Floor



First Floor

Approximate Gross Internal Area =
(TBC)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted to tell you more.

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