

TREWORGAN - TO LET

MAWNAN, NEAR FALMOUTH, CORNWALL, TR11 5HT





TREWORGAN

MAWNAN, NR FALMOUTH, CORNWALL

Stunning Cornish coastal property

Entrance hall • Dining room • Drawing room • Family/Media room • Sitting room • Kitchen/Breakfast room • Utility room and cloakroom

Master bedroom with ensuite and dressing room • 3 further ensuite bedrooms • 5 further bedrooms/study/playroom
2 further bathrooms

Gymnasium • Wine store and storage • Access to flat roof
Coach house • outbuildings • Magnificent gardens and grounds leading to coastal footpath and beach

In all about 3.8 acres

Mawnan 0.5 miles • Helford River 1 mile • Maenporth Beach 1.2 miles • Falmouth 4 miles • Truro 14 miles (London Paddington 4 hours, 18 minutes) • Newquay Airport 32 miles (distances and times approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Situation

The nearby village of Mawnan Smith is situated in an Area of Outstanding Natural Beauty close to Falmouth Bay and Rosemullion Head in a much sought after area of the South Cornish coast. The village itself has a wide selection of local shops, a village pub and a church. The historic town and port of Falmouth is just 4 miles away, whilst 14 miles away the Cathedral City of Truro provides the main business links for Cornwall and offers an excellent range of shopping, commercial and schooling facilities.

This part of South Cornwall is perhaps best known for its wonderful sailing and cruising with deep water moorings in the Helford River and first class yacht marinas at Falmouth.

This area has one of the most wonderful climates in the United Kingdom, ensuring some spectacular gardens in the county including four of national repute at Trebah, Glendurgan, Carwinion and Penjerrick.

For the sports enthusiast, there are several golf courses in the area including Budock Vean (2 miles away). In addition to river and sea fishing, other water sports include windsurfing and water skiing on the Helford Passage and in Falmouth Bay.

Truro provides the mainline railway links to London Paddington (4 hours, 18 minutes). Newquay Airport offers daily flights to London (London City Airport in about 90 mins and Gatwick in about 70 mins) and a growing number of cities across the UK. Recent and ongoing improvements to the main A30 Trunk Road now provide fast access to the M5 motorway network at Exeter.





The Property

Built of local stone from a nearby quarry, Treworgan was constructed in the latter part of the 19th century in the style of Gothic Revival. Not only is it situated in a stunning, secluded and commanding coastal position with south easterly aspects but it is itself an elegant and unique house with great presence and fascinating architecture. The property is very private and not overlooked.

Treworgan was completely renovated and refurbished in 2002, resulting in a cleverly designed and immaculate high specification interior finish incorporating many modern features and technology. All the principal reception rooms and bedrooms have stunning, commanding views in a south easterly direction across the landscaped gardens and grounds towards the sea and Rosemullion Head. All the principal reception rooms have working open fireplaces and there is an integral media system linking music and satellite entertainment into the key reception rooms, kitchen and bedroom suites. There is also an impressive security system throughout the property.

A large terrace is accessed off the three principal reception rooms and the basement houses a gymnasium. There is access off the first floor through the castellated tower directly onto a large flat roof which provides the most amazing, panoramic views across Falmouth Bay.

Gardens and Grounds

The property extends to about 9.5 acres of mature gardens and grounds and landscaped lawns. At the foot of the property is access directly to a secluded beach with access restricted to the coastal path or from the sea.

TREWORGAN

Mawnan, Near Falmouth, Cornwall



Approximate Gross Internal Area :- 746.6 sq m / 8,037 sq ft
Outbuildings :- 205.5 sq m / 2,212 sq ft
Total :- 952.1 sq m / 10,249 sq ft

- Reception
- Kitchen/Utility
- Bedrooms
- Bathrooms
- Storage/Outbuildings

