



Heather & Lay  
*The local property experts*

## Highcroft Maenporth Road, Maenporth, Falmouth TR11 5HR

---

Perfect for multigenerational living, this is an incredibly rare chance to own one of the areas finest coastal homes, tucked well away from the road in large gardens, looking out to sea, between Falmouth, Mawnan Smith and the Helford River. Over 3000<sup>2</sup>ft of versatile, delightful accommodation as four-bedroom main home and 2013 built, two-bedroom annexe, all set a few minutes' walk from the beach and Southwest coastal path.



---

MAWNAN SMITH VILLAGE	1.5 MILES
FALMOUTH	3.5 MILES
HELFDOR RIVER	2.5 MILES
TRURO	14 MILES
NEWQUAY AIRPORT	35 MILES

---

- Versatile coastal home
- 'Highcroft' - A substantial four-bedroom, three living room main house
- 'The Annexe' - A superb 2013 built two-bedroom adjacent house
- Glorious, large wrap around gardens
- Lovely sea views
- Private setting tucked well away from the road
- Stylish, bright and spacious accommodation
- First time sold for over 30 years
- Seven-minute walk to Maenporth beach & Southwest coastal path
- Mawnan Smith village 1.5 miles, Falmouth 3.5 miles, Truro 14 miles & the Helford River 2.5 miles
- Video link: <https://youtu.be/ya4qGVkIspw>



## THE PROPERTY & ITS EVOLUTION

It is so unusual, and valuable to find a property in glorious surroundings that provides two homes in one, and the flexibility seen at Highcroft. The spacious and adaptable accommodation, over 3000<sup>2</sup> ft in size has evolved from its origins as a late 1950s bungalow, with three significant extensions, the first carried out in 1977. The current owners moved here in 1992 and soon after created the entrance hall and large vaulted ceiling reception room beside. They love living here and have expanded and fine-tuned ever since, most notably building the substantial two large double bedroom annexe built in 2013, which remains connected to the main house via an internal door, so could be incorporated into the whole, but is an spacious and independent home in its own right. Herein lies the flexibility for multigenerational living, as has worked so successfully for the current owners. Scope too, for a healthy income source or very comfortable place for visiting family and friends. Highcroft is a superb four-bedroom house that is beautifully presented and remarkably light and bright, facing South and looking out to sea. There are three living rooms, including a wonderfully stylish and sociable kitchen and dining room, through to the conservatory and out to the garden with multifolding doors accessing the pondside terraces. The property is enveloped by the garden and driveway, with an ability to designate a private garden for privacy for Highcroft. The garden is an established delight, with mature shrub boundaries for enclosure and privacy, an expansive area of lawn and the perfect place to relax and entertain on the slightly elevated, south facing terraces.



There is plenty of parking space for several vehicles, as well as boats or motorhomes. Access is from Maenporth Hill, via a private lane, owned by the neighbouring property, where Highcroft benefits from a fully established and undisputed vehicular right of way.

## THE LOCATION

Highcroft is tucked away on the seaward side of the coastal road between Falmouth, Mawnan smith and the Helford River. Its lane approach draws the property away from any traffic and provides a private setting with the house centrally positioned and facing South within glorious, large, wrap around gardens. Highcroft looks out to sea and is about 1.5 miles from Mawnan Smith village and 3 miles from Helford passage and the river. Wonderful to be just a few hundred yards and a 6-7-minute walk away from Maenporth beach, the excellent Cove restaurant and Southwest Coastal Path.

Mawnan itself has good local amenities which include a well rated primary school, beautiful Norman Church, the 17th century Red Lion pub and a general store with Post Office. The village square has a cafe and small selection of shops whilst "The Old Smithy", with resident blacksmith, shows local arts and crafts. Areas of coastline and countryside surrounding the village are arguably amongst some the finest found in Cornwall. Mawnan is also home to Trebah Garden, one of the Great Gardens of Cornwall and rated among the 80 finest gardens in the world and Glendurgan Garden owned by the National Trust with its intriguing cherry laurel maze. Falmouth, about four miles away, is a truly beautiful place to visit and in which to reside. Falmouth has long been a popular boating and water sports location; it boasts the world's third largest deep-water harbour and often plays host as the start and/or finish line to many international sailing races including that of the famous Tall Ships.

Sandy, south facing beaches, fine restaurants and bars, art galleries and shops prove to be a constant lure for those seeking a warmer and more refined way of life. This, combined with the peace and tranquillity that the magnificent surrounding countryside and coastline has to offer, makes Falmouth and this area in particular, unquestionably one of the country's favourite locations.







## **ACCOMMODATION IN DETAIL** (ALL MEASUREMENTS ARE APPROXIMATE)

Broad entrance with UPVC double glazed windows and door into....

### **ENTRANCE HALLWAY**

An impressive space with 9' ceiling height, window and door looking through to and accessing the rear garden. Ceramic tile floor. Covered radiator. Archway to inner hallway and steps and sliding glazed door up to the.....

### **SITTING ROOM**

A superb room with painted beams, a 9' ceiling height and glorious dual aspect views over the garden and out to sea. One wall of white painted brick with chimney breast and inset propane gas, living coal flame fire. Wide French doors and window to sides, out onto the terrace and garden.

### **INNER HALLWAY**

UPVC double glazed window. Radiator with cover. Louvre door to boiler cupboard housing the oil-fired 'Worcester' boiler. Hot water and heating controls. Door to store (11'4" x 3'6" with power and light). Archways through to kitchen and dining room, through to conservatory. Panel doors to living room and.....

### **SHOWER ROOM/WC**

Two obscure glazed windows to rear. Floor and part wall tiled. Oversized walk-in shower cubicle with 'Triton' electric shower, WC, hand basin with cupboard beneath and shelf. Radiator.

### **LIVING ROOM**

UPVC double glazed picture window looking to the garden and out to sea. Fireplace with inset log burning stove, slate hearth. Radiator. Stairs to first floor.

### **KITCHEN/DINING ROOM**

A wonderfully social and stylish space, leading through to the conservatory with windows and views to three aspects. Gloss white, flush fronted units with plenty of storage space and solid wooden worktops. A central island with breakfast bar and integrated electric hob, curve glass and stainless-steel extraction above. Twin stainless steel chest height oven/grills. One and a half bowl sink and drainer with mixer tap. Integrated dishwasher. Space for American style fridge/freezer. Radiator. Ceiling spotlights. Within this room is plenty of space for a circular table and six chairs. Wide squared archway to....

### **CONSERVATORY**

A super, year-round UPVC double glazed room with apex ceiling, opening windows and b-folding doors opening out to the terrace and garden.





## FIRST FLOOR

Stairs with UPVC double glazed window to....

## LANDING

Access to loft. White panelled doors to four bedrooms and.....

## BATHROOM

Floor and part wall tiled. Three-piece white suite comprising WC, hand basin with cupboards beneath and a shower end bath with curved screen and electric shower over. Radiator. Chrome heated towel radiator. Obscure UPVC double glazed window. Ceiling spotlights.

## BEDROOM ONE

This is a super dual aspect, large double bedroom overlooking the garden and with a glorious view out to sea, encompassing St Anthony lighthouse, across to Rosemullion Head and beyond. Radiator.

## BEDROOM TWO

Another superb double, with a lovely sea and coastal view. Radiator.

## BEDROOM THREE

UPVC double glazed window to rear. Radiator. Hatchway through to the annexe.

## BEDROOM FOUR

UPVC double glazed windows to two aspects. Radiator.

## THE ANNEXE

'The Annexe' was built in 2012 as an independent and spacious two-bedroom house, with separate entrance. It interconnects with Highcroft through the utility room (and via a hatchway upstairs!)

Separate UPVC double glazed door, and obscure glazed side panel and window into.....

## ENTRANCE HALLWAY

Galleried, double height to the first-floor landing. Under stair recess. Radiator. Velux skylight and windows to front. Panelled interconnecting door to the utility room. Door to....

## LIVING & DINING ROOM

Open plan to the kitchen.. 'L' shaped with UPVC double glazed window to four aspects including a superb set of French doors and windows opening out to the decked terrace and garden. Three radiators. Wooden laminate flooring. Ceiling spotlights.

## KITCHEN AREA

Tile floor. Fitted base and eye level cupboards in Maple with roll top work surfaces, inset one and a half bowl sink and drainer with mixer tap. Induction hob, glass and stainless-steel extractor. Built-in chest height double oven and grill. Integrated dishwasher. Space for fridge/freezer.





## FIRST FLOOR

Turning stairs in timber with glass panels and stainless-steel fixings, up to....

## LANDING

Light flooding via Velux double glazed windows and skylights. Access to loft space. Ceiling spotlights. Pine panel doors to two bedrooms and....

## BATHROOM

White three-piece suite comprising dual flush WC, hand basin and deep centre fill panelled bath. Boiler fed shower and screen over. Velux double glazed skylight. Radiator. Chrome heated towel radiator. Ceramic tile floor.

## BEDROOM ONE

A good double size room with double glazed dormer windows and UPVC double glazed French doors onto a Juliette balcony and with lovely view over the garden. Radiator.

## BEDROOM TWO

UPVC double glazed window overlooking the garden and super views south to coast and sea. radiator. Hatchway through to....

## UTILITY ROOM

Interconnecting between the two homes. UPVC double glazed window to garden. Space and plumbing for white goods. Eye level cupboards. Ceramic tile floor





## OUTSIDE

### GARDEN

The driveway leads off Maenporth Hill, drawing Highcroft away and tucked into its delightfully enclosed plot and large garden that surrounds Highcroft and The Annexe. The drive opens into a generous gravelled parking area for many vehicles. Fine fir tree. Clematis and wisteria on walls. The Annexe, with its own expanse of lawn and timber decked terrace with pergola. Fruit tree, fir and established shrub and foliage borders of pittosporum, camellia and myrtle for privacy. Glimpse across to St. Mawes. Screened oil tank.

**THREE SHEDS** 11' x 7'. 10' x 9'6" and 8' x 6' Oil boiler for annexe, outside lights and tap. Carriage lamp. propane gas connection point. The main garden area enjoying summer sunshine for much of the day, with an expanse of lawn and all enclosed by low granite walls with dense shrubbery atop. Beside the house, accessible from French doors from the sitting room, the entrance hallway and bi-folding doors from the conservatory, kitchen and dining room, is a wonderful arrangement of timber decked terracing on two levels, between which is a Koi Carp pond with recirculating pump, granite and slate surround and with shrubs, from which there are great views over the garden and out to sea. Outside taps and compost area.

### ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion to coincide with our client's onward purchase - to be confirmed. Services - Mains electricity, water and drainage connected. Solar Panels with FIT and hot water switch over. Oil fired central heating.

### SOLAR PANELS AND HEATING

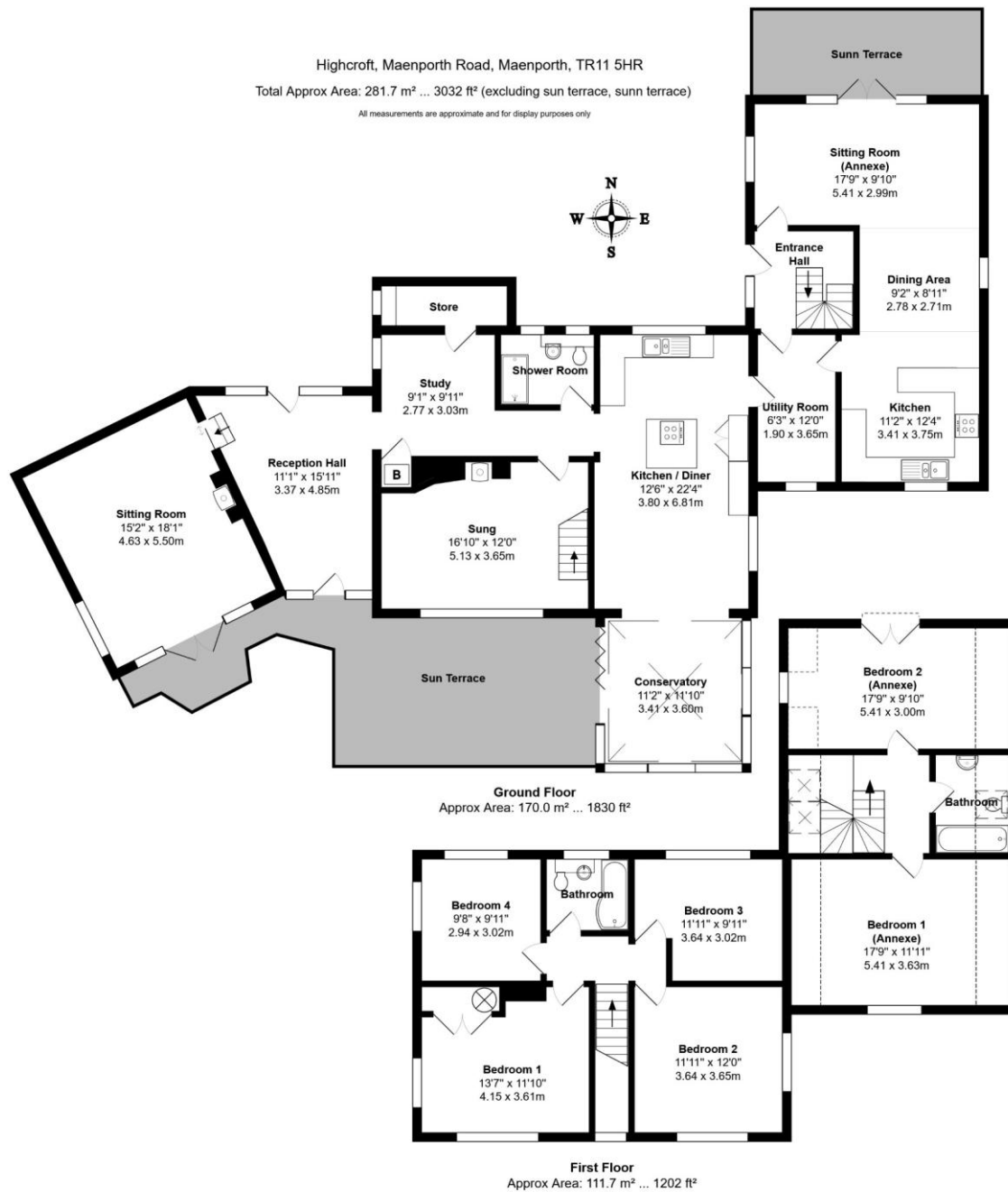
The entire property is equipped with well-maintained oil-fired central heating systems, with separate systems for the main house and The Annexe. Recently installed solar panels have generated an annual income of approximately £700–£800 (in addition to free electricity when in use). A smart energy management system has also been installed, which redirects surplus power to heat the water. All windows and doors are double glazed, and the annexe was built to 2013 building regulations, incorporating high levels of insulation throughout.

**COUNCIL TAX** - Main house Band F, Annexe Band A.

**EPC** - Main house F - The Annexe C



Highcroft, Maenporth Road, Maenporth, TR11 5HR  
 Total Approx Area: 281.7 m<sup>2</sup> ... 3032 ft<sup>2</sup> (excluding sun terrace, sunn terrace)  
 All measurements are approximate and for display purposes only





01326 319767  
sales@heather-lay.co.uk  
www.heather-lay.co.uk  
3 Church Street, Falmouth, Cornwall TR11 3DN

Heather & Lay  
*The local property experts*

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.