



Windyridge The Square, Mawnan Smith

Guide Price £445,000



Heather & Lay
The local property experts

- Former farmhouse in the heart of the village
- Beautifully renovated throughout
- Full of original character and charm
- Stylish, well-appointed kitchen
- Three generous double bedrooms
- Flexible space ideal for a home business
- Private, secure rear garden
- Walking distance to shops, pub, school and the Helford River

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services: Mains electric, water & drainage.

THE LOCATION

Mawnan Smith, offers easy access to Falmouth harbour town (approximately 4.5 miles), which boasts comprehensive shopping, schooling, business, and leisure facilities. A railway link to Truro communicates with mainline Paddington, London and Newquay airport is approximately 50 minutes away.

Mawnan Smith itself has good local amenities which include a primary school, church, pub, restaurant, general store with Post Office and a garage. Areas of coastline and countryside surrounding the village are arguably amongst some of the finest found in Cornwall.

The Helford River (approximately 2 miles) is synonymous with fine sailing and natural, unspoilt beauty. The spectacular gardens of Glendurgan and Trebah are nearby and meander down to the banks of the Helford River.





THE PROPERTY

Believed to have been built nearly 200 years ago, this handsome stone farmhouse was once the centre of the surrounding farmland, much of which has since become the village itself. Over the years it has served a variety of purposes, including the village shop, a butcher's and tea rooms, giving it a fascinating local history.

The current owners have undertaken an extensive renovation over the past six years, carefully restoring and modernising the property while preserving its original character. The result is a beautifully presented home that is ready to move into.

A particularly versatile room at the front of the house provides an excellent opportunity for anyone wishing to run a business from home. Subject to any necessary permissions, it could be ideal as a hair salon, dog grooming studio, treatment room, office or creative workspace.

Inside, the accommodation flows naturally, with each room thoughtfully designed and finished to a high standard. Large windows allow natural light to fill the home, while the substantial two-foot-thick stone walls help keep it comfortably cool in summer and warm during the winter months.

Upstairs, there are three spacious double bedrooms, all beautifully presented and offering comfortable family accommodation.

To the rear, the property enjoys a private, secure garden that is easy to maintain and perfectly positioned to enjoy the afternoon and evening sunshine.

A detailed video walkthrough is available, and early viewing is highly recommended to fully appreciate everything this unique home has to offer.









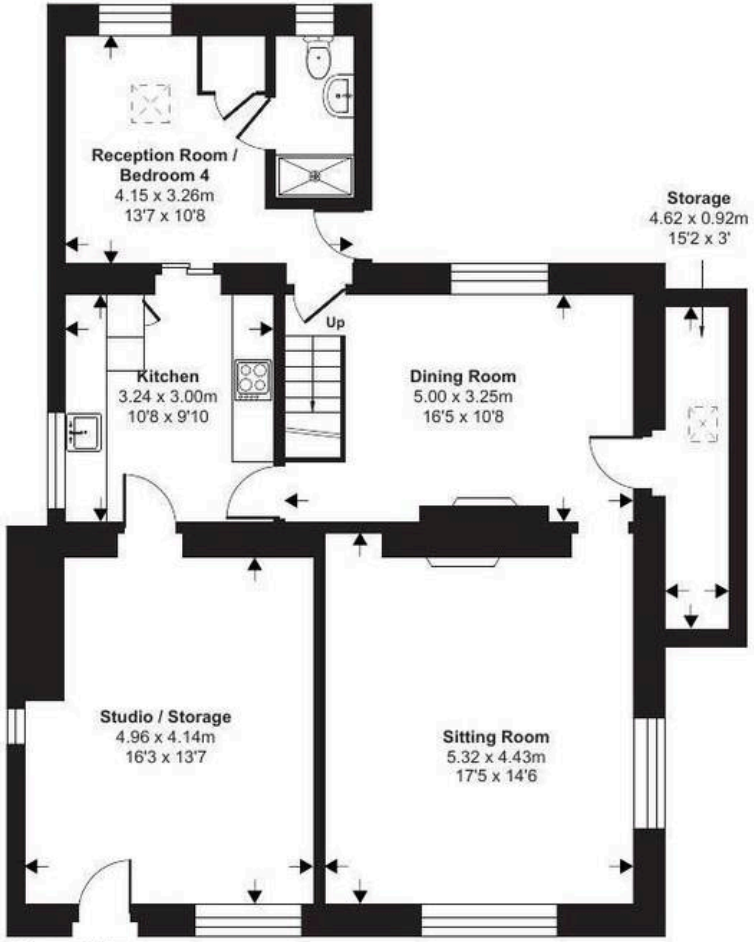
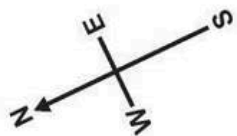




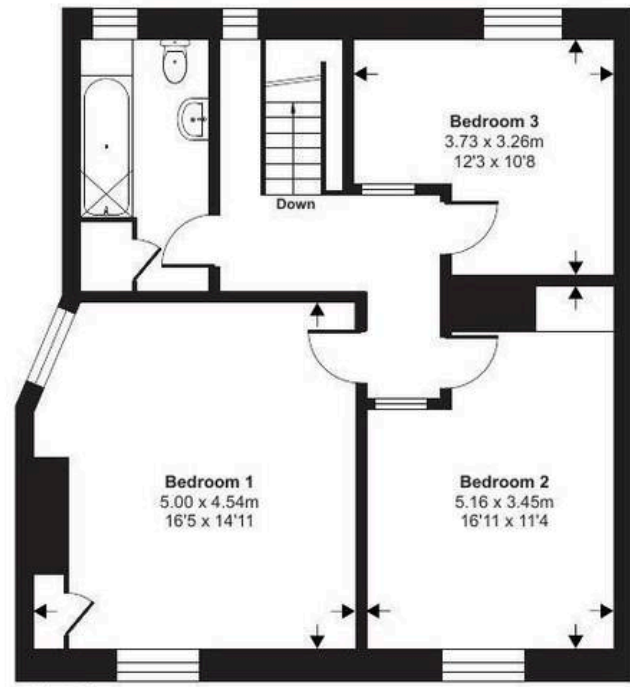


Approximate Area = 1709 sq ft / 158.7 sq m

For identification only - Not to scale



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Stags. REF: 1295666



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