



Gwel Teg

Grove Hill, Mawnan Smith



Contemporary, high quality and distinctive detached family home providing superbly appointed and exceptional accommodation within beautifully arranged gardens. Situated on the edge of the highly desirable village of Mawnan Smith and backing onto open countryside, this stunning property is located within walking distance of the Helford River, one of south Cornwall's most beautiful estuaries.

Distances

Mawnan Smith – 500 yards; Trebah and Glendurgan Gardens – 500 yards ;
Durgan and Grebe beaches – 0.7; Helford Passage – 1.2; Falmouth – 5;
Mylor Yacht Harbour – 8; Truro – 12; Cornwall Airport (Newquay) – 32

(All distances are approximate and in miles)



The location

Gwel Teg is located on the southern edge of the well served village of Mawnan Smith which provides village shops, doctors' surgery, garage, coffee shop, hairdressers, the Red Lion Inn (serving good food), and two churches. There is a wide and eclectic range of shopping, bars and restaurants at nearby Falmouth, one of the UK's most popular, thriving and creative seaside towns.

For the sports enthusiast there are local football and cricket teams in the surrounding villages, and five golf courses within 20 miles, the nearest being at the Budock Vean Hotel. Moorings as well as watersports such as wind surfing, water skiing and kayaking are available on the waterfront at Helford Passage where the Ferryboat Inn is positioned above the beach. There is also a seasonal passenger ferry across the river to The Shipwrights, a wonderfully positioned pub on the south bank of the Helford.

The Helford River is one of the most picturesque and unspoilt areas in Cornwall, sitting within an AONB with its deep sheltered valleys, wooded and hidden creeks that cut inland along this sheltered part of the south Cornish coast.

The area offers safe swimming, sailing and watersports within a timeless natural harbour in which to explore, relax and recharge, much of which is owned and protected by the National Trust. As well as having fine coastal walks and creek paths, the area also enjoys a climate suited to many sub-tropical varieties as the nearby gardens of Glendurgan and Trebah Gardens display so beautifully.





The property

- Modern detached house completed in 2018
- Contemporary, highly insulated and energy efficient
- Solar panels and air source heating
- Far reaching views over the adjoining National Trust-owned farmland towards the Helford River (from first floor)
- Superb open-plan living room including beautifully appointed kitchen enjoying excellent access and views over the terracing and gardens
- High quality kitchen with integral appliances and central island
- Separate sitting room with dual aspect woodburner again enjoying access and views over the terracing and gardens
- Annexe potential - including independent access from drive to hallway leading to utility, shower room/WC, integral garage, door to main accommodation and staircase to study/bedroom 5
- Stunning oak and glass staircase ascending to galleried landing, feature window and vaulted ceiling
- Master bedroom with en suite and glazed balcony enjoying the fine far reaching views towards the river and open countryside
- Guest bedroom with en suite and far reaching views
- Two further bedrooms (one double, one single)
- Over 2,700 sq ft of superb, light and spacious accommodation (including garage)



The gardens

- Beautifully landscaped, level gardens adjoining open farmland
- Paved terrace for dining and entertaining connecting seamlessly with the living areas
- Well enclosed with thoughtfully stocked borders with an array of flowering shrubs, specimen trees and plants
- Spiral staircase descending from the master bedroom balcony
- Gated access to footpath - turn right to Grebe and Durgan Beaches and left to the village, Carwinnion Wood and Porth Sawzen beach
- Clothes drying area, garden shed, greenhouse and raised vegetable beds
- Gated driveway providing ample parking and boat or caravan area
- Large integral garage

Tenure, services and general information

Freehold. Mains water, drainage and electricity. Council tax band G. Air source heating. Solar panels. Superfast broadband available in postcode. Completed in July 2018 – 10 year Buildzone warranty.

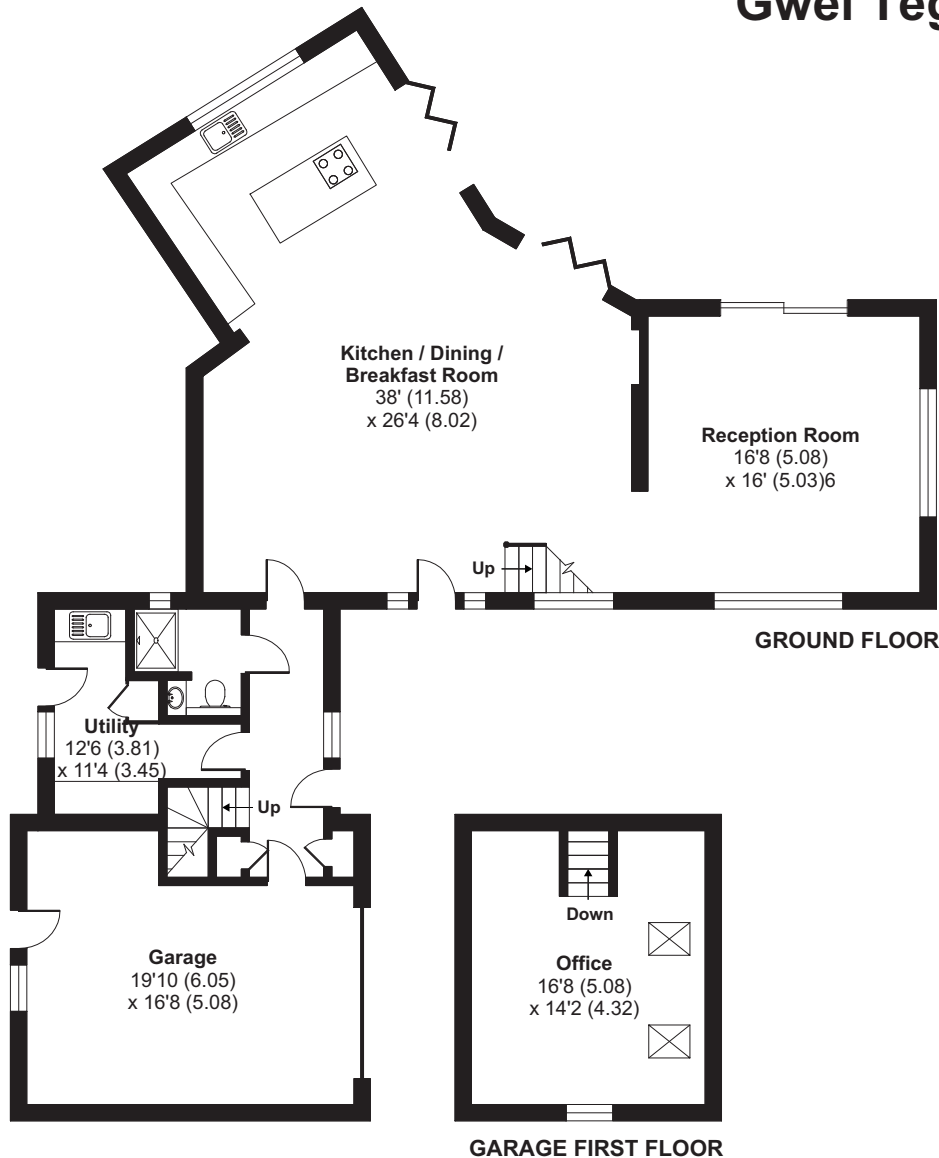
Directions

Entering the village from the Falmouth direction, proceed through the village, bearing right at the Red Lion towards Helford Passage. Gwel Teg is found at the brow of the hill on the left-hand side.

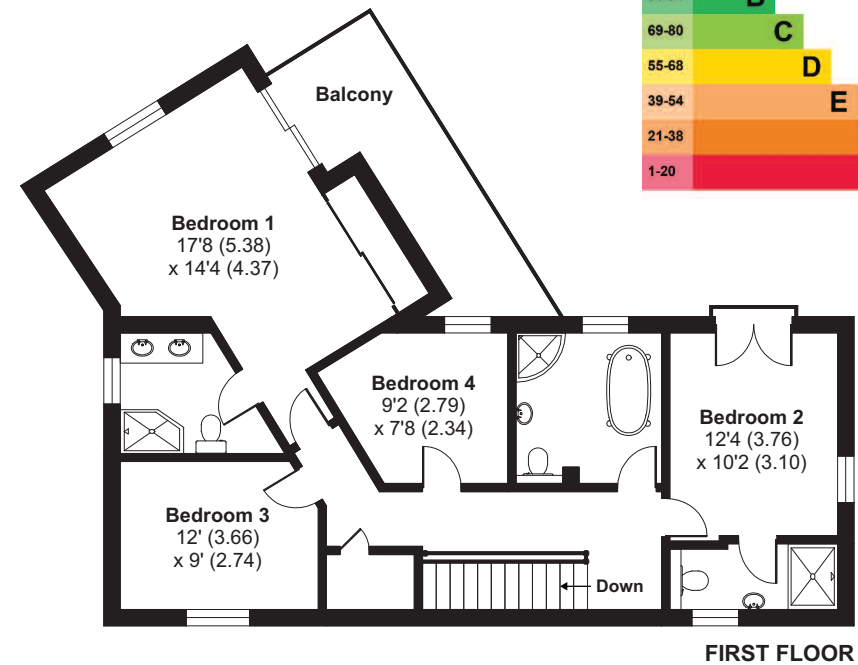
Gwel Teg, Grove Hill, Mawnan Smith, Falmouth

Main House = 2746 sq ft / 255.1 sq m (includes garage)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Fixtures & fittings

Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021.
Produced for Shore Partnership Limited. REF: 693190

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



PROPERTY AGENTS

Where you live matters

www.shorepartnership.com

contact@shorepartnership.com | 01872 484484