



Penmorva

Bar Road, Helford Passage



Penmorva, Bar Road, Helford Passage Hill, Falmouth, TR11 5LE

Enjoying an elevated position, this charming 1930s home is surrounded by beautifully landscaped gardens, offering wonderful views over the Helford River and Falmouth Bay. With generous and adaptable living spaces, the property also benefits from a two-bedroom ground-floor annexe, ideal for guests or additional accommodation. A delightful blend of character, comfort, and scenic beauty.



The Property

- 1930s family home
- Ground floor with well-proportioned reception rooms
- Drawing room with an impressive fireplace and contemporary wood burner
- Dining room with large bay windows enjoying river views
- Large reception hall with attractive mahogany staircase leading to the first floor
- Ground floor bedroom and shower room
- Kitchen/breakfast room
- Two bedroomed ground floor annexe
- Master bedroom with en suite shower room and dressing room
- Two further bedrooms and family bathroom





Distances

Helford Passage - 0.4; Mawnan Smith - 1.5; Durgan Beach - 1.6; Port Navas - 2; Constantine - 3.7; Falmouth - 7.6; Mylor Harbour - 9.2; Truro - 14.2; Cornwall Airport (Newquay) - 35.5

(All distances are approximate and in miles)

Location

Widely regarded to be one of the most beautiful and unspoilt estuaries on the south coast of England the Helford River has inspired rock stars, Oscar-winning writers and lyricists, writers and artists, with its ancient oak woods, range of Monterrey pines and hidden creeks that leads to such places as Port Navas and Frenchmen's Creek.

The sailing facilities are excellent with the Helford Sailing Club on the opposite bank. The Ferryboat Inn lies on the north bank with the picturesque Shipwrights on the south bank, connected by pedestrian ferry.

Budock Vean golf course is just to the north of Bar Road, originally designed by five-times open winner, James Braid. The hotel offers an excellent restaurant and further leisure facilities including an indoor pool and recently refurbished tennis courts.

The surrounding countryside enjoys fine coastal walks and beautiful gardens at both Trebah and Glendurgan. Nearby Mawnan Smith has a lively community with village shops, a doctor's surgery, pub, cafés and a restaurant. The buzzing university town of Falmouth offers a more comprehensive range of facilities.



The Gardens, Garage and Parking

- Attractive landscaped gardens
- Large double garage with adjacent workshop
- South facing terrace
- Generous parking area with in-out driveway
- Magnificent views of the Helford River

Tenure, services and material information

Freehold. Oil-fired central heating. Mains water and electricity. Private drainage. Broadband: Fibre to Cabinet (source: <https://www.openreach.com/fibre-checker>) Council Tax: band G

What 3 Words

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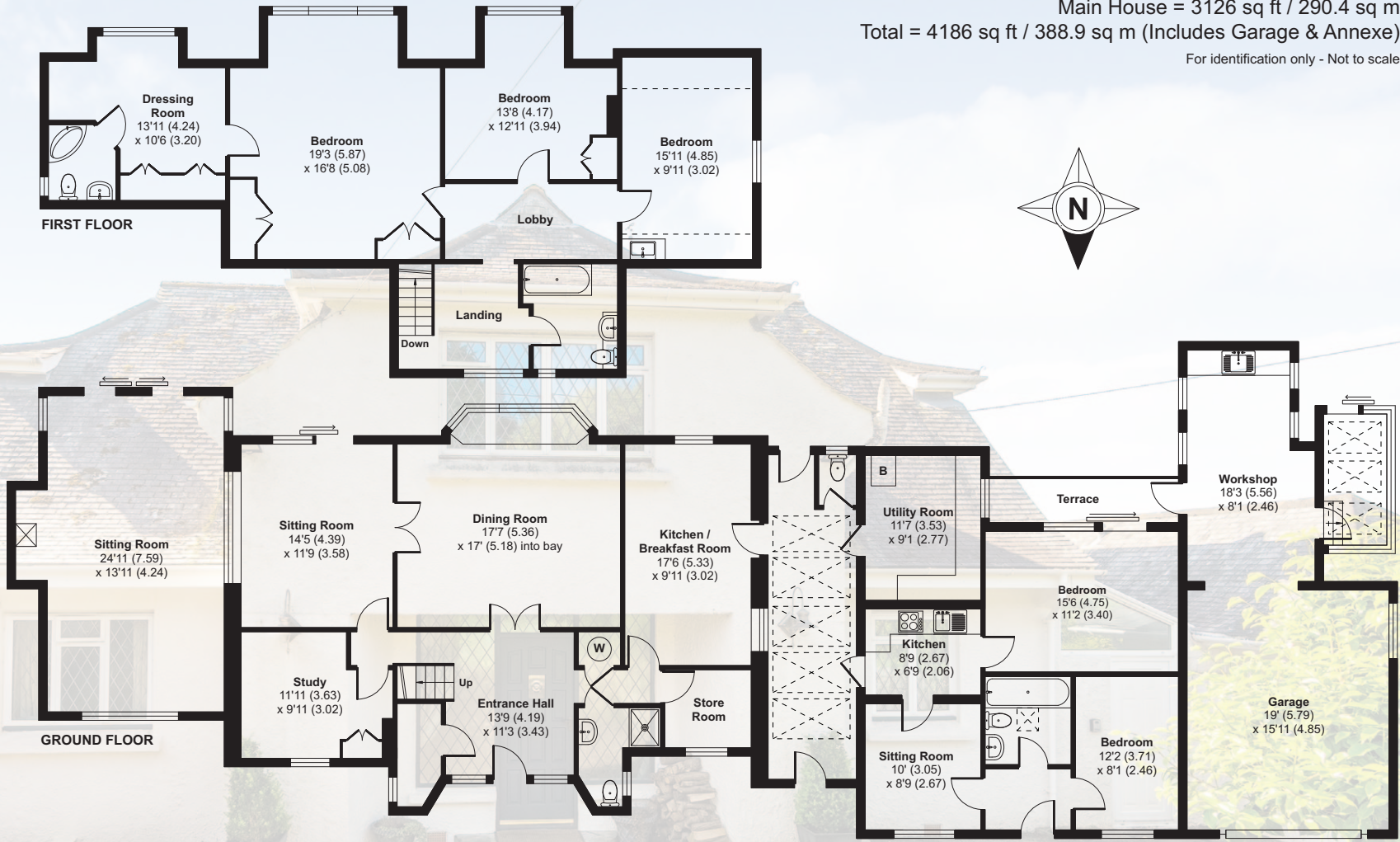
Directions

From the village of Mawnan Smith follow the signs to Helford Passage. After passing Glendurgan and Trebah Gardens turn left signposted to Helford Passage. After about 300 yards take the first right into Bar Road. Follow this road for 400 yards and Penmorva is found on the left.



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Main House = 3126 sq ft / 290.4 sq m
Total = 4186 sq ft / 388.9 sq m (Includes Garage & Annexe)
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Shore Partnership Limited. REF: 1279171

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.

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