



Bar Road

Helford Passage





Treloe, Bar Road, Helford Passage Hill, Mawnan Smith TR11 5LF

Treloe enjoys a position on Bar Road, Helford Passage, one of Cornwall's most coveted addresses. One of the original 1930s homes within this highly desirable setting, this detached family home offers flexible three-bedroom accommodation, river and sea views, deep gardens, ample parking and a detached garage. Coming to the market for the first time in around 30 years, this is a rare opportunity to secure and personalise a home in this exceptional south Cornish coastal location.

Distances

Ferryboat Inn – 800 yards; Mawnan Smith - 1.5; Port Navas – 2; Maenporth beach – 3; Constantine – 3.5; Swanpool beach – 5; Falmouth (Gyllyngvase beach) - 6; Mylor Yacht Harbour – 11; Truro - 14; Cornwall Airport - 33
(All distances are approximate and in miles)



The Location

Bar Road is one of the most highly regarded addresses in Cornwall, set above Helford Passage and the beautiful Helford River. This unspoilt stretch of south Cornwall lies within an Area of Outstanding Natural Beauty, known for its sheltered waters, wooded valleys and hidden creeks.

With its timeless appeal and exceptionally safe sailing waters, the Helford remains one of Cornwall's most treasured coastal settings. It is prized for swimming, paddleboarding, boating and coastal walks, with much of the surrounding landscape protected by the National Trust.

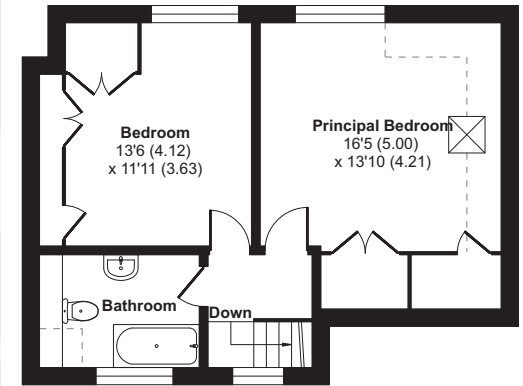
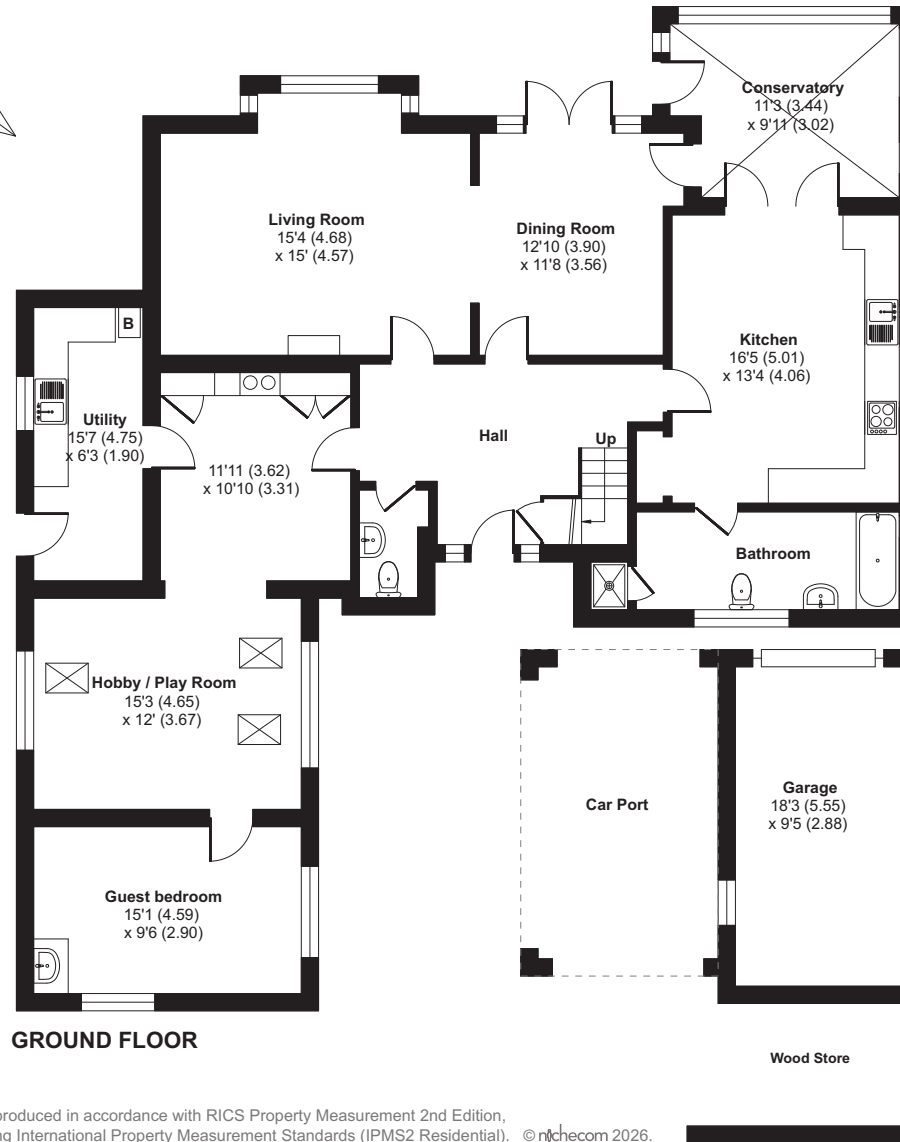
Helford Passage offers direct access to the river, the beach and the renowned Ferry Boat Inn, while nearby Mawnan Smith provides everyday amenities including shops, a doctors' surgery, church and pub. Falmouth and Truro offer a wider range of shopping, education and commercial facilities, with Truro providing a direct rail service to London Paddington.

The area is superbly suited to outdoor pursuits, with Budock Vean Golf Course immediately behind the property, further courses within easy reach, and outstanding sailing on the Helford River, Falmouth Bay and the Fal Estuary. Nearby Trebah and Glendurgan gardens further enhance the setting, their lush subtropical planting reflecting the area's exceptionally mild coastal climate.

Treloe, Bar Road, Helford Passage Hill, Mawnan Smith, TR11



Main House = 2100 sq ft / 195 sq m
 Total = 2313 sq ft / 214.7 sq m (includes garage)
 Limited Use Area = 41 sq ft / 3.8 sq m
 For identification only - Not to scale



FIRST FLOOR

Denotes restricted head height

GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	46 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Shore Partnership Limited. REF: 1464059

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.

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.



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The Property

- Rare opportunity, coming to the market for the first time in 30 years
- One of the original 1930s homes, offering scope to personalise, remodel or redevelop
- Flexible three-bedroom layout arranged over two floors
- Generous and versatile living areas, including a spacious living room, dining room and double aspect conservatory
- Well-proportioned kitchen, utility room and practical ground-floor bathroom facilities
- Ground floor guest bedroom plus hobby/play room, offering excellent versatility
- Two first floor bedrooms, including a principal bedroom, enjoying the river and sea views
- 2,354 sq ft (including garage)

The Gardens, Garage and Parking

- Deep front garden with lawn and established beds
- Long driveway
- Detached garage with adjacent carport
- Wood store
- Rear garden with lawn and variety of shrubs and plants

Tenure, services and material information

Freehold. Mains water and electricity. Private drainage. Oil central heating.

Originally built in 1938. In current ownership since 1996. Garage converted to bedroom in 1997. Conservatory added in 2000. Clear A1 mundic report (2026)

Council Tax: band F

Broadband: Fibre with Halo 3 (source: www.openreach.com/broadband-network/fibre-availability)

What 3 Words

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Directions

From Mawnan Smith, proceed straight through the village of towards Helford Passage and pass the entrances to Glendurgan and Trebah Gardens. Turn left at the point where the road bends right, signposted Helford Passage. The first turning on the right hand side is Bar Road. Treloe is located on the right hand side.





Ben Davies
Director



Tim May
Director



Ben Standen
Consultant

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

