



Waterside

**Bar Cottage** Helford Passage, Falmouth, Cornwall

**STRUTT & PARKER**

## Bar Cottage

Bar Road, Helford Passage,  
Falmouth, Cornwall TR11 5LF

A prime four bedroom Helford River property with beautiful views set in about 1 acre of its own gardens

Falmouth 8 miles, Truro 14 miles

Entrance hall | Drawing room | Kitchen/breakfast room | Utility room | Cloakroom  
Master bedroom with dressing room and ensuite shower room | Three further bedrooms  
Family bathroom

Sun terrace | Gardens | Double garage  
Separate chalet/studio | Croquet Lawn  
(by separate negotiation)

### The property

Bar Cottage is a four bedroomed bungalow and was built as a gardener's cottage to Bar House in 1952. There are spectacular views of the Helford River from all the principal rooms and gardens and the property would benefit from a programme of refurbishment.

The accommodation consists of an entrance hall leading into a further hallway connecting the main principal reception rooms and the bedrooms. Double doors lead into the spacious drawing room with access to the sun terrace and gardens. To the left of the hall is the kitchen breakfast room and conservatory, again with access to the sun terrace. There is also a utility room and a guest bedroom with an ensuite bathroom at this end of the house. To the right of the hall is the master bedroom suite with a generous dressing room, with ample storage and an ensuite shower room, two further bedrooms and a family bathroom. A cloakroom lies off the entrance hall.

### Location

Bar Cottage is located in an elevated position in Helford Passage, an 'Area of Outstanding Beauty', overlooking the Helford River which is celebrated for its beauty and tranquillity. There is a passenger ferry, close to the famous Ferry Boat Inn, linking Helford Passage with Helford village which enjoys a shop and public house. The area is renowned for the range of leisure activities available and most particularly, its water sports including sailing, swimming and kayaking. There are a number of sailing and yacht clubs in the vicinity and a popular regatta schedule runs throughout the summer. Golfing enthusiasts will be spoilt for choice and there is an 18 hole course at the nearby Budock Vean Hotel, which also has excellent spa facilities.

The local village, Mawnan Smith, is a thriving, active community and provides two village shops, a pub, doctor's surgery, hairdressers, school and pre-school, garage, restaurant, hairdresser and three churches. There are a number of breath-taking coastal walks in the area and the beautiful gardens of Trebah and Glendurgan are close by.

Falmouth, Cornwall's premier south coast location, is steeped in maritime history and renowned for its beaches, spectacular coastline and scenery. The town offers a fascinating mix of charming individual boutiques, shops and well known high street names. It has a reputation for its fresh sea food and an abundance of cafes and restaurants provide a selection of worldwide cuisine and traditional local food.

There is easy access to the A39, connecting Cornwall to the north, and a branch line railway station in the town links directly to Truro and a mainline connection to London Paddington. Newquay Airport offers international and national flights, including flights to London Gatwick taking just under an hour.

### Outside

Bar Cottage has a spacious sun terrace along the back of the property leading into the gardens, with beautiful views over the Helford River. The gardens are mainly laid to lawn with established trees and flowering shrubs. There is a greenhouse and gardeners shed in the gardens and a generous double garage sits to the side of the property. There is ample parking in the drive area to the front of the property. A separate chalet in the gardens could be used as an office or studio space.

There is an additional lot, including a Croquet Lawn, of approximately 0.6 acres, which is available by separate negotiation.

### General

**Services:** Mains electricity, drainage and water.  
**Local Authority:** Cornwall Council, County Hall, Treyew Road, Truro, TR1 3AY











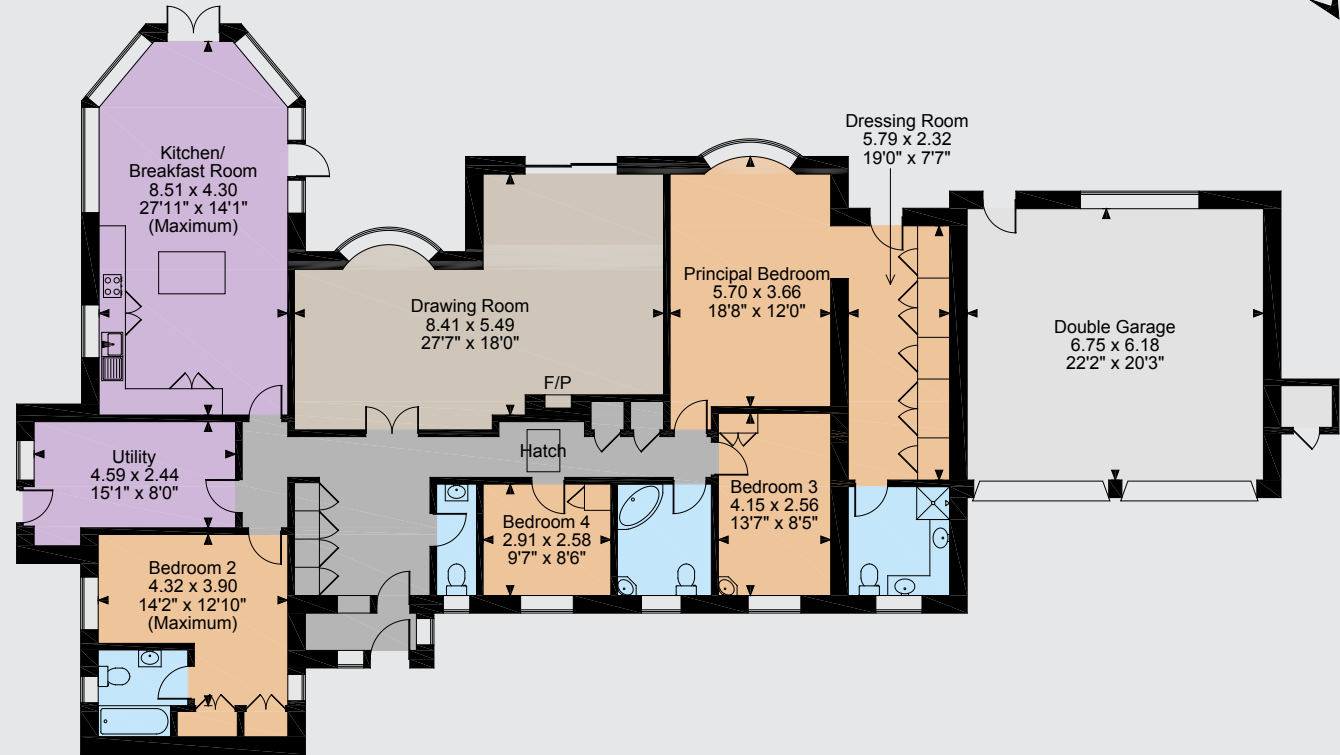




**Floorplans**  
**Main House internal area 2,237 sq ft (208 sq m)**  
**Garage internal area 449 sq ft (42 sq m)**  
 Quoted Area Excludes 'External C/B'  
 For identification purposes only.

**Directions**

From Truro follow the A39 south towards Falmouth and continue on this road until reaching the large double roundabout at Treliever. Take the second exits on both and continue through Mabe village on Treliever Road. Continue on this road following signs to Mawnan Smith and Helford Passage. In Mawnan Smith fork right at The Red Lion and continue past Trebah Gardens. Take the next left, signposted Helford Passage. As you proceed down the hill Bar Road is on the right. Bar Cottage is situated at the end of the road on the left.



**Bungalow**

The position & size of doors, windows, appliances and other features are approximate only.  
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