



Mawgan Well Mawgan, TR12 6AD

£565,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Mawgan Well

- FOUR BEDROOM DETACHED PROPERTY
- LOVELY GROUNDS AND GARDENS
- STYLISH AND CONTEMPORARY INTERIOR
- AIR SOURCE HEATING
- LOVELY FAMILY HOME
- GENEROUS PARKING AREA
- EN-SUITE SHOWER ROOM
- FREEHOLD
- COUNCIL TAX
- EPC C-88

A modern four bedroom detached property set in lovely grounds and gardens in the highly regarded village of Mawgan-in-Meneage on The Lizard Peninsula a designated area of outstanding natural beauty.

Built in 2022, with a stylish and contemporary interior, benefitting from modern air source heating much of which is underfloor. It offers the basis of a lovely family home in this well regarded village on the edge of The Helford River.

The accommodation in brief on the ground floor provides an entrance porch, a stylish open plan living area with vaulted ceilings and modern fitted kitchen, W.C/ cloakroom. with steps, bedroom one with beautifully appointed en-suite shower room, bedroom three and the family bathroom. On the first floor there are two further bedrooms served by a beautifully appointed shower room.

To the outside there is generous parking area. The grounds and gardens cradle the property and are beautifully landscaped.







Mawgan is a thriving traditional Cornish village near the beautiful Helford River with a range of amenities to include a village shop, public house/restaurant and a church with nearby playing fields and village hall. The adjacent hamlet of Garras offers a highly rated primary and nursery school whilst secondary schooling, served by bus routes, is available in both Mullion and Helston.

The nearby Trelowarren Estate, offers fantastic facilities to include a quality restaurant, spa with swimming pool and miles of stunning woodland walks. The famous village of Helford with its renowned sailing waters is within a reasonable drive of the property as is the nearest town of Helston with a wide range of supermarkets and amenities. The coast path, beaches, coves and fishing villages of the Lizard Peninsula are accessible from Mawgan.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

A door with side glazed panel to entrance hallway.

ENTRANCE HALLWAY

With a generous double door storage cupboard with coat hanging space and a part glazed engineered oak door to the open plan living area.

OPEN PLAN LIVING AREA

A super contemporary space with vaulted ceilings and multiple windows and a glazed door giving it a lovely light and airy feel.

LOUNGE AREA 20'6" x 15'7" (6.25 x 4.77)

With a vaulted ceiling, engineered oak flooring being triple aspect with windows and a glazed sliding door with vistas out over the garden. There is an impressive woodburner set on a slate hearth.

KITCHEN 10'5" x 8'7" (3.20 x 2.62)

With a beautifully appointed cream shaker style kitchen comprising granite effect worktops that incorporate a sink drainer unit with mixer tap, touch control ceramic hob with glass splashback and stainless steel and glass chimney hood over. There are a mix of base and drawer units under, wall units over, built-in appliances include a fridge/freezer, stainless steel and glass oven, dishwasher and washing machine. Engineered oak flooring and a window to the side aspect.

From the living area is a part glazed engineered oak door which leads to an inner hallway with an engineered oak flooring. Stairs rise to the first floor and also descend to the lower ground floor bedrooms with a door to the cloakroom.

CLOAKROOM

With concealed cistern dual flush w.c., wash hand basin set in a vanity unit with storage under and extractor.

MASTER BEDROOM 15'7" x 10'10" (4.75 x 3.31)

With engineered oak flooring and a bay window, with sash, to the side aspect and a door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Being beautifully appointed with a generous glazed and tiled walk-in shower cubicle with rainforest style drencher head and further hand held wand. A wall mounted wash hand basin with a vanity unit under, concealed cistern dual flush w.c. A ladder style drying radiator and attractive tiling to the floor.

BEDROOM TWO 12'9" x 9'10" (3.9 x 3.0)

With a window to the side aspect.

LOWER GROUND FLOOR BATHROOM

Being beautifully appointed, this contemporary bathroom comprises a paneled bath with glass screen and attractive tiled splashbacks with shower over. Wall mounted wash hand basin with vanity unit under, dual flush concealed cistern w.c., ladder style drying radiator, extractor and an obscure window to the side aspect.

From the inner hallway stairs rise to the first floor landing.

FIRST FLOOR LANDING

With engineered oak flooring and skylight, with doors to bedroom three.

BEDROOM THREE 15'10" x 11'3" (4.83 x 3.45)

A lovely space with vaulted ceiling, skylight and a bay sash window to the side aspect with a lovely view over the tree tops onwards to Trelowarren Estate. There are two useful eave storage cupboards.

BEDROOM FOUR 13'0" x 8'1" (3.98 x 2.47)

With skylight and a window to the side aspect with views over the lane and open countryside and there are useful eave storage cupboards.

SHOWER ROOM

Again, beautifully appointed, this contemporary shower room has a glazed walk-in shower cubicle with tiled splash back and shower over. Wash hand basin set into a vanity unit with storage under and tiled splash back, dual flush concealed cistern w.c. and an obscure window to the side aspect and attractive tiling to the floor.

OUTSIDE

A gated driveway with pedestrian side gate leads to a large gravelled parking and turning area for several vehicles. It is enclosed by a beautifully crafted Cornish stone wall and hedging and there is a useful shed. The lovely landscaped gardens cradle the property with areas of lawn, beds with mature plants and shrubs. Hedging has been planted at the border of the lane, so eventually there will be good screening.

SHED 15'7" x 7'7" (maximum measurements) (4.76 x 2.32 (maximum measurements))

With electricity and light.

SERVICES

Mains water, electricity, private sewerage plant and air source heating.



**WHAT3WORDS**

barn.nags.lanes

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -
<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -
<https://checker.ofcom.org.uk/>

COUNCIL TAX

Council Tax Band C.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

2nd June 2026.

AGENTS NOTE

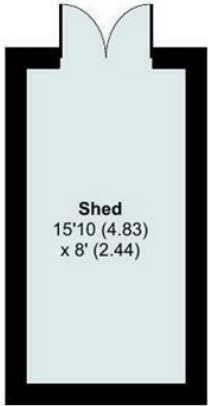
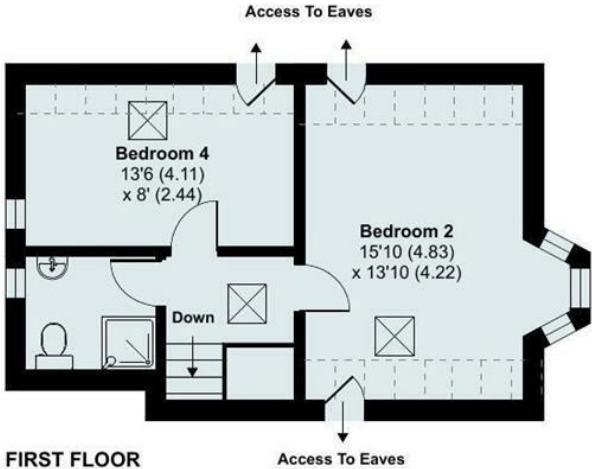
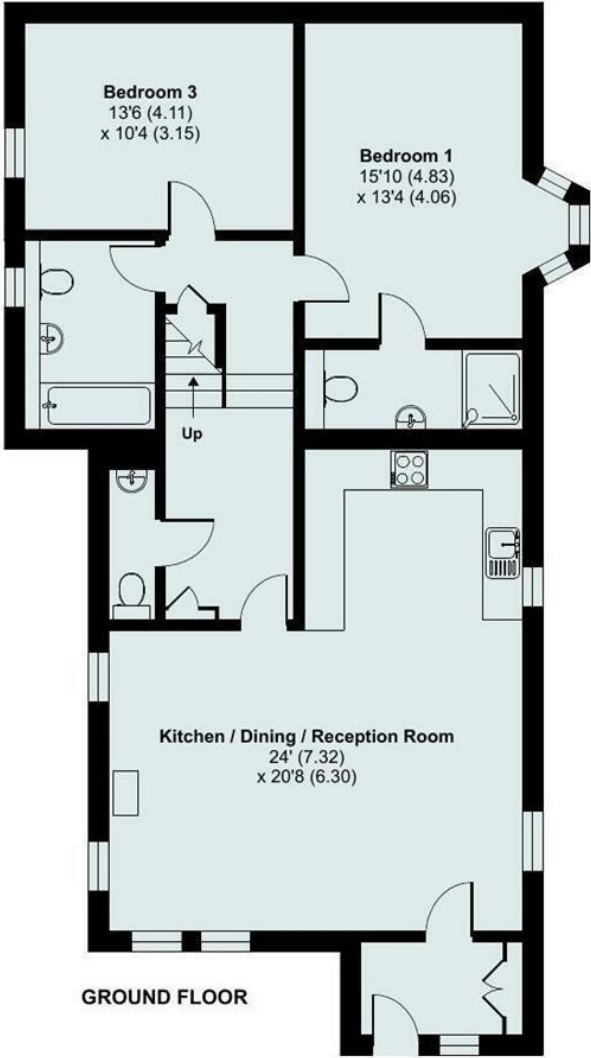
The title with Mawgan Well Cottage next door will be split at the point of a sale.



Mawgan Well Mawgan, Helston, Cornwall, TR12

Approximate Area = 1394 sq ft / 129.5 sq m
Limited Use Area(s) = 63 sq ft / 5.9 sq m
Outbuilding = 125 sq ft / 11.6 sq m
Total = 1582 sq ft / 146.9 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lesser details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



For identification purposes only

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