

# Plain Sailing, West Bay Maenporth Road, Maenporth, Falmouth, TR11 5HP

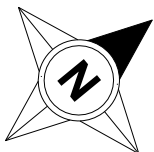
Approximate Area = 3571 sq ft / 331.7 sq m (includes annexes & exclude carport)

Limited Use Area(s) = 92 sq ft / 8.5 sq m

Outbuilding = 362 sq ft / 33.6 sq m

Total = 4025 sq ft / 373.9 sq m

For identification only - Not to scale



**Carport**  
23'7 (7.19)  
x 16'6 (5.03)

**Green House**  
17'9 (5.41)  
x 8'9 (2.67)

**OUTBUILDING 1**

Denotes restricted head height

**Bedroom**  
20'6 (6.25) max  
x 11'10 (3.61) max

**Store**  
16'1 (4.90)  
x 8'4 (2.54)

**OUTBUILDING 2**

**Utility**

**Master Bedroom**  
17'1 (5.21) max  
x 11'9 (3.58) max

**Bedroom 5/  
Office**  
11'11 (3.63) max  
x 11'4 (3.45) max

**Bedroom 4**  
14'4 (4.37) max  
x 12'6 (3.81) max

**Bedroom 2**  
20'10 (6.35) max  
x 20'3 (6.17) max

**ANNEXE FIRST FLOOR**

**Sauna**

**Dining/  
Living Room**  
13'11 (4.24) max  
x 13'7 (4.14) max

**Cellar**

**Office**

**Sitting Room**  
28'6 (8.69) into bay  
x 11'10 (3.61) max

**Kitchen**  
15'6 (4.72) max  
x 11'11 (3.65) max

**Bedroom 3**  
14'9 (4.50) max  
x 12'4 (3.76) max

**Terrace**  
11'6 (3.51)  
x 10'8 (3.25)

**ANNEXE GROUND FLOOR**

**Cellar**  
11'2 (3.40)  
x 8'4 (2.54)

**Sun Room**  
39' (11.89)  
x 10'11 (3.33)

**FIRST FLOOR**

**Cellar**  
37'3 (11.35) min  
x 5'6 (1.68) max

**GROUND FLOOR**

