



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8681

Offers over £950,000

**Springbank,
Budock Vean Lane, Mawnan Smith, Falmouth, Cornwall, TR11 5LH**

FREEHOLD



Occupying a delightful and very tranquil position, on one of south Cornwall's most sought after private roads, a detached 4 bedroomed, 4 bath/shower roomed home with a stunning sylvan outlook and glimpses of Port Navas creek. With adaptable accommodation of circa 1,900sq.ft. including a superb open-plan sitting/dining room and 3 en-suite double bedrooms. Occupying extensive and enchanting gardens and grounds of about 0.43 of an acre with a detached garage and parking for several vehicles.





SUMMARY OF ACCOMMODATION – In all, about 1,896sq.ft.

Ground Floor: entrance hall, kitchen, utility room, semi open-plan dining/sitting room, second sitting room, bathroom, principal en-suite bedroom, guest en-suite bedroom.

First Floor: bedroom with en-suite shower room.

Outside: driveway parking for several vehicles, detached single garage, lawned rear garden with adjoining woodland.

In all, about 0.43 of an acre.



DESCRIPTION

- Springbank was built, we understand, in the 1930's and has been owned by our clients since 2014.
- Springbank is situated on the highly regarded private road of Budock Vean Lane in a very tranquil and sylvan setting with glimpses of Port Navas creek and has the benefit of two rights of way which allow access to the creek.
- Occupying a large plot of 0.43 of an acre with a lawned rear garden, bound by beautifully stocked beds full of colourful plants and shrubs. The lawn adjoins an area of woodland with an intriguing pathway which meanders down to Anna Maria Lane below.
- Access off the sitting room is a large slate paved sun terrace which enjoys a beautiful outlook and has a small flight of steps descending to the lawned garden below.
- The accommodation comprises a spacious semi open-plan living/dining room with a beautiful outlook over the garden and wooded area below, across rolling countryside on the other side of the creek. There are two large en-suite bedrooms on the ground floor as well as a separate sitting room, a family bathroom and a kitchen with a utility room off.
- On the first floor is a third bedroom with an en-suite shower room and lovely views of the gardens.
- Outside there is parking for several vehicles and a detached single garage.
- Situated on the very popular Budock Vean Lane within easy reach of the many amenities in the village of Mawnan Smith, The Budock Vean Hotel and Helford Passage.
- The property is fitted with oil fired central heating, a high pressure hot water system, photovoltaic system, hot water solar system, Tesla wall battery storage system and a Zappi EV charge point.

LOCATION

Springbank is in a particularly convenient location for golf and sailing. Springbank is on the more accessible north side of the Helford River and is only about 1½ miles from the village of Mawnan Smith. This area, an Area of Outstanding Natural Beauty, is a firm favourite with those who like to walk, to sail and to enjoy the nearby world famous gardens of Glen Durgan and Trebah, and protected countryside. The village of Mawnan Smith offers a post office and shop, doctor's surgery, garage, coffee shop, restaurant and hairdressers. The focal point of the village has always been the picturesque Red Lion Inn, which dates back to 1717. The village offers a variety of clubs, societies and sporting activities for all ages.

The glorious gardens nearby created at Glendurgan and Trebah by Alfred and Charles Fox and by the Rogers family at Carwinion and at Bosloe are open to the public and attract visitors from all around the world.

For the sports enthusiast, there are five 18-hole golf courses within about 15 miles, the nearest being literally at the top of the lane at the Budock Vean Hotel where there is also a restaurant and swimming pool/spa. Water sports such as wind surfing and water skiing are available on the waterfront at nearby Helford Passage, sailing facilities are second to none; the Helford River, Falmouth Bay and the River Fal (Carrick Roads) offer some of the finest day-sailing waters in the United Kingdom with excellent yachting facilities, including the Royal Cornwall Yacht Club and marinas such as Falmouth Marina and Mylor Harbour. The area abounds in wonderful creekside, coastal and country walks. Much of the coastline is owned by the National Trust and the area is designated an 'Area of Outstanding Natural Beauty'



THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

From the front garden, a covered entrance leads to a part glazed front door which opens to:-

ENTRANCE HALL. Turning staircase to the first floor, double glazed window overlooking the front garden, radiator. Doors to:-

KITCHEN – 18'4" x 8'. Large double glazed window overlooking the side of the property plus further smaller double glazed window overlooking the parking area, wooden base units under wooden worktop with inset 1½ bowl stainless steel sink and drainer, space for an oven with extractor hood over, undercounter space for a fridge, freezer and dishwasher, further wall mounted units, built-in shelving, door to the utility room (see below). Multi paned door with window beside opens to:-



SEMI OPEN-PLAN DINING / SITTING ROOM – 31'6" reducing to 15' x 9'2" extending to 19'6" (max wall to wall). A beautiful light filled triple aspect room with a large picture window in the dining area overlooking the sun terrace, gardens and grounds and providing glimpses of Port Navas creek, further window beside overlooking the side of the property, glazed door opening to the sun terrace, woodburning stove set upon a slate hearth with slate surround and wooden mantel, five radiators, door to the entrance hall.



From the kitchen, an opaque glass door opens to:-

UTILITY ROOM – 7' x 5'1". With a small flight of steps, a glazed door which opens to the driveway, wash basin with vanity unit under, built-in storage cupboards with space beside for a washing machine and a tumble dryer on top.

From the entrance hall, doors to:-

SECOND SITTING ROOM – 10'4" x 9'4". A cosy room with a large window overlooking the attractive front garden, built-in storage cupboards with shelving and hanging rail plus further storage cupboard above, radiator.

PRINCIPAL BEDROOM – 16'4" x 11'4" (including built-in wardrobes). A spacious double bedroom with a large window overlooking the sun terrace, gardens and grounds and providing glimpses of Port Navas and the rolling countryside beyond, floor to ceiling built-in wardrobes with hanging rails and shelving, radiator and door to:-



EN-SUITE BATH / SHOWER ROOM.

Double aspect with two opaque double glazed windows, one overlooking the front garden and one overlooking the side, panelled bath, walk-in shower cubicle, wash basin and pedestal, wc, bidet, radiator.

GUEST BEDROOM – 18'2" x 9' extending to 13'2". A spacious guest bedroom suite with two windows overlooking the front garden, built-in wardrobe with hanging rail and shelving plus further storage cupboard above, two radiators, doors to:-



EN-SUITE SHOWER ROOM. Wash basin and pedestal, walk-in shower cubicle, opaque glass window.

SEPARATE WC. WC, opaque glass window.

From the entrance hall a turning staircase ascends to:-

FIRST FLOOR

LANDING. With door to:-

BEDROOM 3 – 12'8" extending to 18'1" x 13'3" (with restricted head height in part). A spacious and light third bedroom with two Velux skylights overlooking the gardens and grounds and with glimpses Port Navas creek and beautiful views of the rolling countryside beyond, walk-in wardrobe with hanging rail, shelving and access to eaves storage, two radiators, access to further eaves storage and door to:-

EN-SUITE SHOWER ROOM. Walk-in shower cubicle, wc, wash basin and pedestal, Velux skylight, radiator.



View from the First Floor Bedroom



OUTSIDE

Adjacent to the parking area at the front of Springbank is a:-

DETACHED GARAGE – 21' x 9'6". With two windows overlooking the driveway, up and over door, side door which opens to the driveway.



To the side of the garage is a brick paved parking area large enough for several vehicles and which gently descends to a further parking area and leads to the utility room. From the front parking area slate topped steps descend to a brick paved pathway and have deep well stocked banks to either side. This front pathway leads to a slate paved small seating area which in turn leads to the front door. This pathway also leads around either side of the property to the rear garden.

Opposite the utility room, underneath the garage is a:-

STORE ROOM – 8'9" x 5'9" with restricted head height. Built-in shelving.



Behind the utility room, adjacent to the parking area is a storage area underneath the house which houses the boiler. From the driveway a small flight of steps ascend to the rear garden, adjacent to which is a small storage area, underneath the dining room with restricted head height and from here a small door leads to a further storage area.

The rear garden is beautifully private, mainly laid to lawn and gently slopes with beautifully stocked borders full of colourful, mature shrubs and hedges as well as raised beds, a vegetable patch and a wooden summerhouse.



At the end of the garden a small flight of steps descend to a pathway which, unusually for Budock Vean Lane, meanders down to a gate which adjoins Anna Maria Lane below. This area of the garden is beautifully stocked with mature trees and colourful bushes and offers a great deal of privacy and intrigue with varying vantage points providing glimpses, through the trees of Port Navas creek.



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR11 5LH.

SERVICES – Mains water and electricity. Private drainage via septic tank. Oil fired central heating. For Council Tax see www.mycounciltax.org.uk.

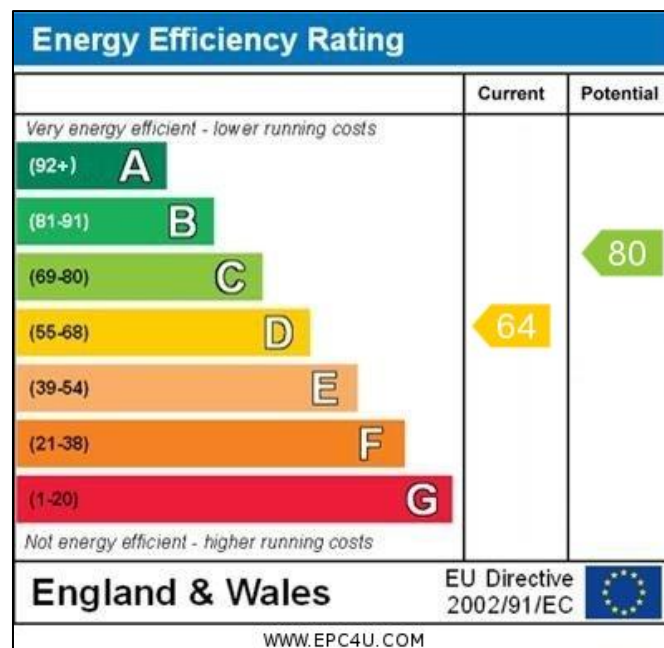
DIRECTIONS – From Falmouth proceed towards the village of Mawnan Smith, passing the thatched Red Lion Inn on your left. After approximately $\frac{3}{4}$ of a mile, after passing the entrances to both Glendurgan and Trebah Gardens, stay on the country lane, bearing sharp right. After a further 400 yards or so, the entrance to Budock Vean Hotel will be clearly visible on the left, with the stone pillared entrance to Budock Vean Lane immediately after it. Proceed along Budock Vean Lane and Springbank will be found after a short distance on your right hand side.

AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

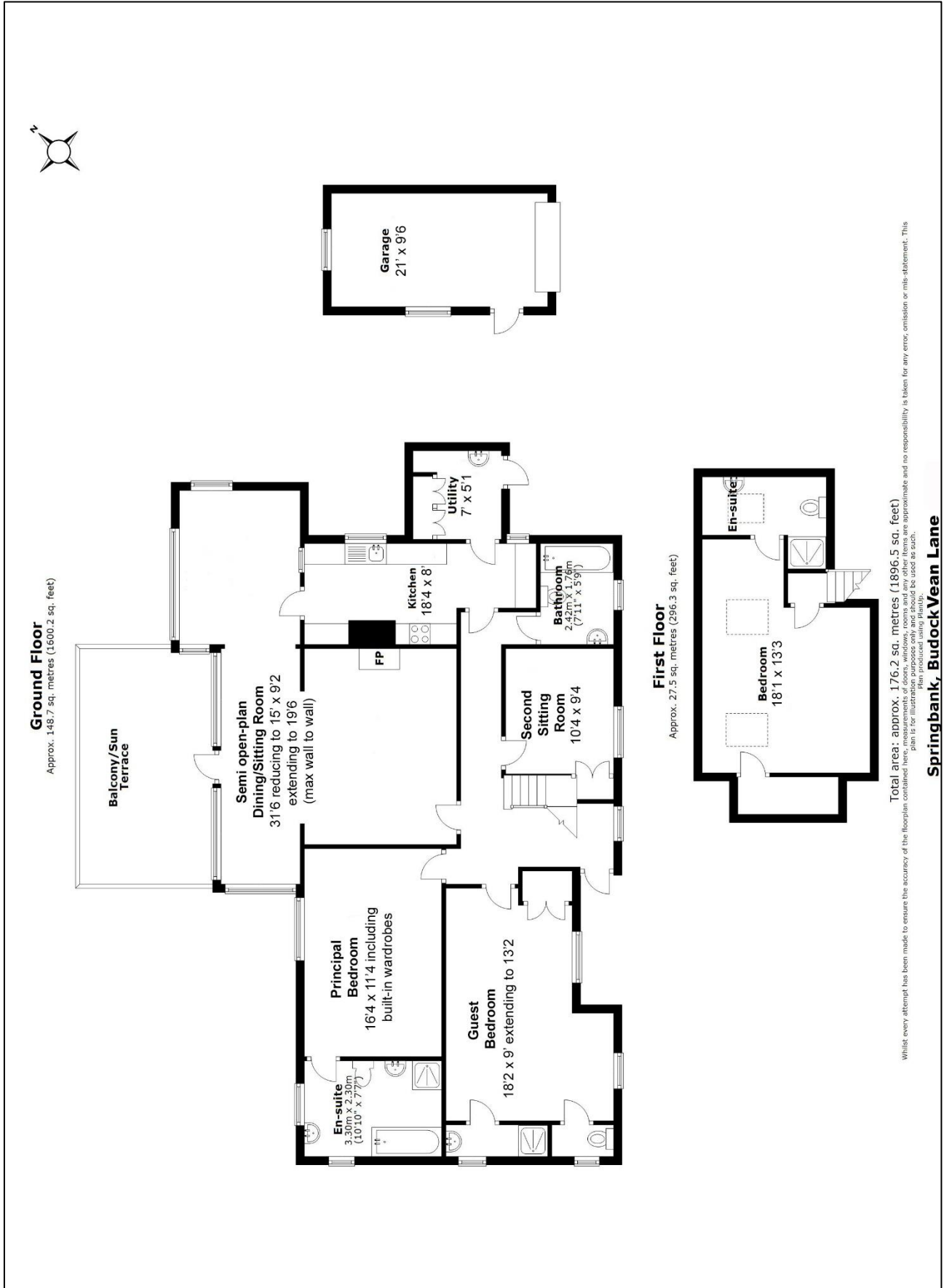
OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.



For information only, not to form any part of a sales contract.



