

HELDFORD HOUSE

BUDOCK VEAN LANE, MAWNAN SMITH, NR. FALMOUTH, CORNWALL





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Budock Vean Lane, Mawnan Smith, Nr. Falmouth,
Cornwall

A spectacularly sited detached waterfront cottage enjoying privacy and seclusion, in a romantic location set directly beside and with beautiful views across Port Navas creek. Discreetly located towards the end of a very desirable private road, the site extends to about ½ an acre of established grounds with driveway parking, sitting out terraces and pontoon. In all, an immensely private creekside location in one of the most coveted and tranquil waterside settings in Cornwall.

SUMMARY OF ACCOMMODATION – In all, about 1,206sq.ft.

GROUND FLOOR: reception hall, sitting room 25'4" x 16'1", kitchen, separate wc.

FIRST FLOOR: 3 bedrooms, bathroom.

OUTSIDE: entrance driveway with parking area, pathway and steps meandering down through the garden giving access to the house. A superb broad balcony overlooking the creek, area of lawned garden with further creekside decked sitting out terrace.

Direct waterfrontage of about 45' with a pontoon.

Viewing strictly by appointment through the vendor's Sole Agent:

Lillicrap Chilcott
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LOCATION

Helford House directly fronts Port Navas creek, which in turn opens to the Helford River which is widely renowned amongst the sailing and boating fraternity and has been for many decades; Claude Worth 1864-1936 was one of the leading yachting authorities of his time who did much to popularise the emergent sport of small boat cruising and, in the late 1920's, made his home a very short distance upriver. The well known Ferry Boat Inn stands opposite the beach at Helford Passage, whilst the nearby village of Mawnan Smith, 1½ miles distant, offers a useful selection of shops, post office, doctors' surgery, restaurant, garage and hairdressers. The village offers a variety of clubs, societies and sporting activities for all ages. The glorious gardens created at Glendurgan and Trebah by Alfred and Charles Fox and by the Rogers family at Carwinnion and Bosloe are now open to the public and attract visitors from literally all around the world.

The port of Falmouth, about 6 miles away, is prospering and is home to the National Maritime Museum Cornwall, together with a good range of shopping and leisure facilities, bistros, good restaurants, galleries, yachting centre and beaches beside one of the deepest natural harbours in Europe. A branchline rail service operates from Falmouth to the cathedral city of Truro which provides excellent shopping and commercial facilities and an Intercity rail service to London Paddington.

The area is extremely well served with both state and private schools for all ages including Polwhele House Preparatory School and Truro School (private, ages 3 to 18), Truro High School for Girls, Truro College and Falmouth College of Art and Design.

Helford House is in an outstanding area for those with an interest in sailing, however committed. The locality is particularly favoured by yachting enthusiasts with excellent facilities on the Helford River, including nearby Port Navas Yacht Club, the Helford River Sailing Club and Helford village and the superb, safe day-sailing waters of the Fal estuary (Carrick Roads) and Percuil River are both readily accessible from Falmouth Bay. There is a golf course at Budock Vean – just a few hundred yards away, there are further golf courses at Falmouth and at Truro itself. The coastline hereabouts offers numerous unspoilt secluded beaches and waterfront scenic walks. Further facilities at Budock Vean Hotel include swimming pool and tennis courts open to non-residents, the hotel also offers a good restaurant. Much of the coastline hereabouts is in the ownership of and protected by the National Trust.



DESCRIPTION

Helford House occupies what can, with absolute justification, be described as a remarkably fine site with tremendous views across Port Navas creek, and enjoys a wonderful feeling of seclusion and tranquillity.

Nestling into the landscape and, from the water, set against a backdrop of light woodland, the house is set discreetly at the bottom of a pedestrian pathway which leads down from the parking area.

The immensely desirable waterfronting setting of Helford House provides a high degree of privacy in one of the foremost locations in the west country. As one might expect, the house is perfectly positioned just above the creek, with large windows and double doors opening from the sitting room onto a balcony, providing a superb spot for alfresco dining and to enjoy the view.

The accommodation provides three bedrooms and one bathroom

on the first floor together with large open-plan sitting room, kitchen and separate wc on the ground floor. In view of the rarity of the setting and space which certainly exists some purchasers may consider minor or major amendment to the house is merited which would of course be subject to first gaining all requisite consents.

Of major importance to all sailing enthusiasts is the convenience of the direct water frontage which extends to approximately 45', with a pontoon.

With such considerable further potential it would be difficult to overstate the extent of the opportunity which this particular freehold presents today. In this price range we believe that there will be few, if any, other similar opportunities in the immediate future and wholeheartedly recommend an immediate viewing without delay.



THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

From Budock Vean Lane a driveway leads down to the parking area from which a tarmac pathway and steps lead down through the garden, giving access to the house. Beside the front door is a lean-to store housing the oil fired boiler and pressurised hot water cylinder.

A part glazed door opens to:-

RECEPTION HALL. Turning staircase to first floor landing with high level window providing natural light. Understair storage cupboard. Slate floor, radiator, picture rail, two wall light points. Door to:-

SEPARATE WC. Comprising low flush wc, wall mounted wash hand basin, window, high level fuse boxes, tiled floor, radiator, ceiling light point.

SITTING ROOM – 25'4" x 16'1" max overall. With uPVC double glazed double doors and secondary glazed windows either side facing out over the timber sun deck, with superb views across tidal Port Navas Creek. Woodburner on slate hearth. Secondary glazed window to side, two radiators, wooden floor, two wall light points, ceiling light point.

KITCHEN – 13'8" x 8'1" max, wall to wall. Fitted with cupboards and drawers with worktops over, Belfast sink with space and plumbing for washing machine and tumble dryer to



either side. Double glazed window to side and small windows with creek views. space for cooker with Smeg extractor hood over. Tiled floor, space for vertical fridge/freezer, radiator, ceiling light point, part wood panelled walls, Honeywell thermostat control and hot water/central heating control.

FIRST FLOOR

A staircase leads up from the reception hall to:-

LANDING. Some 12'10" in length, with exposed wooden floor and hatch to roof void. Door to:-

BEDROOM 1 – 18'2" x 11'8". With double glazed tilt-n-turn windows overlooking the gardens and creek and with further double glazed tilt-n-turn window with westerly views. Exposed wooden floor, two ceiling light points.

BEDROOM 2 – 18'8" x 6'7". With double glazed tilt-n-turn window to the eastern side and further window to the southerly elevation. Radiator. Tiled shower cubicle with overhead and handheld shower attachments, pedestal wash hand basin with mixer tap and tiled splashback, shelved recess, extractor fan, two ceiling light points, wooden floor.

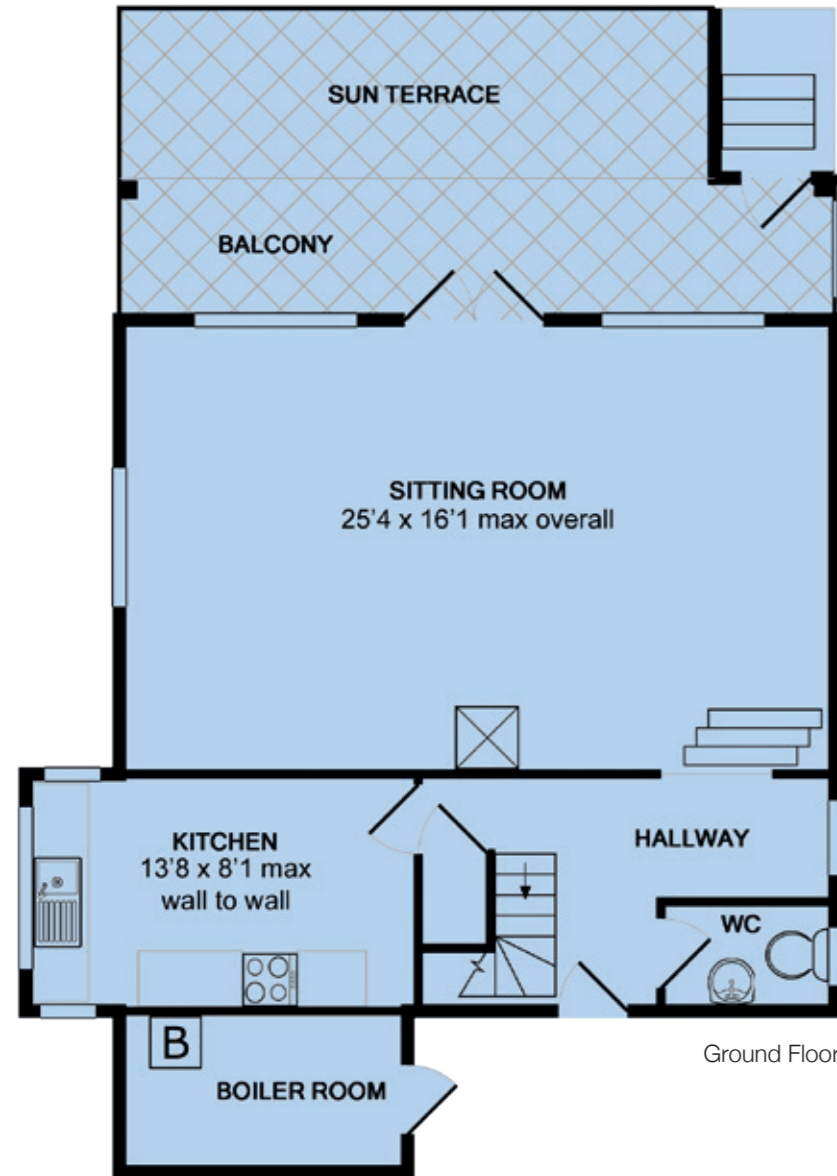
BEDROOM 3 – 12'5" x 6'5". Radiator. Window to the southerly elevation, access to undereaves storage space. Inset downlights, wooden floor.

BATHROOM. Recently refitted and comprising roll edged bath with low flush wc, pedestal wash hand basin, tiled splashback, double glazed window to side, ceiling light point, part wood panelled walls.

Helford House

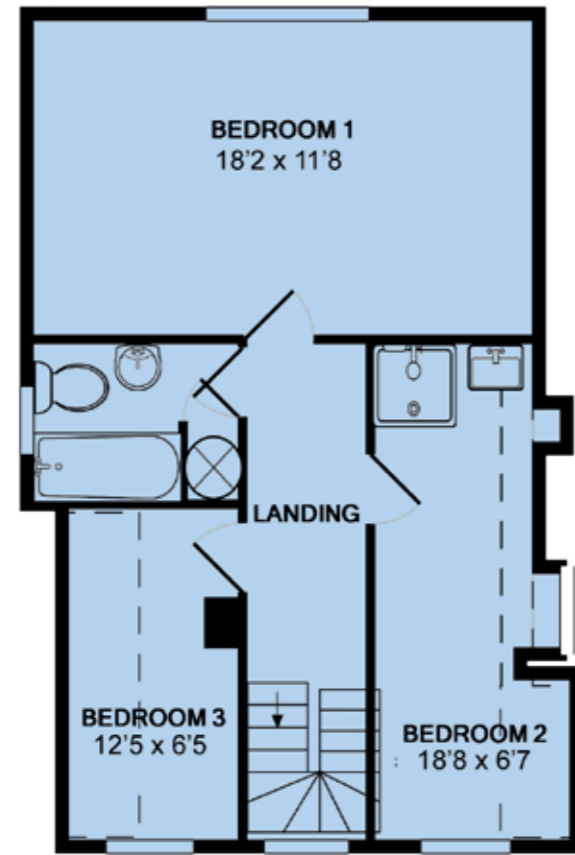
Total Approx Floor Area: 1206 sq ft / 112 sq m

For identification only – Not to scale.



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



First Floor



OUTSIDE

A discreet entrance driveway leads from Budock Vean Lane down to a parking area. The original garage has been demolished to provide additional parking and turning space but the right exists to rebuild a garage. (the external measurement of the old garage was 21' x 11'6").

From the parking area a tarmac pathway and steps lead (somewhat steeply) through the garden to the southern side of the house which is lightly timbered and contains a selection of shrubs and plants. The pathway culminates in a slated area to the rear (southern) side of the house, with a door opening to the reception hall, as previously described.

There is access down the eastern side of the house with an area of lawned garden on one side and continues down to a broad slated terrace with a picket fence and gate to the water's edge. Slated steps lead up to the main slated terrace which has double glazed double doors opening to the sitting room and there is a broad timber sun deck projecting out into the view across the tidal creek.

Above the water's edge is a further newly installed sitting out decked terrace and there is access via a gangway to a pontoon.

In all, about ½ an acre with approximately 45' direct waterfrontage.



GENERAL INFORMATION

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

POST CODE – TR11 5LH.

SERVICES – Mains water, mains electricity, private drainage, oil fired central heating.

COUNCIL TAX BAND – G (see www.mycounciltax.org.uk).

RIGHTS OF WAY. We understand that the owner of neighbouring Trewartha House has a right of way across the foreshore to gain access to his boathouse. In addition, Helford House enjoys a right of way through part of the Budock Vean Hotel grounds to the foreshore. The right of way is specific and the route is defined as follows:-

The entry/exit point to the hotel grounds is in the Trestenor Gate and the right of way allows for passage on foot only along the tarmac path to the foreshore and back again. The right of way does not also provide any rights to walk anywhere else in the hotel grounds and does not provide or imply any right to walk dogs in the grounds. The details of this will be contained within the Deed of the property which prospective purchasers will be able to review. At the Trestenor Gate those who wish to enter need to press the button of the entry phone system to connect to the hotel reception. Upon confirming which property they are from access will be provided.

DIRECTIONS – From Falmouth proceed towards the village of Mawnan Smith, passing the thatched Red Lion inn on your left. After approximately ¾ 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 with, to its right, the entrance to Budock Vean Lane. Proceed along Budock Vean Lane past a property called Skerries Bank (on your right hand side) and the entrance to Helford House is the next driveway on the right (before Trewartha House).

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.**



Note: "This plan is based upon the Ordnance Survey map with the sanction of the controller of H.M. Stationary Office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. ES1000034571."



THE CORNWALL ESTATE AGENT

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