



Valley View

Budock Vean Lane, Mawnan Smith



Valley View, Budock Vean Lane, Mawnan Smith, Falmouth, TR11 5LG

Recently built, energy efficient and low maintenance detached home situated in a prime location near the Helford River and Port Navas creek, one of south Cornwall's most highly regarded settings, providing high quality, light and versatile accommodation with far-reaching views and a manageable garden.





Distances

Helford Passage – 0.5; Trebah and Glendurgan Gardens – 0.5; Mawnan Smith – 1.5; Port Navas – 1.5; Falmouth – 6; Mylor Yacht Harbour – 9; Truro – 14; Cornwall Airport (Newquay) – 33
 (All distances are approximate and in miles)

The location

The Helford River is one of the most picturesque and unspoilt areas in Cornwall, sitting within an AONB with its deep sheltered valleys, wooded and hidden creeks that cut inland along this sheltered part of the south Cornish coast.

The area offers safe swimming, sailing and watersports within a timeless natural harbour in which to explore, relax and recharge, much of which is owned and protected by the National Trust. As well as having fine coastal walks and creek paths, the area also enjoys a climate suited to many sub-tropical varieties as the nearby gardens of Glendurgan and Trebah Gardens display so beautifully.

The village of Mawnan Smith provides village shops, doctors' surgery, restaurant, hairdressers, the Red Lion Inn (serving good food), and two churches. There is a wide and eclectic range of shopping, bars and restaurants at nearby Falmouth, one of the UK's most popular, thriving and creative seaside towns.

For the sports enthusiast there are local football and cricket teams in the surrounding villages, and five golf courses within 20 miles, the nearest being within a short walk of the property, accessed from the Budock Vean Hotel. Watersports such as wind surfing, water skiing and kayaking are available on the waterfront at Helford Passage where the Ferryboat Inn is positioned above the beach. There is also a seasonal passenger ferry across the river to The Shipwrights, a wonderfully positioned pub on the south bank of the Helford.

The property

- 2017-built reverse level modern home
- Highly regarded location within an Area of Outstanding Natural Beauty, close to the stunning, timeless and tranquil Helford River
- Far reaching views towards open countryside, woodland and west-facing sunsets
- Highly insulated and energy efficient with solar panels for hot water
- Stunning, triple aspect and vaulted open plan living room with direct access to the roof garden via twin sliding Velfac doors and two electric Velux windows (weather sensor). Danish HWAM 3110 clearview woodburner with slate hearth. Engineered oak flooring.
- High quality JJO kitchen with Bosch appliances (fridge, freezer, oven, microwave, dishwasher, gas hob and extractor), composite worktops and pull-out pantry.
- Three ground floor double bedrooms, all with fitted cupboards (master with garden access and en suite shower room)
- Separate ground floor shower room



- First floor study / 4th bedroom with en suite shower room and pocket sliding doors
- Galleried landing
- Discretely concealed internal lift
- Light and welcoming entrance hall with superb oak staircase by Cornwall Stairs
- Underfloor heating throughout
- Utility and plant room
- Fully insulated and heated integral double garage with electric roller shutter doors and rear door to garden

The garden

- Manageable and low maintenance gardens with planted beds
- Large roof garden with electric sun awning, accessed via the living room enjoying spectacular sunsets
- Forecourt parking and turning for 3-4 cars (with provision for electric gates)

Tenure, services and further information

Freehold. Mains water and electricity. Private drainage (sewage treatment plant). Oil central heating. Council tax band F. Solar panels (for hot water). LPG for gas hob. Broadband: Superfast is available.



Highly insulated timber frame and block construction. Zone control underfloor heating with thermal screed throughout. 10-year Buildzone guarantee. Mechanical ventilation heat recovery (MVHR) system. High quality German plumbing. Entry phone system.

Shore recommendations

- Take a walk down to The Ferryboat Inn and enjoy a long lunch on the banks of the Helford River
- Take the passenger ferry across the water to the Shipwrights for a relaxing and picturesque summer's afternoon
- Hire a boat and explore the surrounding tree lined creeks, immortalised by Daphne Du Maurier
- Discover the sub-tropical gardens at nearby Trebah and Glendurgan Gardens
- Learn to sail, windsurf or kayak on the Helford
- Have a locally grown, fresh and healthy meal at nearby Potager Garden

Directions

Proceed straight through the village of Mawnan Smith, bearing right at the Red Lion and towards Helford Passage. Continue past the entrances to Glendurgan and Trebah Gardens. Follow the road around the sharp righthand bend and turn left into Budock Vean Lane, immediately after the Budock Vean Hotel. Continue along until you reach the property on the righthand side.





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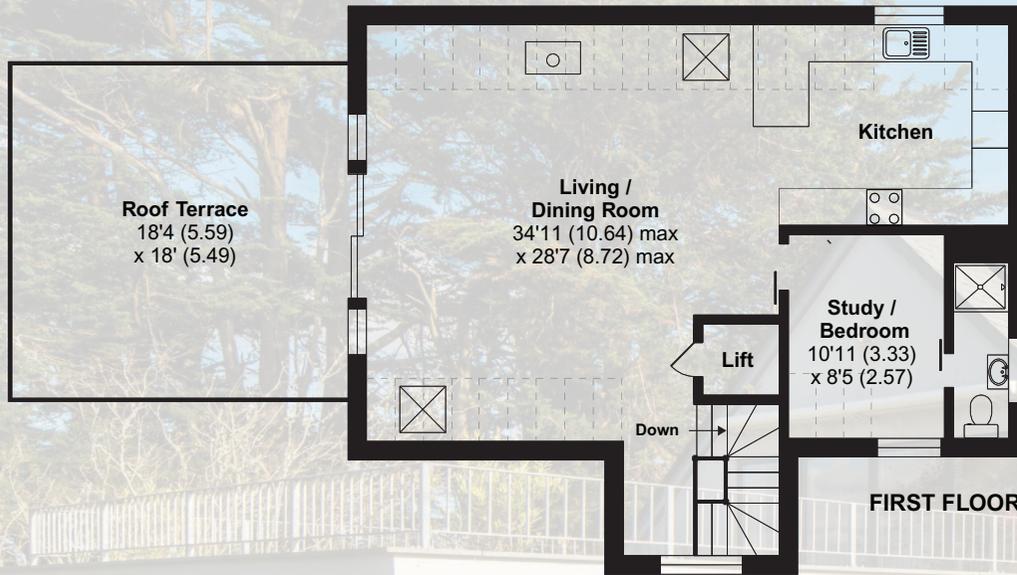
Approximate Area = 1545 sq ft / 143.5 sq m

Limited Use Area(s) = 157 sq ft / 14.6 sq m

Garage = 330 sq ft / 30.6 sq m

Total = 2032 sq ft / 188.7 sq m

For identification only - Not to scale

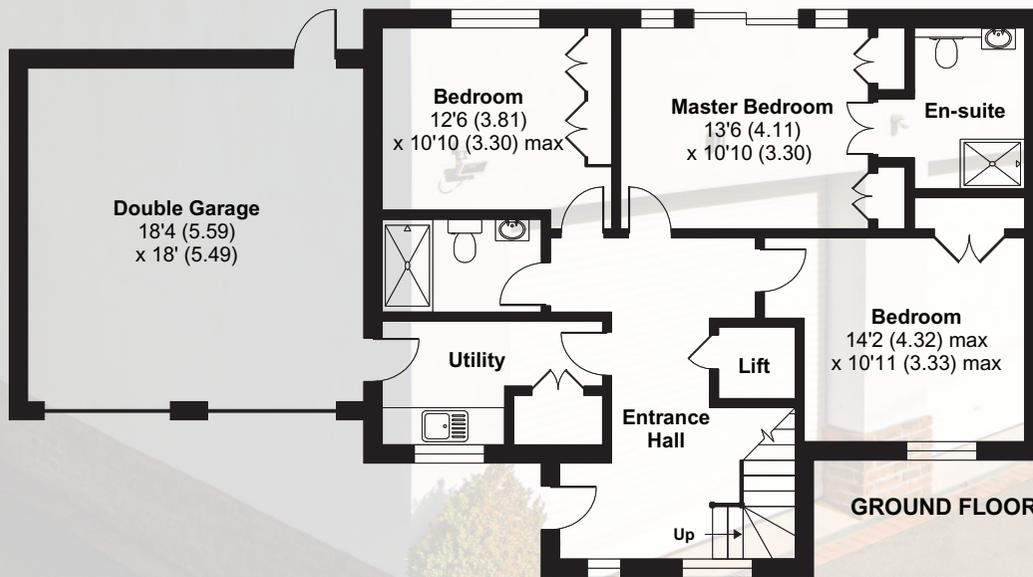


Denotes restricted head height



FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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