



The Stennings

Brill, Constantine





The Stennings, Brill, Constantine, Falmouth TR11 5UR

Located close to the Helford river, countryside and within a short drive of Falmouth and Helston, a wonderfully designed, light, spacious and highly versatile family home with individual styling, Arts & Crafts influence and set within private, south facing gardens.

Distances

Constantine – 600 yards; Gweek – 2; Port Navas – 2.7; Mawnan Smith – 4; Helford Passage – 4.2; Glendurgan & Trebah Gardens – 5; Maenporth beach – 5.8; Helston – 6; Falmouth – 7; Porthleven – 8.5; Truro – 14.5; Cornwall Airport (Newquay) – 33

(All distances are approximate and in miles)

The property

- Highly distinctive, individual and private
- Exceptionally light and well-proportioned family home
- Constructed in 1983 for highly regarded local developer
- Architectural detail and quality throughout, including a Delabole slate roof, exposed granite, beamed ceilings and hard wood double glazed windows and French doors



- All principal rooms enjoying a southerly aspect and views over the enclosed private gardens and terrace
- Entrance porch with flagstone flooring and cut granite wall with mullioned window – a particularly attractive introduction
- Double aspect sitting room enjoying an easterly and southerly aspect with double doors opening onto the terrace and impressive cut granite fireplace with woodburner
- Central dining room linking the kitchen to the living room, and with French doors to the garden terrace
- Double aspect kitchen / breakfast room with full width windows overlooking the gardens.
- Walk-in pantry and separate utility room with access to the side garden
- Downstairs shower room and separate cloakroom/WC
- Extensive basement – providing great storage for garden furniture etc.
- Triple aspect spacious master bedroom with extensive fitted wardrobes and en suite shower room
- Three further first floor double bedrooms, two with fitted wardrobes
- Family bathroom
- Incredibly versatile loft room currently used as fifth bedroom and study with separate WC



Outbuildings, gardens and grounds

- Detached outbuilding, formerly used as a boat house, now divided to create an art studio, store and loft room. Built to Building Regulations standards with cavity block and power connected – in excess of 500 sq ft.
- Detached double garage with a Delbole slate roof, inspection pit and stores
- Gated parking and additional driveway
- Full width terrace directly accessed from the living room, dining room and kitchen
- South facing lawned gardens enclosed with mature and well stocked borders
- Providing all day summer sunshine and great privacy
- Kitchen garden area
- Total area in excess of ¼ acre

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.

Brill is a small hamlet located a few minutes from the village of Constantine, which provides village shops, doctors' surgery and local pub. Further amenities and great local pubs are found in the neighbouring creekside villages of Mawnan Smith and Gweek. 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. Watersports such as wind surfing, water skiing and kayaking are available on the waterfront at Helford Passage and Port Navas Yacht Club. There is also a seasonal passenger ferry across the river (part of the South West coast path) to The Shipwrights, a wonderfully positioned pub on the south bank of the Helford.

Tenure, services and further information

Freehold. Mains water, drainage and electricity. Oil fired central heating. Council Tax: F. Broadband: Superfast fibre broadband is available in the postcode.

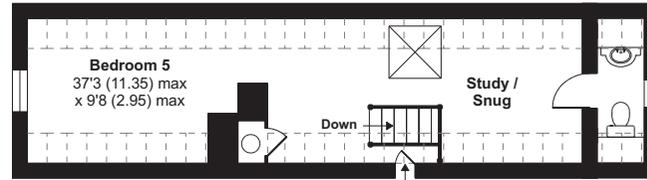
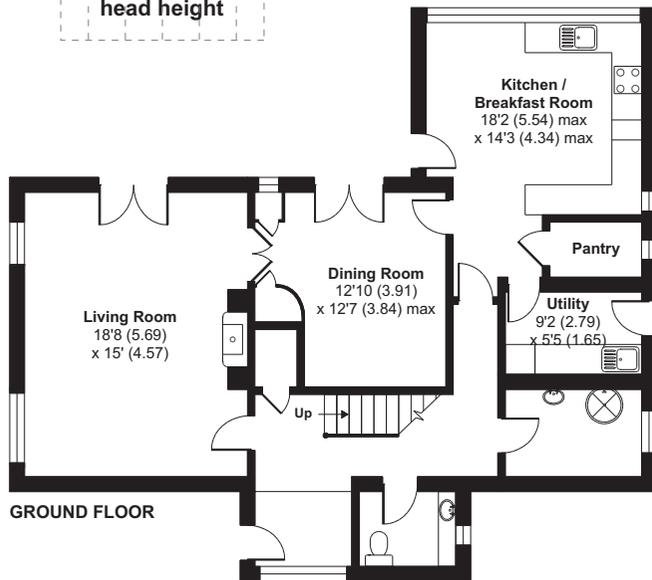
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Main House = 2227 sq ft / 206.9 sq m
 Total = 3276 sq ft / 304.3 sq m (includes garage & outbuildings)
 Limited Use Area(s) = 207 sq ft / 19.2 sq m

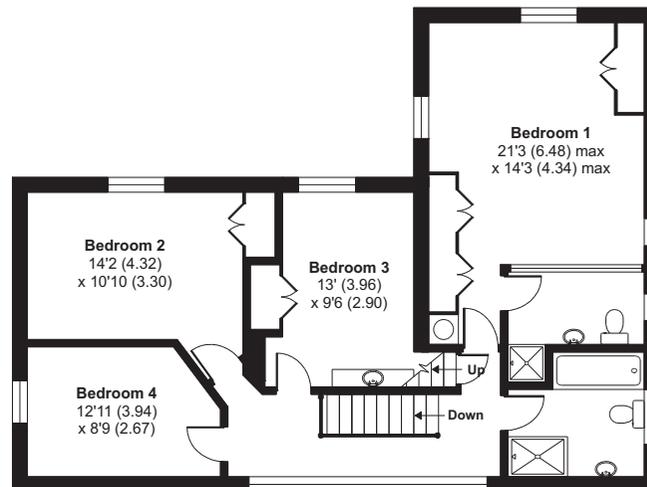
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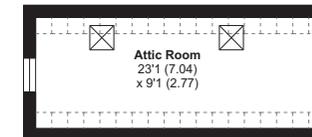
Denotes restricted head height



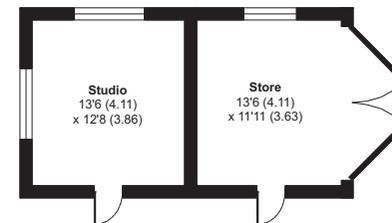
SECOND FLOOR



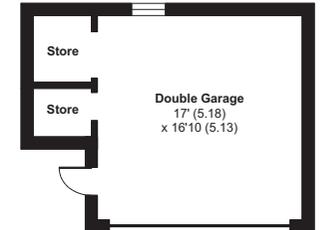
FIRST FLOOR



OUTBUILDING FIRST FLOOR



OUTBUILDING GROUND FLOOR



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Shore Partnership Limited. REF: 717165

Directions

From Constantine village centre, continue along Trebarvah Road and turn left at the school, signposted Gweek / Helston. Follow the road into the hamlet of Brill and bear right as you travel up a gradual hill. The Stennings is situated after a short distance on the right hand side.

What 3 Words

enjoyable.double.shepherds

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	49 E	
21-38	F		
1-20	G		



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www.shorepartnership.com

contact@shorepartnership.com | 01872 484484