



Ferryman's Rest

Helford Passage



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12C The Courtyard, Helford Passage, Falmouth, TR11 5LB5TX

Only yards from the idyllic sandy beach and famous Ferry Boat Inn on the shore of the sheltered sailing waters of the timelessly beautiful Helford River, The Courtyard is a tucked away development of apartments with use of a swimming pool. This well presented two-bedroomed apartment enjoys a first floor position and has its own balcony and allocated parking space. A wonderful bolthole or investment opportunity within one of the UK's most desirable and unspoilt coastal locations.



The location

The Helford River is one of the most beautiful and unspoilt rivers in country, sitting within an Area of Outstanding Natural Beauty with its deep sheltered valleys, wooded and hidden creeks that cut inland along this sheltered part of the south Cornish coast.

The Helford was renowned as a haven for pirates and has inspired many writers, specifically Daphne du Maurier and her Frenchman's Creek novel.

Today, the Helford River continues to offer safe swimming, sailing and watersports facilities and a second natural harbour from which to explore the coast, much of which is owned and protected by the National Trust. As well as having fine coastal walks and creek paths, the area also has a climate suitable to many sub-tropical plants as the nearby gardens of Glendurgan and Trebah Gardens show.

The village of Mawnan Smith enjoys village shops, doctors' surgery, restaurant, hairdressers, the Red Lion Inn and two churches. There is a more extensive range of shopping and commercial facilities at Falmouth and Truro.

For the sports enthusiast there are numerous local football and cricket teams in the surrounding villages, five golf courses within 20 miles, the nearest being Budock Vean. Water sports such as kayaking and paddleboarding are available on the waterfront at Helford Passage. The sailing facilities of the area 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 UK with excellent yachting facilities including the Royal Cornwall Yacht Club and three marinas.

The property

- Well-presented first floor apartment
- Two bedrooms
- Living room with sliding doors to the balcony
- Separate kitchen
- Shower room
- Designated parking space
- Use of private swimming pool
- Use of kayak storage racks

Distances

Ferry Boat Inn – 65 yards;
Durgan Beach – 0.8 (by coastpath) Mawnan Smith - 1.5;
Port Navas – 2; Maenporth Beach – 3; Falmouth - 6;
Helston – 9.5; Truro – 14.5; Porthleven – 16;
Cornwall Airport - 33

(All distances are approximate and in miles)

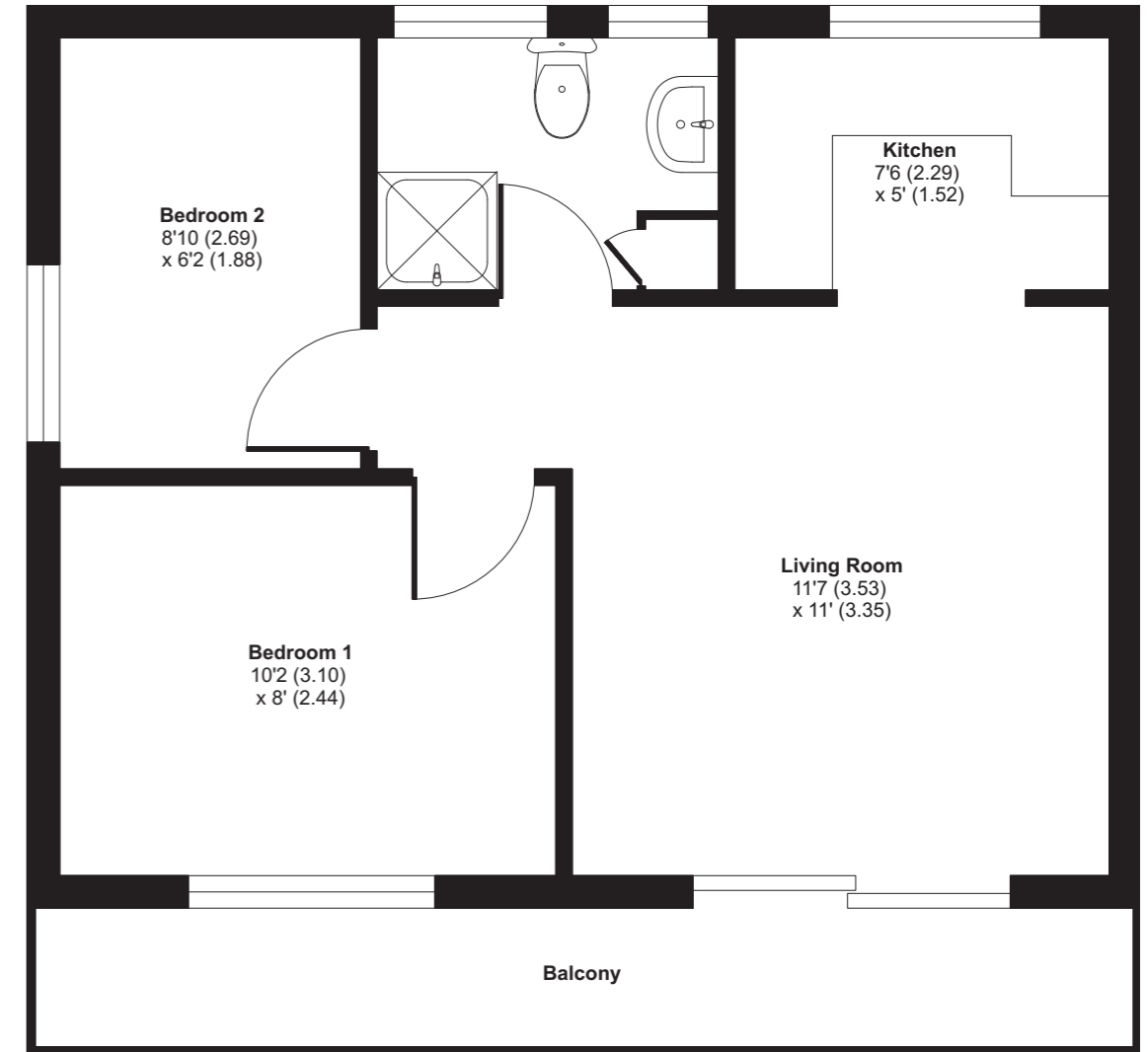




Ferryman's Rest, 12c The Courtyard, Helford Passage, Falmouth, TR11 5LB

Main House = 369 sq ft / 34.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Shore Partnership Limited. REF: 1163167

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Tenure, services and general information

Leasehold. 99 years from inception in 1985. The share of maintenance, management and insurance for 2024 is approximately £730 per quarter. Ground rent: £100 per year

Mains water, drainage, and electricity. Council Tax: A

Broadband: Superfast Fibre is available in the postcode. Owners' pets allowed (except July 24th – September 3rd, 2024).

What 3 Words ///unions.rush.amaze

Directions

From Mawnan Smith village take the road signposted to Helford Passage. On the sharp right corner, turn left and descend the hill turning right into the car park for Helford Passage. From here walk down the hill and follow the road round to the right passing the 12c parking space. Follow the road down and 12c is located on the first floor on the left-hand side.

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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