



# Tresanto

Budock Vean Lane, Mawnan Smith









# Tresanto, Budock Vean Lane, Mawnan Smith, Falmouth, TR11 5LG

Contemporary, stylish and remodelled 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 newly renovated and exceptional accommodation within beautifully arranged gardens.

## 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.

## 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 property

- Highly regarded location close to the timeless, tranquil and beautiful Helford River
- Remodelled and comprehensively renovated in 2019
- Contemporary, highly insulated and energy efficient with solar panels and air source heat exchange
- Far reaching views towards open countryside, woodland and seasonal creek glimpses
- Double aspect living room with access to the main garden and sun terrace
- High quality kitchen / dining room with direct access to the garden and terrace. NEFF cooker, 5-ring induction hob, microwave and warming drawer. NEFF washing machine, Caple tumble dryer, NEFF dishwasher. Quartz worktops.
- Four double bedrooms, all en suite, all with far reaching countryside views (master and guest bedrooms benefit from en suites with bath and shower)
- Spacious landing with enough room for a study area
- Engineered timber flooring and underfloor heating throughout ground floor.
- Underfloor heating in all en suites
- Over 2,300 sq ft of superb, light and spacious accommodation
- To be sold with no onward chain





### The gardens

- Deep lawned gardens with high fencing and an open aspect towards countryside and woodland
- Decked terrace for dining and entertaining enjoying spectacular sunsets
- Beautifully planted and landscaped banks
- Sun terrace and raised bed cleverly utilising the upcycled original garage doors
- Attractive combination of decking and resin-bound pathways.
- Clothes drying area, garden shed and raised vegetable beds
- Gated driveway parking and turning for 6-7 cars
- Double garage
- Just under half an acre in total

### Tenure, services and general information

Freehold. Mains water and electricity. Private drainage (septic tank). Council tax band G. Air source heating. Solar panels (for electricity, benefit of FIT – up to £135 per quarter). Cavity block built (1981) plus 50mm Celotex insulation (all external walls, 2019).

### 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.

### 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

### 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.





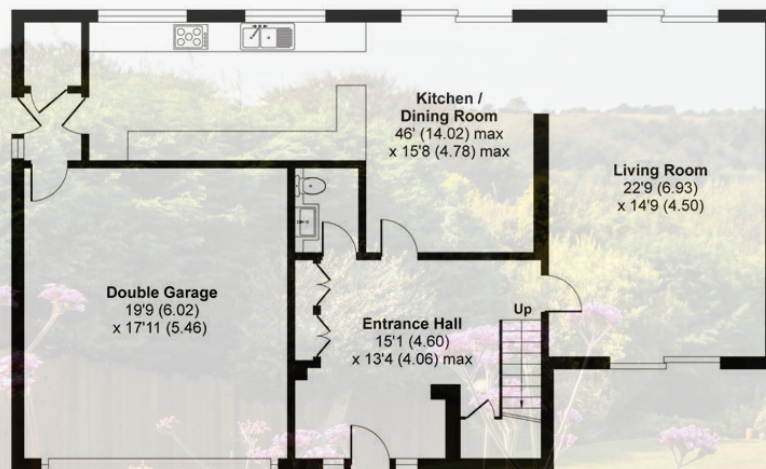




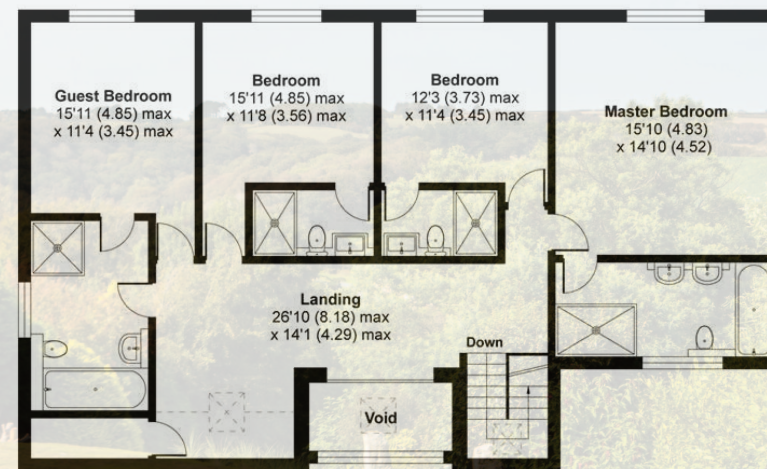
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Main House = 2335 sq ft / 217 sq m  
Total = 2689 sq ft / 250 sq m (includes garage)

For identification only - Not to scale



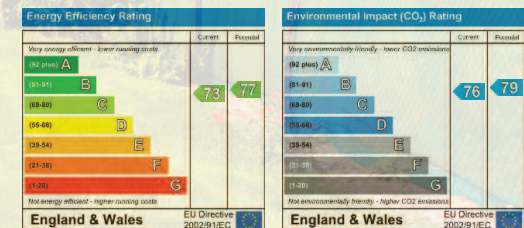
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Shore Partnership Limited. REF: 643531



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