



Trelyn

Budock Vean Lane, Mawnan Smith



Trelyn, Budock Vean Lane, Mawnan Smith, Falmouth, TR11 5LG

Enjoying a highly private and mature setting on one of south Cornwall's most highly regarded private roads, a broad detached residence providing huge scope and potential for improvement.

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
- Scope and potential for improvement
- Broad detached bungalow
- Views towards open countryside and woodland
- Double aspect living room with views over gardens
- Two further reception rooms
- Three bedrooms
- Huge loft area
- Attached double garaging with utility and storeroom
- To be sold with no onward chain

The garden

- Beautifully stocked and enclosed gardens
- South facing rear garden
- Westerly facing terracing
- Gated driveway in addition to double garaging
- In excess of 1/3 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.

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.

Tenure, services and general information

Freehold. Mains water and electricity. Private drainage (septic tank). Council tax band F. Electric heating. Superfast fibre available in postcode

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 for approximately 300 yards and Trelyn is on the left-hand side.

Shore recommendations

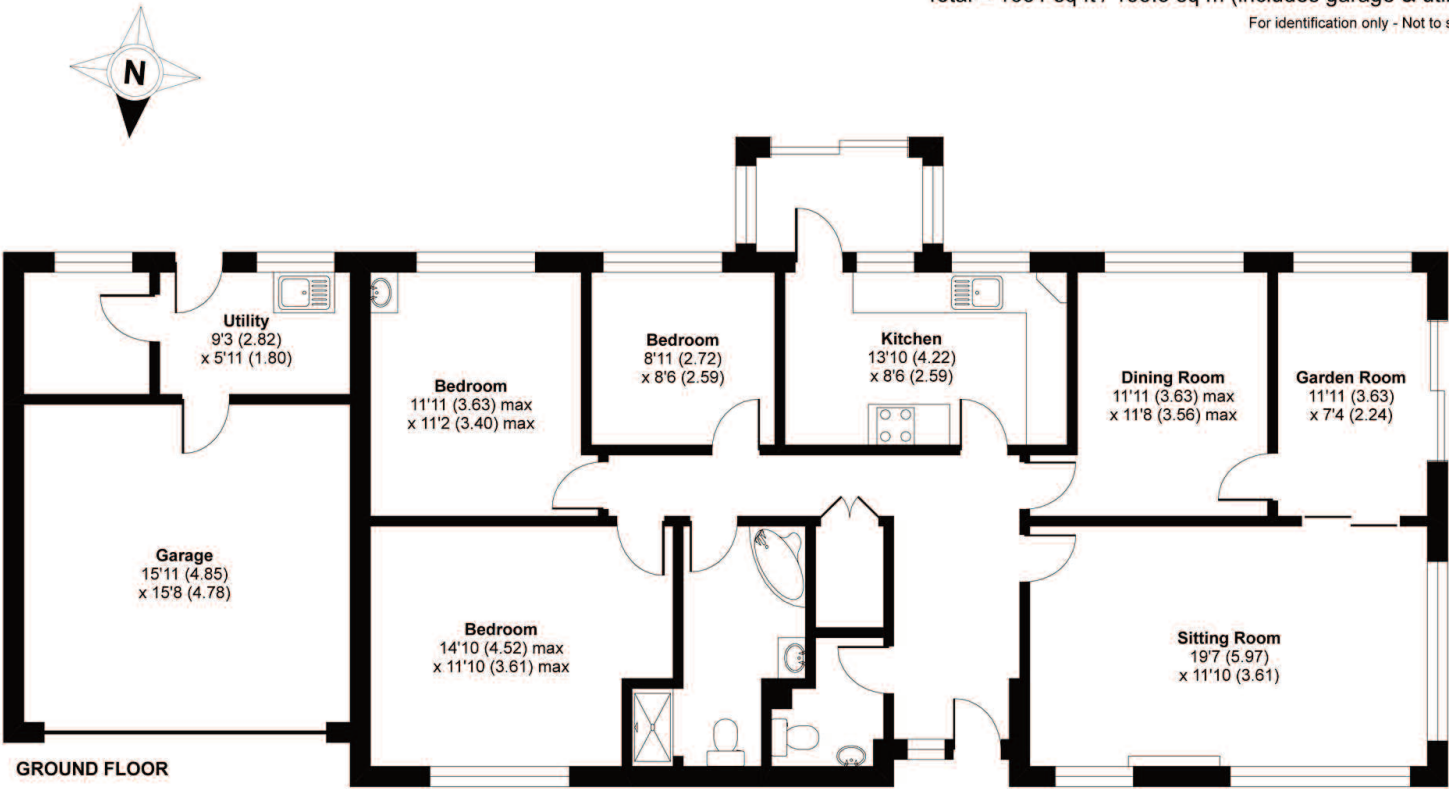
- Take a walk down to The Ferryboat Inn and enjoy a long lunch on the banks of the Helford River
- Take the passenger ferry across the water to the Shipwrights for a relaxing and picturesque summer's afternoon
- Hire a boat and explore the surrounding tree lined creeks, immortalised by Daphne Du Maurier
- 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 and fittings

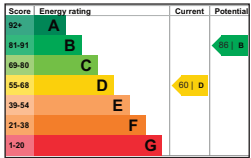
Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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Main House = 1297 sq ft / 120.4 sq m
Total = 1651 sq ft / 153.3 sq m (includes garage & utility)
For identification only - Not to scale



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: 680347



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