



Abinger

Helford Passage



Abinger The Fairway

Mawnan Smith, TR11 5LR

A detached westerly facing bungalow situated in mature and private gardens occupying an immensely sought-after location close to the Helford River and highly regarded village of Mawnan Smith.

Distances

Ferryboat Inn – 0.6; Trebah & Glendurgan gardens – 0.8; Mawnan Smith – 1.4; Falmouth – 6; Truro – 14; Cornwall Airport – 32

(All distances are approximate and in miles)

The Location

The Helford River is one of the most beautiful and unspoilt rivers in Cornwall, 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 Cornwall 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 with a direct rail link to London Paddington from 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 just to the rear of the bungalow, accessed from Budock Vean, only a few hundred yards away. Water sports such as wind surfing and water skiing 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

- Individual detached bungalow
- All principle rooms enjoy views over the gardens
- Quiet no-through road
- Scope for improvement
- Conservatory
- Three bedrooms
- Family bathroom and separate shower room
- Utility area
- Triple aspect sitting room with fireplace
- Updated kitchen and bathroom
- 1,937 sq ft / 180 sq m (including garage)





The Gardens

- A westerly facing, private and mature garden
- Rear patio area
- Large garage, ample parking and turning
- Long driveway

Shore recommendations

- Take a walk down to The Ferryboat Inn and enjoy a long lunch on the banks of the Helford River
- Hire a boat and explore the surrounding tree lined creeks
- Discover the sub-tropical gardens at nearby Trebah and Glendurgan
- Walk the beautiful southwest coast path and explore the beautiful tree-lined surrounding creeks
- Learn to sail, windsurf or kayak on the Helford
- Stroll to the 1st tee and enjoy a drink and meal in the 19th

Tenure, services and general information

Freehold. Oil fired central heating, Photovoltaic panels, mains water and electricity, Private drainage, Council Tax: F. Superfast Broadband is available in the postcode.

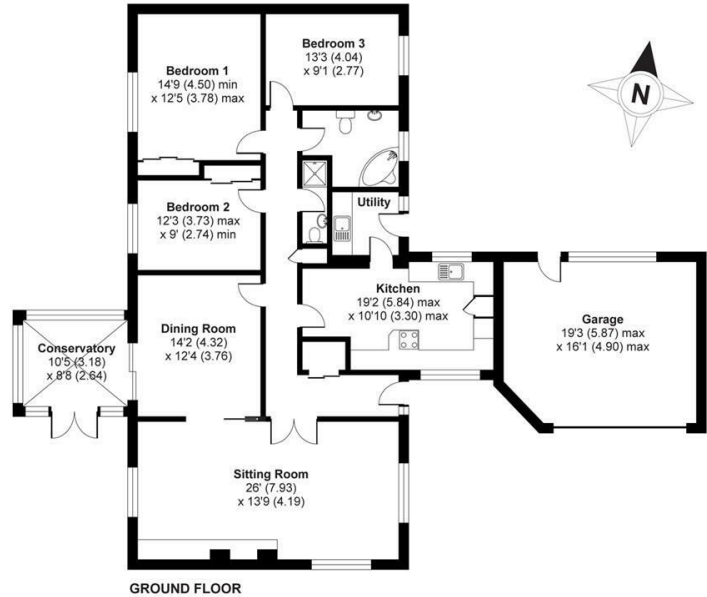
Fixtures & Fittings

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.



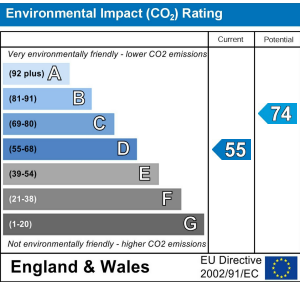
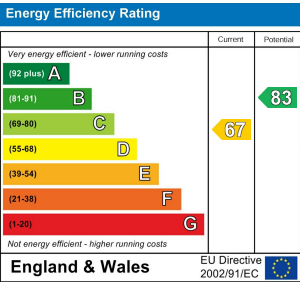
Abinger, The Fairway, Mawnan Smith, Falmouth, TR11

APPROX. GROSS INTERNAL FLOOR AREA 1633 SQ FT 151.7 SQ METRES (EXCLUDES GARAGE)
APPROX. GROSS INTERNAL FLOOR AREA 1937 SQ FT 179.9 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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