



# Westcott

Bar Road, Helford Passage





# Westcott, Bar Road, Helford Passage, TR11 5LF

Detached individual bungalow, enjoying a southerly aspect, set within beautifully stocked and tended gardens, situated along one of the area's most desirable roads, moments from the timeless Helford River.

## Distances

Ferryboat Inn – 0.5; Mawnan Smith - 1.5; Falmouth - 6; Truro - 15; Cornwall Airport (Newquay) - 33 (All distances are approximate and in miles)

## The Property

Set on the northern banks of the Helford River, enjoying a southerly position, Westcott is a detached bungalow residence situated on Bar Road, one of the most desirable and renowned locations within this beautiful and picturesque part of south Cornwall. On the open market for the first time in over 20 years, Westcott is set back from Bar Road, a quiet no-through private road, enjoying a high degree of privacy with the rear gardens backing onto the Budock Vean golf course.

The accommodation currently provides 1200 sq ft of accommodation and would now benefit from a degree of modernisation. There is also scope for major alterations or even a re-build, as has taken place with many of the neighbouring properties.



Westcott has been well-maintained over the years with all principle rooms enjoy views over the surrounding gardens. Accessed from the rear, a central hallway leads to the sitting room with open fire and connects through to the breakfast room and kitchen. From the kitchen a door leads to a utility room with useful hobbies room and workshop off. Two evenly sized bedrooms and bathroom complete the internal accommodation.

Externally, the deep gardens have been expertly planted and stocked with an array of specimen trees, shrubs and plants with connecting lawns. The long driveway provides ample parking for several vehicles.

## Location

The Helford River is one of the most beautiful and unspoilt rivers in Cornwall, with its deep sheltered valleys, ancient oak forests and hidden creeks that cut inland along this sheltered part of the south Cornwall coast. There are still many small quays on the river-creek and a pedestrian ferry links the north and south banks.





The safety and seclusion of the Helford River has much to do with its situation within an area of Outstanding Natural Beauty. 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 and sailing 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.

## Shore Recommendations

- Take a walk to The Ferryboat Inn and enjoy a long lunch on the banks of the Helford
- Hire a boat and explore the surrounding tree-lined creeks
- Explore the hidden coves of Durgan and Grebe
- Discover the sub-tropical gardens at nearby Trebah and Glendurgan

**Tenure, services and general information:** Freehold. Mains water and drainage. Oil-fired central heating. Broadband: Superfast is available in the postcode.

**Directions:** From Mawnan Smith: Proceed straight through the village of Mawnan Smith to Helford Passage and pass the entrances to Glendurgan and Trebah Gardens. Turn left at the point where the road bends right signposted Helford Passage. The first turning on the right hand side is Bar Road (unmarked). Westcott is located towards the end of the road on the right hand side.

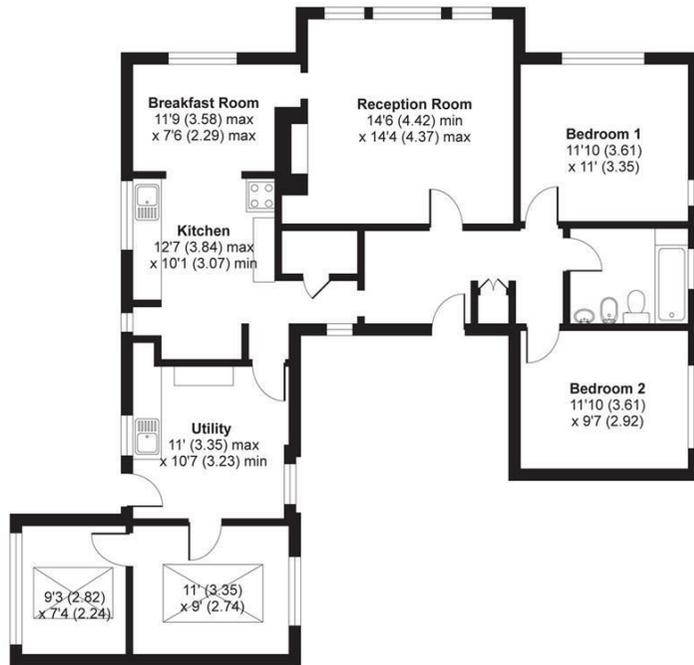




# Westcott, Bar Road, Helford Passage Hill, Mawnan Smith, Falmouth, TR11 5LF

APPROX. GROSS INTERNAL FLOOR AREA 1201 SQ FT 111.6 SQ METRES

Denotes restricted head height



GROUND FLOOR

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		45	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		38	65
England & Wales		EU Directive 2002/91/EC	

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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