



Camneves
Constantine





Camneves, Gweal Mellin, Polwheveral, Constantine, Falmouth, TR11 5RW

Sitting centrally within private gardens and land of over 7.5 acres, this substantial and unique country home requires refurbishment and remodelling whilst enjoying sensational southerly views over Polwheveral Creek and miles of open countryside. This incredible lifestyle opportunity represents a rare chance to create an idyllic home close the timeless Helford River.

- First sale in over 25 years
- Substantial and unique detached home enjoying elevated, panoramic and far-reaching views
 - Constructed in late 1990s with extensive attention to bespoke detailing

Potager garden and café – 0.3; Polwheveral creek – 0.4; Trengilly Wartha – 0.8; Constantine – 0.9;
Port Navas – 1; Mawnan Smith – 2.9; Helford Passage – 3.1; Falmouth – 6; Helston – 8.9; Truro – 12.2;
Cornwall Airport (Newquay) – 31.6

(All distances are approximate and in miles)





- Now requiring refurbishment and providing huge potential
- Over 3,900 sq ft of accommodation plus extensive outbuildings
- All principle rooms enjoy the southerly aspect and far reaching views
- Entrance porch and central hallway
- Spacious double aspect kitchen / breakfast room with French doors to the front terrace
- Formal dining room with ornate and decorative detailing. French doors to the front terrace

- Three ground floor en suite double bedrooms, two with fitted wardrobes and one enjoying the views and access to front terrace
- Study / snug with en suite shower room
- Separate WC and utility room with access to the integral garage
- Superbly proportioned, double aspect first floor sitting room enjoying the superb far-reaching views and access to the balcony / roof terrace. Drinks kitchen and small study to the rear
- Double aspect master bedroom suite comprising dressing area, dressing room, both with fitted wardrobes, spacious en suite bathroom. Roof terrace access and glorious far-reaching views
- First floor WC
- Staircase ascending to the extensive loft with picture window commanding the fine views
- Boiler room (detached and within the side garden)







The location

Camneves enjoys a rural position on the north side of the beautiful Helford river, close to the creek side hamlet of Polwheveral and within a short drive of Constantine, which boasts excellent village amenities including a well-renowned village shop / wine store, community and arts centre (The Tolman Centre), doctors' surgery, village pub, sports club and church with community café. Nearby Potager Garden is a celebrated and highly sustainable vegetarian restaurant / café specialising in homegrown and seasonal produce.

Port Navas has an active yacht club and mooring facilities providing access to the stunning tree lined creeks of The Helford River, known for its natural unspoilt beauty, secluded coves and hidden creeks. A pedestrian ferry at Helford Passage connects the north and south banks and forms part of the South West Coast path. The area features many coastal and country walks, is great for swimming, sailing and exploring with a mild climate suitable for sub tropical gardens, including renowned gardens like nearby Glendurgan and Trebah at Mawnan Smith.

The thriving university town of Falmouth offers safe sandy beaches, yacht marinas, National Maritime Museum, secondary and primary schooling, along with an eclectic mix of shops, bars and restaurants.

Apartment and outbuildings

- 2,300 sq ft covered stable yard / barn / workshop with seven stables, tack and storage
- 'Cider barn' with two adjacent storage rooms / office
- Two storey 1-bed apartment comprising living room with sensational views, kitchen, one double bedroom, utility, shower room / WC and entrance hall

The gardens and grounds

- Tree-lined private driveway leading to extensive forecourt parking area for the main house
- Former grass tennis court
- Full width, broad terrace across the front of Camneves with areas of lawn
- Double garage and extensive forecourt for the outbuildings
- Three paddocks / fields
- Around 7.6 acres in total

Tenure, services and further information

Freehold. Mains electricity. Private drainage. Private water (borehole within Camneves' land and supplies the four properties in Gweal Mellin). Oil fired central heating.

Council Tax: Band F (main house), Band A (apartment)

Directions

From Falmouth, head towards Constantine and through the hamlet of High Cross. After a short distance, turn left following signs to Port Navas and Mawnan before taking the right hand turn as the road bears left at Treviades. Continue down the hill and along this narrow country lane. Camneves is the first driveway on the right.

What 3 Words /// silly.vibe.influence







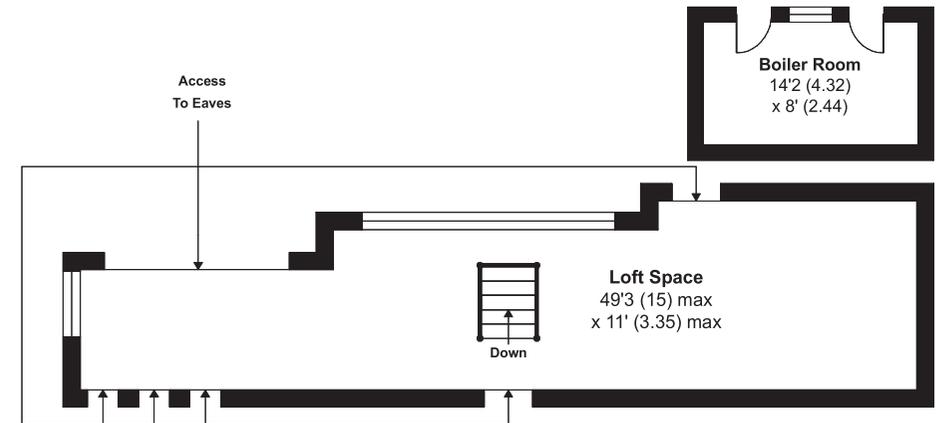
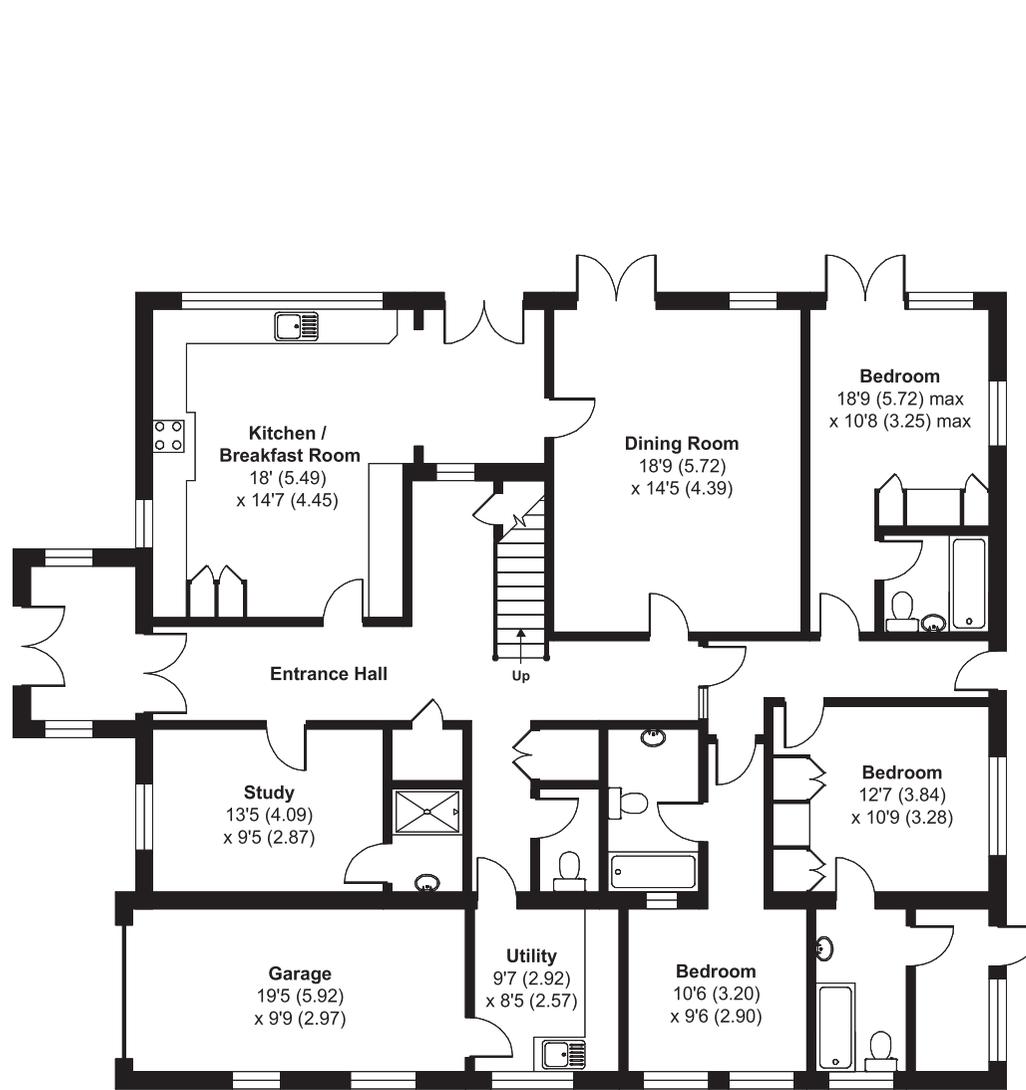
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Main House = 3942 sq ft / 366.2 sq m

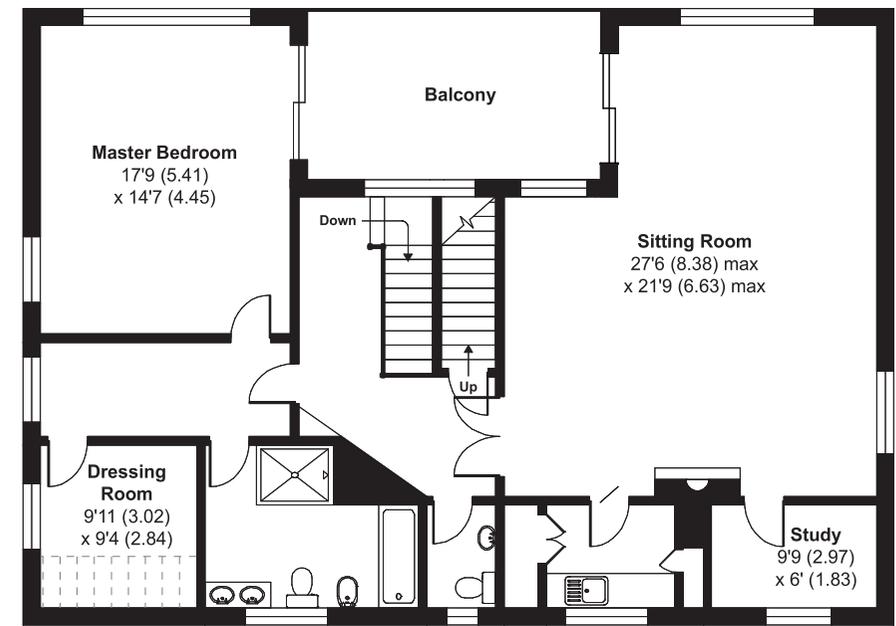
Total = 4240 sq ft / 393.8 sq m (includes attached garage & boiler room)

Limited Use Area(s) = 27 sq ft / 2.5 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Shore Partnership Limited. REF: 1030317

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Camneves EPC Rating

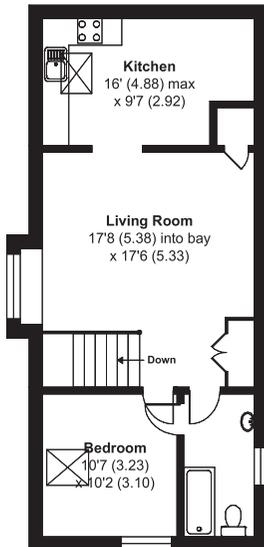
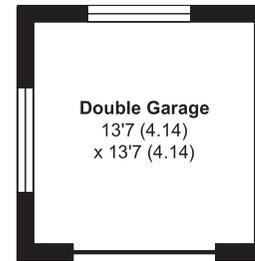
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

Apartment EPC Rating

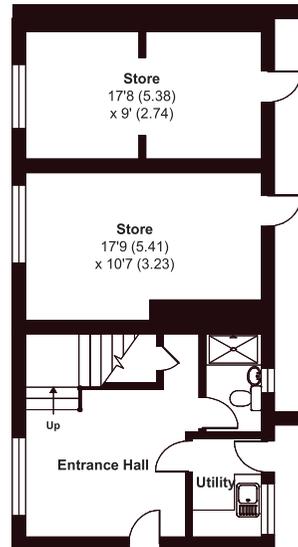


Outbuildings/ Garage & Apartment = 5969 sq ft / 554.5 sq m

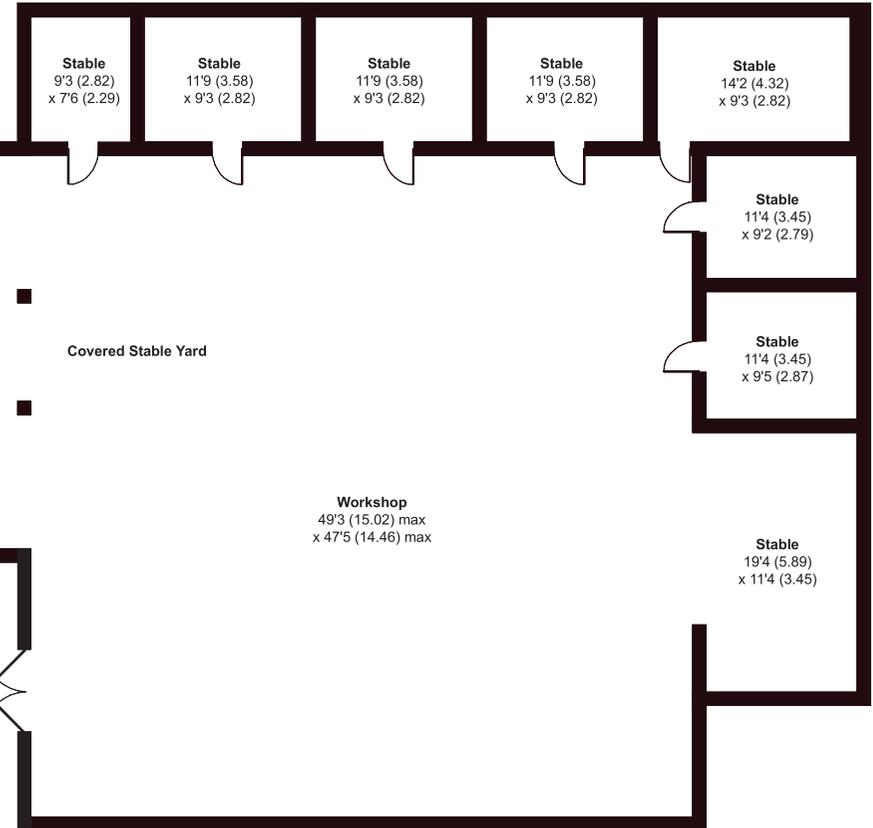
For identification only - Not to scale



APARTMENT FIRST FLOOR



APARTMENT GROUND FLOOR



OUTBUILDING 1

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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