



Rosemullion

Port Navas







Rosemullion, Port Navas, Falmouth TR11 5RL

Set in an elevated position within one of Cornwall's most exclusive and picturesque creekside villages, this beautifully crafted single-storey home offers uninterrupted southerly views over the tranquil moorings of Port Navas Creek and out towards the timeless Helford River. Extended, enhanced and well-presented throughout, Rosemullion combines refined contemporary finishes with a calm and appealing aesthetic, complementing its surroundings.

The location

Port Navas is one of Cornwall's most cherished and unspoilt creekside villages — a peaceful enclave rich in heritage and natural beauty. Just a short stroll from the property is the Port Navas Yacht Club, a local hub for boating enthusiasts and social gatherings. The village is ideally placed for enjoying the tranquil waters of the Helford

River, with nearby destinations such as the Ferry Boat Inn and Helford Passage Beach offering scenic views, waterside dining and ferry access across the river.

The area is also home to several renowned gardens, including Trebah and Glendurgan, as well as the Budock Vean Hotel, which offers leisure facilities including a spa, dining and golf.

The surrounding region provides a wealth of healthy lifestyle and practical amenities. The charming village of Mawnan Smith is close by, offering local shops and services, while the vibrant coastal town of Falmouth is easily accessible and known for its maritime heritage, beaches and cultural attractions. For those seeking outdoor pursuits, Swanpool Beach is a popular spot for swimming and paddleboarding. Further afield, Truro serves as Cornwall's cathedral city and main shopping destination, while Cornwall Airport (Newquay) offers convenient domestic and international travel connections.



Distances

Port Navas Yacht Club – 500 yards; Budock Vean Hotel & golf course – 1.1; Potager Garden – 1.4; Trebah Gardens – 1.5; Helford Passage Beach & Ferry Boat Inn – 1.7; Mawnan Smith – 2; Falmouth – 5.5; Truro – 13.1; Cornwall Airport (Newquay) – 35.5

(All distances are approximate and in miles)

What3Words /// treetop.pink.radio

The property

- Elevated south-facing position with panoramic views towards Port Navas Creek and the Helford River
- Situated in one of Cornwall's most desirable creekside villages, combining peace, privacy and natural beauty
- Expansive, light-filled accommodation finished to a high standard
- Welcoming entrance hall with fitted storage
- Spectacular triple aspect open-plan living/dining room with a central woodburner and bifold doors to the deep and full-width balcony
- Magnificent kitchen / breakfast room with vaulted ceiling and bifold doors to the courtyard garden. Silestone tops, central island and full range of fitted appliances (kitchen supplied and fitted by CK Kitchens, Falmouth)
- Utility room with WC and external access
- Sensational master bedroom (21' x 20') with stunning views, full width fitted wardrobes and spacious en suite bathroom
- Guest bedroom with fitted cupboards and en suite shower room
- Third double bedroom with en suite shower room
- Study / fourth bedroom with stunning views and full width fitted wardrobes
- Fifth bedroom
- Family bathroom

The gardens, garage and driveway

- Discreet and elevated position offering exceptional privacy and uninterrupted views over Port Navas Creek and the Helford River
- Approached via a private and gated driveway
- South-facing terraces, ideal for relaxed lunches and sunset drinks overlooking the water
- Beautifully landscaped gardens with slate paths, ornamental planting, level lawn, hot tub and timber outbuilding
- Enclosed walled courtyard accessed from the kitchen, positioned to enjoy afternoon and evening sun
- Detached double garage with roof terrace
- Ample driveway parking

Tenure, services and material information

Freehold. Mains water, drainage and electricity. Oil-fired central heating. Underfloor heating (electric) in the living room and hallway. Underfloor heating (wet) in the kitchen and two main bedroom areas (including en suites). Extended and remodelled in 2021.

Council Tax: band G

Broadband: FTTC (source: www.openreach.com/broadband-network/fibre-availability)

Directions

Leaving Mawnan Smith in the direction of the Budock Vean Hotel, continue past both Glendurgan and Trebah Gardens. Follow the lane beyond the hotel entrance, descending the hill and crossing the bridge at the head of Port Navas Creek. Continue along the village road as it winds gently towards the heart of Port Navas. Upon entering the village, the private driveway serving Rosemullion and its two nearest neighbours can be found on the right-hand side.



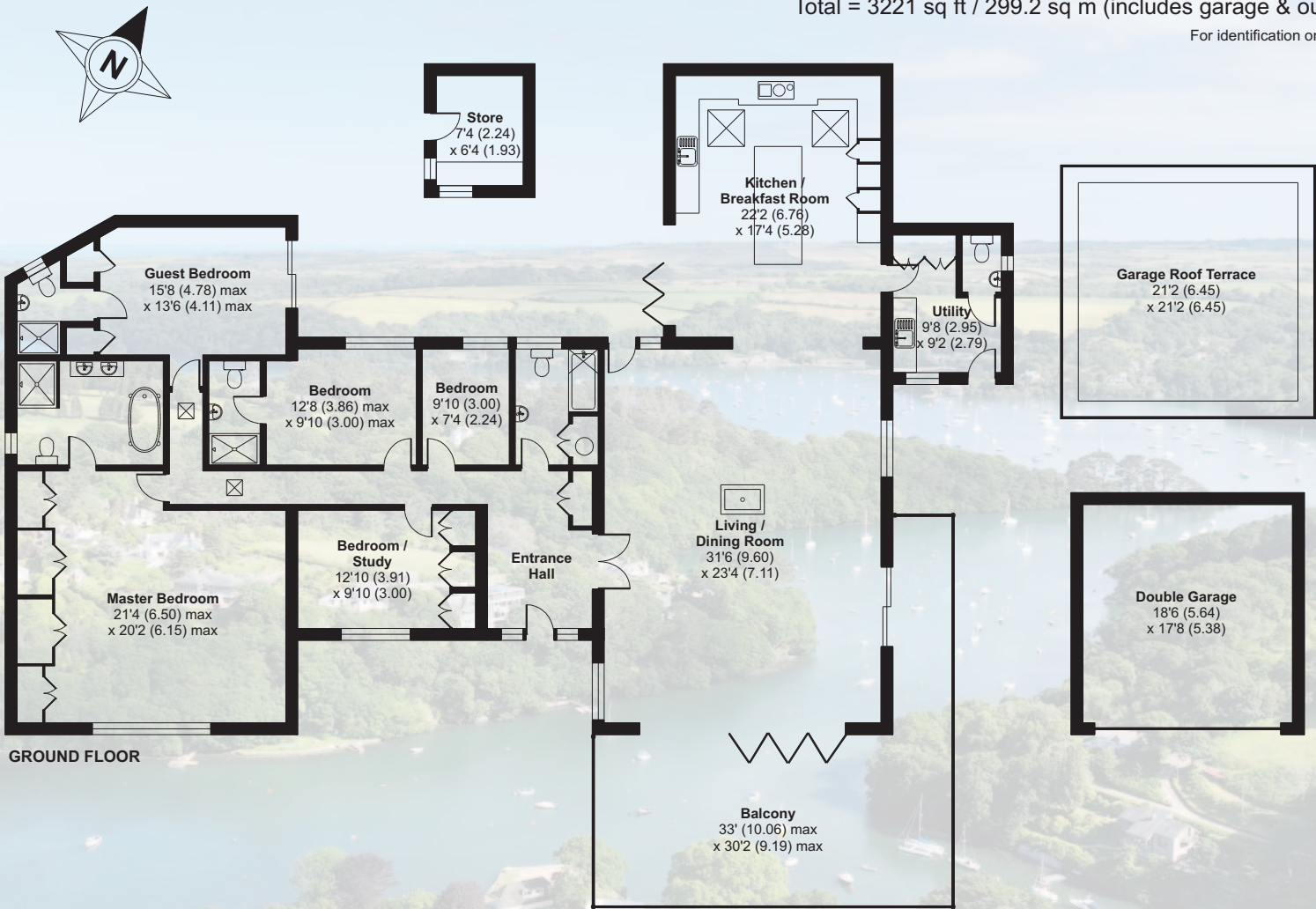


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Main House = 3153 sq ft / 292.9 sq m

Total = 3221 sq ft / 299.2 sq m (includes garage & outbuildings)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	75 C
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Shore Partnership Limited. REF: 1348932

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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