Heather & Lay
The local property experts

Ebb Tide Budock Vean Lane, Mawnan Smith - TR11 5LG

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Spacious detached 5-bedroom bungalow in a peaceful, sought-after location tucked along a private drive and set within a secluded plot and garden near Budock Vean Hotel and Golf Course. Close to Port Navas Creek and the Helford River. The nearby village of Mawnan Smith has a convenience store, a coffee shop, pre-school nursery and a C of E Primary School and a popular village pub.

THE HELFORD RIVER	0.75 MILES
MAWNAN SMITH	1.4 MILES
FALMOUTH	5 MILES
TRURO	13.5 MILES
NEWQUAY AIRPORT	34 MILES

- Outstanding detached bungalow
- Annexe potential
- Five bedrooms, master with ensuite shower room
- Four further bedrooms two with en-suites
- Versatile accommodation
- Perfectly presented and beautifully equipped
- Wrap-around gardens
- Double garage with EV charging point and ample parking
- Planning granted to extend upwards
- Near Mawnan Smith village, the Helford River & Port Navas Creek
- A short walk to the water and Budock Vean Hotel and Golf Course

THE PROPERTY

This large family home has over 2,000sq.ft. of well-presented accommodation with plenty of light, and yet there is still scope to improve/extend should the new owner wish. Planning permission was granted to extend upwards, Cornwall Council Planning Application Number: PA23/09351. Currently, there are as many as five bedrooms on offer, plus a large sitting room with views over the garden and out to farmland in the distance. Our vendors have embarked on a series of works during their ownership, and now the flow, style and presentation are superb. The location is great for those wanting a quiet, peaceful life yet close enough to shops, schools and the excellent walks around the nearby water, woodland and pasture. Also on the doorstep is the rather elegant Budock Vean Hotel, which could become your "local" and offers the added bonus of a superb restaurant, swimming pool, gym, spa, snooker room, and a challenging golf course.

THE LOCATION

Budock Vean Lane is an exclusive private driveway of much sought after and individual homes, mostly set in large gardens and some with water frontage to Port Navas Creek. It is a lovely place to live and lies in a convenient, unspoilt and delightful setting where Mawnan Smith village is a few minutes drive away, providing excellent community spirit and good everyday facilities including local shops, primary school, restaurant, café, church and pub.

Falmouth's vibrant and thriving harbour town is close at hand with its comprehensive commercial and leisure facilities, whilst the cathedral city of Truro is the administrative centre of Cornwall and offers good private schooling and a mainline rail link to London Paddington.

Situated just half a mile from Port Navas Creek and three quarters of a mile from the shores of the Helford River at Helford Passage, with its famous Ferry Boat Inn beside the beach. The Helford River is a very special place. Not only is it designated an Area of Outstanding Natural Beauty but also a site of Special Scientific Interest and Special Area of Conservation where, uniquely, major environmental groups and organisations including the National Trust come together to protect, monitor and develop the river and its surrounds. The Helford estuary is home to many deep water moorings, Helford River Sailing Club, the thatched Shipwrights pub on the south side of the river and as mentioned the Ferry Boat Inn on the north side. This is an area particularly favoured by the sailing fraternity with excellent facilities, not only at Port Navas creek but also in the Helford River and Falmouth Bay. There is a golf course on one's doorstep at Budock Vean and another at Falmouth together with breath-taking cliff-top walks and safe sandy beaches at Helford Passage, Durgan, Maenporth, Swanpool and Falmouth - all within easy driving distance.

Communications to Cornwall have vastly improved over recent years with the A30 dual carriageway just north of Truro giving fast access to the M5 motorway at Exeter. Newquay airport provides regular shuttle flights to London Gatwick, Stanstead and many other European destinations.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Entrance vestibule opening into the ...

ENTRANCE HALL
Doors to each room (recently replaced with quality solid oak doors throughout). Large storage cupboard. Spotlights. Radiator. Door into…

SITTING ROOM
Large window looking over the gardens and beyond to rolling countryside views in the distance. Very large and bright room with panelled recesses for TV, an inset feature fireplace and with alcoves to either side. Electric blinds. Spotlight/downlighters. Radiator. Wide archway through to the …

SUNROOM/DINING ROOM
A light and bright triple aspect room looking straight out to the garden with sliding patio door access onto a decked balcony, as well as onto the paved side patio with steps into the gardens. We have named this room the sunroom/dining room, but of course, it could be a children's playroom or second sitting room. Archway through to the….

THE KITCHEN
Extensive modern range of cream-painted Shaker-style units with many metres of granite-effect worksurfaces and matching splashbacks. Inset ceramic butler-style sink with mixer tap, island unit with breakfast bar, range cooker recess with extractor over. Built-in dishwasher, cupboard housing Firebird boiler providing hot water and central heating. Ceramic tiled flooring, window and door into the utility room. High-level cupboard housing electrical meters and fusebox.

UTILITY ROOM
Windows providing plenty of natural light and with views over the garden. Glazed door opening onto the rear courtyard area. Fitted worksurface with an inset ceramic butler-style sink with mixer tap with spray attachment. Space and plumbing for white goods.

FAMILY BATHROOM
White three-piece suite comprising a low flush WC, hand wash basin on a vanity unit, and panelled bath with mixer tap and electric shower over with glass shower screen. Ceramic tiled walls and flooring, obscure double glazed window, extractor fan, shaver socket and radiator.

BEDROOM ONE
Great size with a large window to the rear with a pleasing woodland outlook. Radiator. Door through to…

EN-SUITE SHOWER ROOM
White suite comprising a low flush WC, hand basin on vanity unit and walk-in shower cubicle with sliding glazed screen and plumbed shower. Obscure double glazed window. Tiled walls and flooring. Heated towel radiator. Extractor fan.

BEDROOM TWO
Window to the side, overlooking the garden and parking area plus double glazed doors opening onto decked terracing. Radiator.
Door to…

EN-SUITE SHOWER ROOM
White suite comprising a low flush WC, hand wash basin on vanity unit, cubicle with electric shower and glazed screen. Obscure window to the front. Extractor fan. Shaver socket. Heated towel radiator.

BEDROOM THREE
Window to the side, loft hatch, full height built-in wardrobe with hanging rail and shelving. Radiator.
Door to…

EN-SUITE SHOWER ROOM
White three-piece suite comprising a low flush WC, pedestal wash hand basin with mixer tap, and a shower cubicle with an electric shower over. Tall heated towel radiator, extractor fan, obscure double glazed window to the rear.

BEDROOM FOUR
Window to the front with an attractive outlook over the garden and beyond. Radiator.

BEDROOM FIVE
Currently used as a home office. Window to the front overlooking the garden. Radiator.

OUTSIDE

FRONT GARDEN
A high gated entrance (with power connected) with a large and wide parking area to accommodate many vehicles, bordered to one side by a shrub border with plants including hydrangeas and camellias, backing onto Cornish stone hedging and the wooded grounds of the Budock Vean Hotel.

REAR GARDEN
The rear garden is extremely private and Southerly facing with high fencing/hedging and raised border. Outside tap and oil storage tank. Door into the rear porch/utility room. Access to under-floor storage area, external power point.

GARAGE
Electronic roller door, window to the side and double glazed door to the rear. Light and power are connected. External EV Charging point.

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SERVICES
Mains water, electricity and private drainage. Oil central heating.
Fibre to premises (subject to necessary subscription).

LOCAL AUTHORITY
Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

COUNCIL TAX BAND – F

EPC RATING – E

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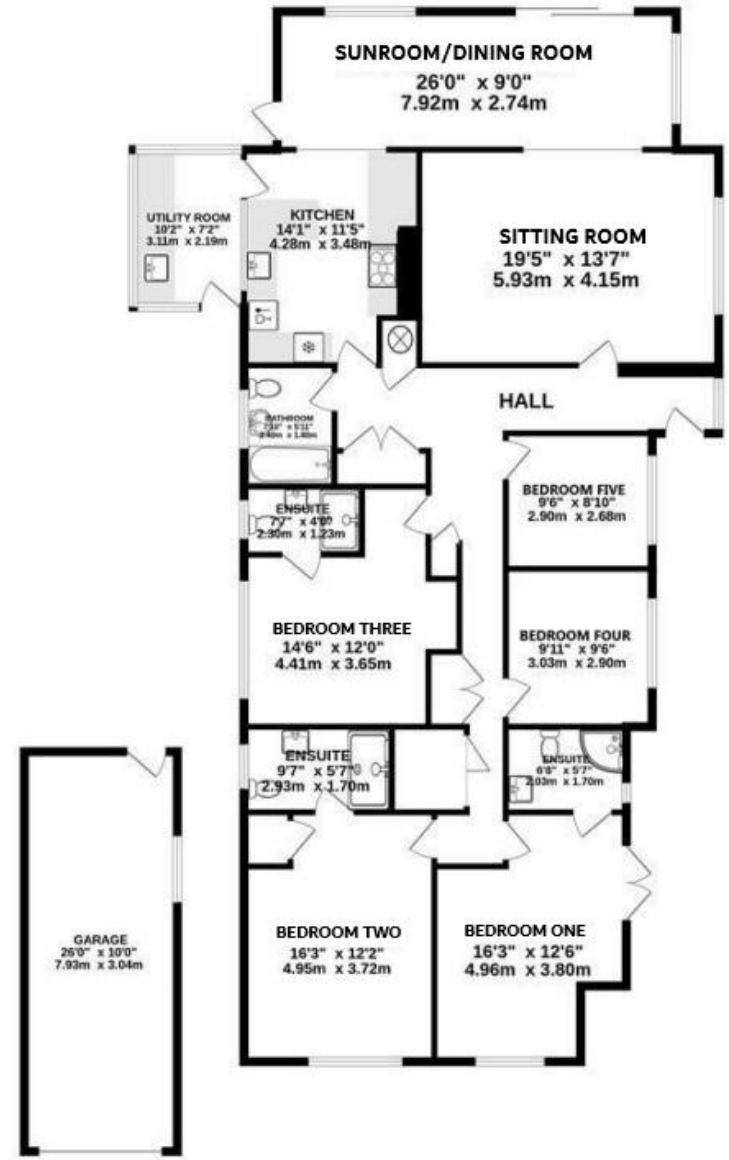
PROOF OF FINANCE - Purchasers
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

VIEWINGS Strictly by prior appointment



TOTAL FLOOR AREA : 2157 sq.ft. (200.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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