



Creek Cottage Polwheveral, Constantine

Guide Price £650,000 Freehold



Heather & Lay
The local property experts

Creek Cottage Polwheveral

Constantine, Falmouth

THE PROPERTY

Creek Cottage is a glorious, detached, three double-bedroomed property located at the head of Polwheveral Creek offering superb views from the house and the garden across the creek and to the wooded countryside beyond. The original 1860s cottage has been subject to extensive renovation in recent years, blending seamlessly with the new build extension which has literally doubled the house in size. The owners' exacting standards are apparent throughout, offering bespoke fixtures and fittings of excellent quality. It is one of just a few properties with gardens that possess direct water access to this part of the Helford River. Accommodation is delightful, comprising a large, sociable, dual aspect, comprehensively fitted kitchen/dining room, deep opening through to the lounge with pretty sash windows to front, there is a double fronted multi fuel burner which opens into both the dining room and the lounge. Downstairs cloakroom/WC and under stair cupboard. On the first floor are three double bedrooms, the master with en suite facilities and a beautiful large family bathroom with a separate shower cubicle. The property is underfloor heated on the ground floor with radiators upstairs, (the first-floor family bathroom is also underfloor heated). Heating and hot water are provided by an Ecodan Air Source Heat Pump. Outside there is parking for two cars, plus an additional area for storage. To conclude, the availability of Creek Cottage represents a unique opportunity to acquire a beautiful cottage with superb views, a garden and Creekside access in a highly regarded, sought-after position in one of the most picturesque locations on Cornwall's south coast. Whether as a permanent residence, holiday home or investment opportunity, it is sure to excite and as the vendors' sole agents, we highly recommend an internal inspection.





Creek Cottage



THE LOCATION

Polwheveral is a beautiful, unspoilt hamlet located between Constantine and Port Navas, at the head of a creek on the glorious Helford River. So beautiful are its surroundings, that it has been designated 'an area of outstanding natural beauty'. The creek is a haven for wildlife. Watch for egrets, herons, cormorants, the elusive Kingfisher and swans. There are a number of inland public footpaths in the area which take you to Ponjeravah and Constantine along with the South West Coast Path which one can explore. The nearby Budock Vein Resort & Hotel offers 4-star facilities including an indoor pool, tennis courts and a golf course. The valley gardens Trebah and Glendurgan are well worth a visit and Polwheveral Creek itself is perfect for kayaking, sailing and for those that are not so adventurous, to sit back, relax and enjoy the vista. The Trengilly Wartha Inn is located just half a mile away (about a 10-minute walk) - a great pub with real ales, an extensive wine list and excellent food. The popular village of Constantine is approximately one mile away, a thriving community offering a Primary School, Doctors Surgery, Parish Church, Social Club, Spar Grocers and a general store and off license. There is a regular bus service to Helston and Falmouth (both approximately 7 miles away) and the capital city Truro (approximately 14 miles away) offers railway links to mainline Paddington, London. Port Navas Yacht Club is located about a mile away and caters for both social and boating members, visiting boats are welcome and there is a bar and restaurant.

COUNCIL TAX: D

EPC Energy Efficiency Rating: D

SERVICES: Mains electricity, water and private drainage. Air Source Heat Pump.



- A unique detached house in a truly unspoilt position
- Located at the head of Polwheveral Creek on the Helford River
- With wonderful views overlooking the creek and countryside beyond from the house and garden
- Private garden with large sun terrace and level lawn with direct access down to the Creek
- Offering quality accommodation throughout having undergone extensive refurbishment and renovation a few years ago
- Three first floor double bedrooms, the master with en-suite facilities
- Stunning reception areas - the lounge and dining room with two way multi fuel stove
- First floor family bathroom plus ground floor cloakroom/WC
- Brick paved off road parking area plus additional storage area
- Offered with no onward chain

ACCOMMODATION IN DETAIL
(ALL MEASUREMENTS ARE APPROXIMATE)

From the front, Indian Sandstone steps with handrails lead up to double-glazed French doors with side panels to the ...

LARGE KITCHEN/DINING ROOM

With quality engineered Oak floor throughout.

DINING AREA 13' 7" x 13' 5" (4.14m x 4.09m)

The hardwood double-glazed French doors and side panels enjoy a lovely open aspect towards the creek and countryside. A feature double-fronted multi-fuel stove with slate surround and hearth offers a focal point. Ceiling spotlights and a pendant light on a dimmer switch, skirting boards, meter cupboard housing trip switches. Power points, telephone point. Door to under-stair storage cupboard. Open plan to...





KITCHEN 14' 3" x 14' 4" (4.34m x 4.37m)

Four very pretty double-glazed box sash windows offer dual aspect outlook to front and side. A stunning bespoke kitchen with an excellent range of cupboards and drawers with solid Oak worktops and splashback. The central granite topped island makes for an extremely sociable area and provides storage underneath. Inset double Belfast Fireclay sink with Swan Neck mixer tap over. Built-in wine rack. Integrated appliances include full-size dishwasher, washer dryer, full height fridge and separate full height freezer. Freestanding (included in the sale) range cooker with five ring gas hob, ventilating stainless steel extractor over with light. Doors to cupboards housing the 'Mitsubishi EcoDan' air source heat pump cylinder and main central heating controls. Ceiling spotlights, power points, TV aerial point, wall mounted central heating thermostat, smoke detector and carbon monoxide detector.

DOWNSTAIRS CLOAKROOM/WC

A white suite comprising corner wash hand basin with mixer tap, tiled splashback and cupboard beneath, push button WC with soft close lid. Underfloor heated Oak flooring, sensor ceiling spotlight, extractor fan, skirting boards From the dining area, a deep opening leads into the...

LOUNGE 17' 11" x 10' 4" (5.46m x 3.15m)

Three double-glazed box sash windows to front with deep natural slate sills overlook the creek and countryside. The two-way multi-fuel stove is a delightful feature of this room and has a slate surround and hearth. The underfloor heated engineered Oak floor continues. Power points, telephone point, TV aerial points, two ceiling pendant lights both on dimmer switches, smoke detector. From the ground floor, stairs with bespoke solid Oak balustrading lead up to the...

FIRST FLOOR LANDING

Obscure double-glazed sash window to rear, two central heating thermostats, pendent light, access to roof space, radiator, power points, skirting boards, and smoke detector. Oak doors to the three double bedrooms and main family bathroom.





MASTER BEDROOM SUITE 13' 3" x 10' 10" (4.04m x 3.30m) (plus a deep door recess measuring 7' 2" (2.20m)) Two double-glazed sash windows with deep slate sills to the front elevation overlooking the glorious creek and countryside views. Pendant light on a two-way switch. Carpeted, radiator, power points, skirting boards, telephone point, TV aerial point. Access to a large loft space. Oak door to...

EN-SUITE SHOWER ROOM 7' 9" x 4' 9" (2.36m x 1.45m) White three-piece suite comprising fully tiled in a metro style enclosed shower cubicle with glass door, wall mounted chrome shower controls and rainfall shower head with detachable chrome rinser unit. Pedestal wash hand basin with mixer tap, tiled splashback and mirror with light and shaver/toothbrush point. Push button WC with soft close lid, large, heated towel rail. Extractor fan, ceiling lights, natural slate tiled floor. Double-glazed sash window to front with deep slate sill.

BEDROOM TWO 13' 10" x 9' 8" (4.22m x 2.95m) A really lovely room enjoying glorious views down the creek and across the valley via French doors that open to a Juliet balcony. Power points, TV aerial point, ceiling pendant light, radiator, skirting boards.

BEDROOM THREE 13' 9" x 8' 9" (4.19m x 2.67m) Dual aspect room with double glazed box sash windows to front and side enjoying views of the creek and countryside beyond. Skirting boards, radiator, power points, TV aerial point, ceiling pendant light.

MAIN BATHROOM 13' 9" x 8' 9" (4.19m x 2.67m) A lovely large family bathroom comprising a four-piece suite in white. Panelled bath with mixer tap and tiled splash-backs. Large, separate, contemporary low profile shower cubicle fully tiled in metro style with glazed sliding doors and concealed chrome shower controls, rainfall shower head and separate rinser. Push button WC with soft close lid, large pedestal wash hand basin with mixer tap, tiled splash-back and demisting mirror over with sensor light and electric shaver/toothbrush point. Partially obscure glazed double-glazed sash window to side. Ceiling lights, extractor fan. Shelved recess, underfloor heated natural slate tiled floor and large heated towel rail.





FRONT GARDEN

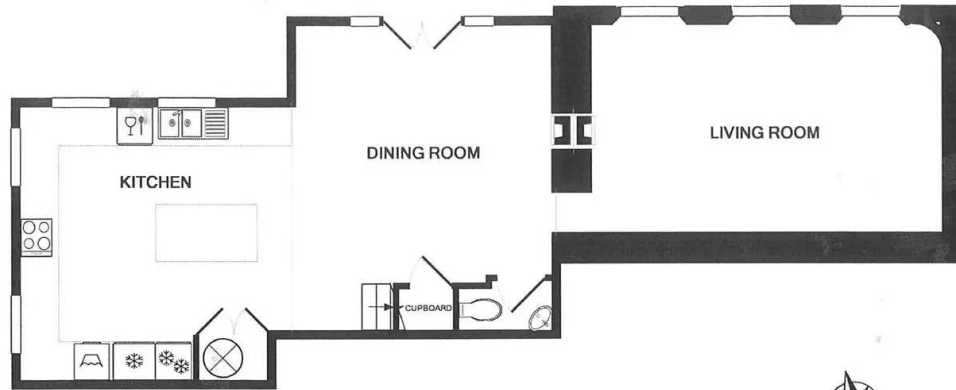
The original house is finished in white render with lovely granite quoins; the new build is again finished in white render with some wooden cladding to the first floor softening the look and feel of the property. Windows and doors are double glazed throughout with natural slate sills. There is a Bradstone Woburn graphite block paved off-road parking bay plus a separate boat/trailer area that could be used to house a shed providing additional storage if required. External lighting, one of which is on a PIR sensor and outside tap.

GARDEN

The garden is accessed across the lane with a gently descending, gravelled path with reclaimed railway sleeper-edged steps to a large, level, brick-paved patio/sun terrace and lawn – this area is simply breath-taking enjoying outstanding views directly over the creek and countryside. Wildflowers and shrubs include primroses, pink champions, periwinkle, ferns and a rhododendron – there is also a lovely Camelia. The current owners have cleverly installed a conduit allowing services to run down to this area should a summerhouse or similar be required. A further pathway edged in reclaimed railway sleepers and with wooden balustrades and rope handrails leads down and provides direct access to the creek side.

AGENTS NOTE

The property has recently been used as an extremely successful and popular holiday let. All furniture shown in the pictures has been chosen specifically with holiday letting in mind and is of very high quality. All furnishings are available to be purchased by separate negotiation. The property benefits from underfloor heating on the ground floor as well as the main family bathroom. Heating and hot water is provided by an air-source heat pump. Power points and light switches are in brushed stainless steel.

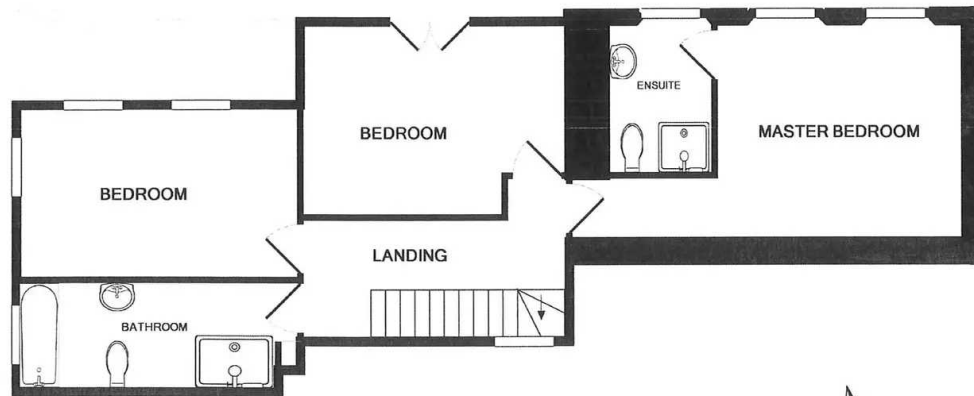


GROUND FLOOR
 APPROX. FLOOR
 AREA 640 SQ.FT.
 (59.5 SQ.M.)



CREEK COTTAGE, POLWHEVERAL, CONSTANTINE, FALMOUTH, CORNWALL, TR11 5RW.
 TOTAL APPROX. FLOOR AREA 1277 SQ.FT. (118.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
 APPROX. FLOOR
 AREA 636 SQ.FT.
 (59.1 SQ.M.)





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