

FOR SALE



Budock Vean Lane  
Guide Price £835,000

MARTIN&CO

## Budock Vean Lane

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- EYE CATCHING DETACHED BUNGALOW
- LARGE GARAGE & DRIVEWAY PARKING
- SURROUNDED BY LOVELY GARDENS
- PRIME LOCATION
- WOULD BENEFIT FROM UPDATING

This eye-catching bungalow is situated on Budock Vean Lane, Mawnan Smith, a prime location near the Helford River and Port Navas Creek, one of south Cornwall's most highly regarded settings. Set within a plot of around 0.33 acres, the four-bedroom property has established, secluded, manageable gardens all around and now offers a wonderful opportunity for the incoming purchaser to refurbish or even remodel to create a light-filled, spacious and modern home in an exquisite setting.



Set back from Budock Vean Lane, a driveway providing parking for multiple cars is immediately in front of the property, with a detached, spacious garage to one side. The front door leads into an entrance hall with cloakroom and WC immediately adjacent and doors to the dining room, kitchen and lounge. A corridor leads to the four bedrooms and family bathroom, with the principal bedroom having an ensuite shower room. Adjacent to the kitchen is a utility room with an outside door to one side, giving easy access to the garage. The lounge is entered via glass sliding doors which circulate light around the property and there is a feature, multi fuel fireplace on a slate hearth. Bi-fold doors open out into a large conservatory which has underfloor heating so you can enjoy the tranquil gardens throughout the year.

Externally the gardens are a particular feature of the property and wrap around three sides, backing onto the grounds of the Budock Vean Hotel. The various lawned areas enjoy sunny aspects throughout the day with established flowering borders and beds with roses, lavender, clematis, magnolia and hydrangea interspersed with grasses, hedges and trees. There is also a garden pond, greenhouse and shed.

Less than a 10 minute walk away, the luxury Budock Vean Hotel and Spa provides wonderful country-club facilities, including golf, tennis courts and award-winning dining. The centre of the village of Mawnan Smith is around 1.5 miles away, a short drive which passes the renowned sub-tropical gardens of Trebah and Glendurgan. Here you will find a village store, The Red Lion Inn, doctor's surgery, church and primary school. For sailing enthusiasts, the Port Navas Yacht Club is less than 1.5 miles away and the Helford River provides sheltered and scenic shores to enjoy all manner of water sports.



## INFORMATION

Garage, with light, power and electric car charging point.

Council Tax Band F

EPC - D

SERVICES Mains electricity, mains water, private drainage

Oil boiler & central heating

Electric immersion for hot water

Solar panels - we are informed that these are owned outright and provide free electricity during the day.

## NO ONWARD CHAIN

*Properties like this are few and far between and we highly recommend a viewing!*





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Martin & Co Falmouth

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