



## Tranquillus Trewince Lane, Port Navas

Guide Price £695,000



Heather & Lay  
*The local property experts*

# Tranquillus Trewince Lane

## THE LOCATION

Port Navas is a very special place indeed. Together with Gillan Creek, Port Navas is the most seaward of the seven tributaries of the Helford River. This delightfully unspoilt village comprises a handful of stone cottages at the head of the creek, beside its own village hall and yacht club with pontoon berths and restaurant. A small number of individual homes, some dating back centuries to the more recent, nestled along the northern and southern shores of the river. Port Navas lies between the popular villages of Mawnan Smith and Constantine, a short drive away, each providing a good range of facilities including local shops, primary school, 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. Not only is the Helford River 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 the Ferry Boat Inn sits beside a blissful sandy beach on the north side. This area is 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 close by at Budock Vean and another at Falmouth besides breath-taking cliff-top walks and safe sandy beaches at Maenporth, Durgan, Swanpool, 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.



- Beautifully presented detached bungalow
- Tranquil cul de sac location within the desirable village of Port Navas
- 3 Bedrooms
- Sitting room with wood burning stove & views to countryside in the distance
- Kitchen/dining room
- Front & rear gardens just over half an acre in size

### THE PROPERTY

Within walking distance from the sailing club and public slip, Tranquillus has been beautifully refurbished by the current owners with works including a new roof just four years ago. We are fortunate enough to sell many fine homes but even we are impressed by the quality and attention to detail and it's obvious that our vendor is very house-proud and has produced a property that even the most discerning buyer will find appealing. A private drive leads to the property and a nice-quality car port. The gardens are just stunning and a kaleidoscope of colour and joy. Add to this the purpose-built art studio in the garden means this property should appeal to many. Please do watch our video tour as I really couldn't do this wonderful property justice on paper!

### ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Newly fitted front door into.....

### ENTRANCE HALLWAY

A wide and welcoming space flooded with natural light from the large lantern skylight. Doors to utility room and kitchen and to the rear of the hallway is another 'newly fitted' composite stable door leading out to the rear garden.





### KITCHEN

20' 11" x 11' 9" (6.38m x 3.58m)

Lovely bright room with two large windows to the rear overlooking the wonderful garden. The kitchen is arranged on three sides with ample storage and real wood worktops with inset butler sink. Built-in appliances include a recently fitted cooker (Leisure Cuisine Master) with extractor over and glass splashback, dishwasher and tall fridge. Tiled floor, spotlights, larder cupboard. Glazed door into.....

### INNER HALLWAY

Doors to bedrooms and bathroom. Parquet wooden flooring. Loft hatch with ladder to half boarded loft with light. Glazed French doors into....

### SITTING ROOM

14' 11" x 11' 6" (4.55m x 3.51m)

Large window to the front with pleasing views over the garden. Carpet over wooden parquet flooring. 'Morso' multi fuel stove. Radiator.

### BEDROOM ONE

14' 0" x 10' 9" (4.27m x 3.28m)

Window to rear with lovely views over the garden. Built-in wardrobe. Radiator

### BEDROOM TWO

11' 2" x 10' 7" (3.40m x 3.23m)

Window to front with view over the garden. Built-in wardrobe. Radiator.

### BEDROOM THREE

14' 10" x 8' 6" (4.52m x 2.59m)

Currently used as an office this versatile room has many uses. Radiator. Nice and light thanks to the window and French doors out to the front garden.

### BATHROOM

White suite comprising double ended bath with centre mixer tap, push button flush WC, wall mounted hand wash basin and large glazed shower cubicle with plumbed shower. Half panelled walls, tiled in wet areas. Chrome ladder style heated towel radiator. Extractor and spot lights. Obscure window to rear.







#### **UTILITY ROOM**

7' 10" x 7' 5" (2.39m x 2.26m)

Window to rear. Base and eye level units with one and a half bowl stainless steel sink and drainer with mixer tap. 'Grant Vortex Blue' combination oil-fired boiler (only 2 years old). Space and plumbing for washing machine and tumble dryer.

#### **GARAGE/STORE**

12' 9" x 7' 10" (3.89m x 2.39m)

A pair of metal doors give access from the driveway. High level window to the side. Power and light.

#### **FRONT GARDEN**

From the very quiet cul-de-sac road at the entrance, one's own sweeping driveway leads up to a parking area. The drive has sensor lighting leading the way. At the top of the drive is a quality built carport which is large enough to house two large cars. To the left side of the carport there is a little orchard with a few raised beds and a mature apple tree. This area is also home to the private drainage system. Just to the side of the carport is the oil tank which fuels the central heating boiler. The front garden is laid to lawn with flowers and shrubs, a nice sunny area to sit and relax in.

#### **REAR GARDEN**

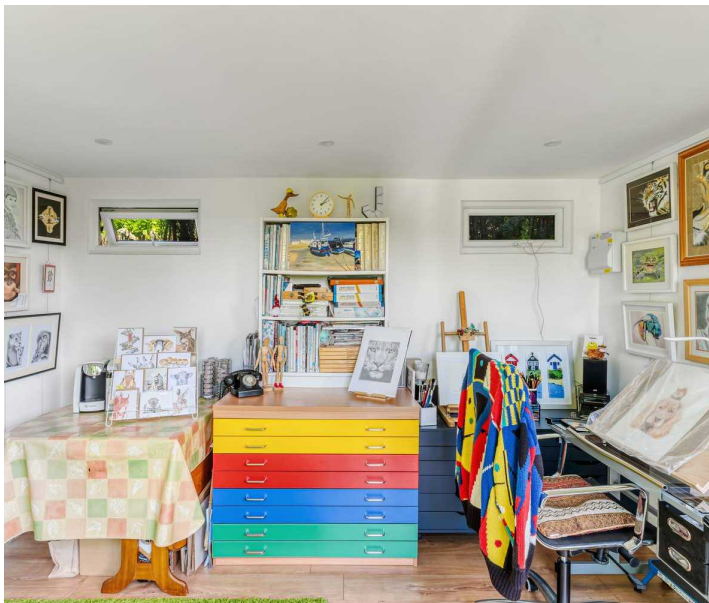
The rear garden is large and wonderful. A kaleidoscope of colour and so interesting with many areas to sit and enjoy. Two sheds, a potting shed and a really good artist studio that was purpose-built and has electric and heating. A large vegetable area leads up to the top half of the garden where a summerhouse offers far reaching countryside views. The garden is very peaceful, private and such a treat.

Council Tax band: E

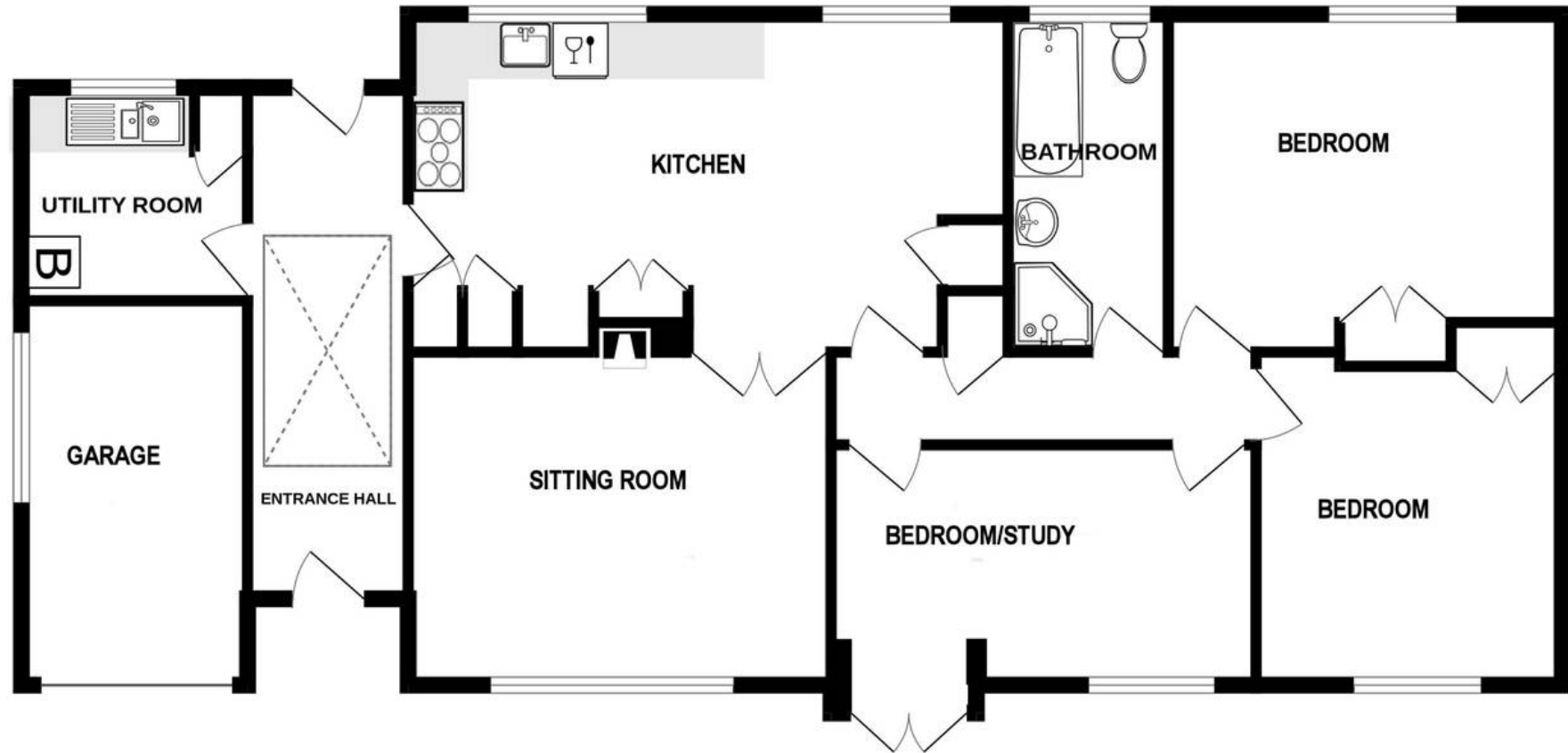
Tenure: Freehold

EPC Energy Efficiency Rating: D

SERVICES: Mains electricity & water, Oil-fired central heating, septic tank



**GROUND FLOOR**  
1207 sq.ft. (112.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1207 sq.ft. (112.1 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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## Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • [sales@heather-lay.co.uk](mailto:sales@heather-lay.co.uk) • [www.heather-lay.co.uk/](http://www.heather-lay.co.uk/)

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