



Heather & Lay

Real Estate Experts

Firleigh Quay Road, Constantine - TR11 5RY

Joyful creekside cottage requiring restoration. Detached garage/boat house with workshop above, private quay, outhaul mooring and parking space. Sheltered overgrown garden. A once-in-a-lifetime chance in this magical place.



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The local property experts

CONSTANTINE VILLAGE	1 MILE
FALMOUTH TOWN & SEAFRONT	7 MILES
MAWNAN SMITH	2.5 MILES
TRURO	13 MILES
NEWQUAY AIRPORT	32 MILES

- Enchanting Creekside cottage for restoration.
- First time available for decades
- Fantastic situation facing southwest overlooking Port Navas Creek
- Three-bedroom, two living room. Interior requiring modernization
- Creek frontage, private quay and outhaul mooring
- Detached garage/boathouse with workshop above
- Delightfully established, sheltered and overgrown garden
- Generous parking space
- No onward chain.



THE PROPERTY

This charming 1800s semi-detached Cottage is spectacularly well positioned, facing south west, overlooking and with frontage to Port Navas Creek. This is the first time Firleigh has been sold for decades, and it excites us for its wonderful position, rarity and the opportunity it presents. Requiring modernisation, the cottage has a cobbled courtyard and sheltered garden beside, with steps to the workshop and overgrown garden area behind. The sale includes the detached garage/boathouse with creek view workshop above. Across the lane that leads to Port Navas Yacht Club, is a generous parking space, and considerable, usable frontage to the creek. There is a private Quay with outhaul mooring and separate, granite steps leading down to the water.

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 a superb restaurant where booking is essential and competitive! A small number of individual homes, some dating back centuries to the more recent, nestle along the northern and southern shores of the river. Firleigh is one of those few stone cottages in a truly enviable spot at the waters' edge. It is at the heart of the village and community in an incredibly absorbing and uplifting position where so many of the village delights are on one's doorstep. 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 surroundings. 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 is an area particularly favoured by the sailing fraternity with excellent facilities on the Helford River and within Falmouth Bay. Communications to Cornwall have vastly improved over recent years, with the A30 dual carriageway 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)

From the creekside lane, a gate into the cobbled courtyard.

Door to ...

KITCHEN

Multipane window to the front. Pantry recess. Door to bathroom and ...

DINING ROOM

Boarded fireplace with cupboards beside. Multipane window and double doors to rear.

Door leading to shelved larder.

Door to ...

SITTING ROOM

Multipane window to front, overlooking the creek and quayside. Open fireplace, shelves, cabinet and recess beside. Understairs cupboard. Door to the courtyard.

Turning staircase to ...





WORKSHOP

FIRST FLOOR

Landing window looking to garden and creek. Panel and glazed doors to three bedrooms....

BEDROOM ONE

Multipane window overlooking Port Navas Creek. Boarded fireplace. Hand basin. Cupboard. Panel door to walk in wardrobe/cupboard.

BEDROOM TWO

Window to rear. Hand basin.

BEDROOM THREE

Window to rear. Hand wash basin. Wall mounted electric heater. Door to ...

LOFT ROOM

Boarded, 6' height at its apex, otherwise head height restricted.





GARDEN AND OUTSIDE

Firleigh owns a wonderful slice of creek frontage, where from the generous parking space, steps lead down to its **PRIVATE QUAY** and **OUTHAUL MOORING** with ladder to the water at high tide. In front of the cottage is a further set of granite steps to the creek.

The pedestrian gate from the lane leads into a cobbled courtyard with granite steps to the sheltered, established south facing garden. Access to the workshop and steps up to the overgrown garden behind and above.

DETACHED GARAGE/BOATHOUSE

GARAGE 15'10" x 10'8"

Folding, retractable entrance door. Power and light.

WORKSHOP 16'5" x 10'10"

Windows to front and side, overlooking the creek. Timber floor, beamed apex ceiling. Workbench. Power and light. Covered store behind.

SERVICES: Mains electricity and water.

AGENTS NOTE: There is a drainage survey being carried out at the property and we will update with further information once this has been assessed.

LOCAL AUTHORITY

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

COUNCIL TAX: E

VIEWINGS:

Strictly by prior appointment please with Heather & Lay, 3 Church Street, Falmouth. Telephone: 01326 319767

ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

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.





PORT NAVAS CREEK

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.