

AN-GWEL
BUDOCK VEAN, SOUTH CORNWALL

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An-Gwel, Budock Vean, Mawnan Smith, Falmouth TR11 5LJ

Available on the open-market for the first time in over 70 years, a spacious detached home set in an exceptional elevated position looking over its gardens and grounds down to Port Navas creek.

- 4 bedroom home with extensive, lateral living space
- Huge scope for remodelling, enlargement or rebuild
- Unique, elevated location close to the tranquil Helford River
- Views across meadows and ancient woodland to Port Navas Creek
- Generous grounds with private, tiered gardens and wildlife meadow
 - Large detached garage, artist's studio, workshop and cabin
 - 2262 sqft • EPC - D







SETTING THE SCENE

The Helford River Estuary is widely regarded to be one of the most beautiful and unspoilt on the south coast of England, and has inspired many artists and writers, with its ancient oak forests and hidden creeks that cut inland along this stretch of the south Cornish coast. There are many small quays on the river to visit by boat, while a pedestrian ferry links the north and south banks in the summer.

The sailing facilities here are first class, with the Helford River, Falmouth Bay and the Fal Estuary offering some of the finest day-sailing waters in the UK. Helford River Sailing Club lies just across the river; there are many deep-water moorings, and the Helford River Children's Sailing Trust runs a number of courses throughout the season. The Ferryboat Inn lies on the north bank, with the thatched Shipwrights across in Helford Village on the south side of the river.

Much of the land surrounding the estuary is owned and protected by the National Trust. As well as having fine coastal walks and creek paths, the area has a mild climate suited to many sub-tropical plants, as the nearby gardens of Glendurgan and Trebah illustrate so well.

Nearby Mawnan Smith has a lively community with village shops, a doctor's surgery, public house and café/restaurants. There is a more extensive range of shopping and commercial facilities in the university town of Falmouth, with a direct rail link to London Paddington from Truro.

For the keen golfer Budock Vean Golf course is just to the north of Bar Road and within walking distance of An-Gwel. Originally designed by five times Open Winner James Braid, the seventh on this interesting course was until recently the longest par 5 in the country. Climatic conditions are so mild that the course plays exceptionally well all year round and is rarely closed by bad weather.

The Budock Vean also boasts a swimming pool, spa and two all weather tennis courts.

HISTORY

An Gwel was originally built in 1926 and has only appeared on the open market once before, back in 1949. A much loved family home, it has been in our clients' family since the 1980s.

THE TOUR

Sitting in generous grounds at the top of one of south Cornwall's most desirable private roads, the house occupies a delightful, sylvan position, looking down towards Port Navas creek through a vista of rolling meadow and ancient oaks. Tucked behind a private gate, an immediate sense of serenity can be felt from the moment you enter the grounds.

Inside, it is fair to say the property is dated by current standards, but it has been lovingly maintained, and as such

offers huge scope for remodelling, enlargement or indeed complete rebuild. There is a tremendous sense of space and light created by the wide central hallway from which everything flows. At present there are three ensuite double bedrooms and a fourth bedroom/study/craft room. There is extensive living space, with a good sized kitchen, utility and two large reception rooms that enjoy superb views over the gardens, down to the creek beyond.

STEP OUTSIDE

The glorious gardens and meadow extend to just over an acre. There are a variety of mature trees and shrubs which provide a high level of privacy and seclusion whilst framing the views down across the creek. To the rear, a large terrace perfect for alfresco dining and entertaining, steps down to tiered lawns, bounded by beautifully planted borders. Below this, a gate leads to the most idyllic wild meadow, filled with wildlife and endless potential for further landscaping.

Nestled along the northern boundary there is a light-filled artist studio with its own courtyard garden, along with a spacious adjoining double garage with mezzanine storage space behind. There is a workshop and summer cabin located along the south-west corner and, at the front of the property, there is a large gated driveway that provides private parking for several cars/boats.

There is a private footpath from the house onto Budock Vean Lane and through the grounds of the Budock Vean Hotel to Perran Cove.

SERVICES

Mains water and electricity, private drainage and oil fired central heating.

DISTANCES (All distances approximate)

Helford Passage 1/2 mile, Trebah and Glendurgan Gardens 1/2 mile, Mawnan Smith 1.5 miles; Port Navas 1 1/2 miles; Falmouth 6 miles; Mylor Yacht Harbour 9 miles; Truro (main line station) 14 miles; Newquay Airport 35 miles

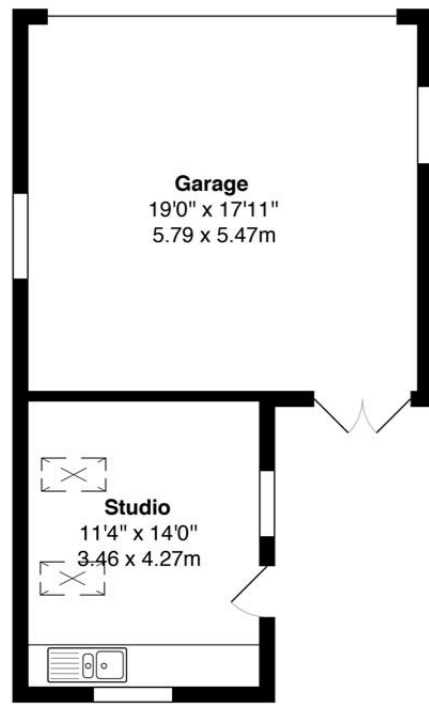
WHAT3WORDS LOCATION

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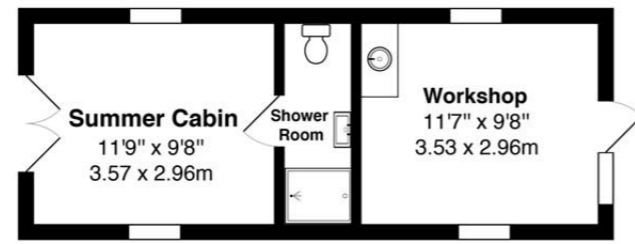
COUNCIL TAX BAND

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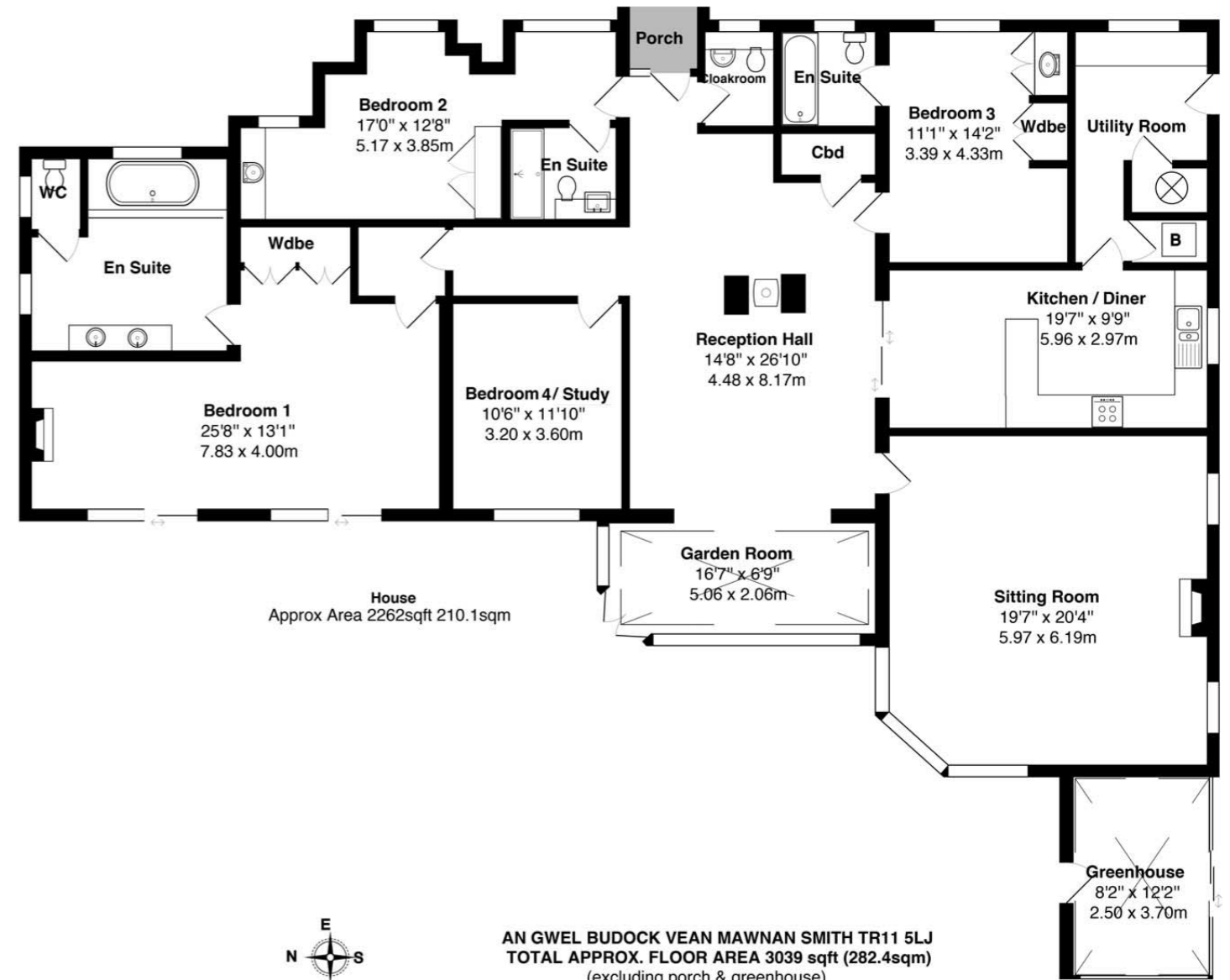




Garage/Studio
Approx Area 500sqft 46.4sqm



Summer Cabin
Approx Area 257sqft 23.9sqm

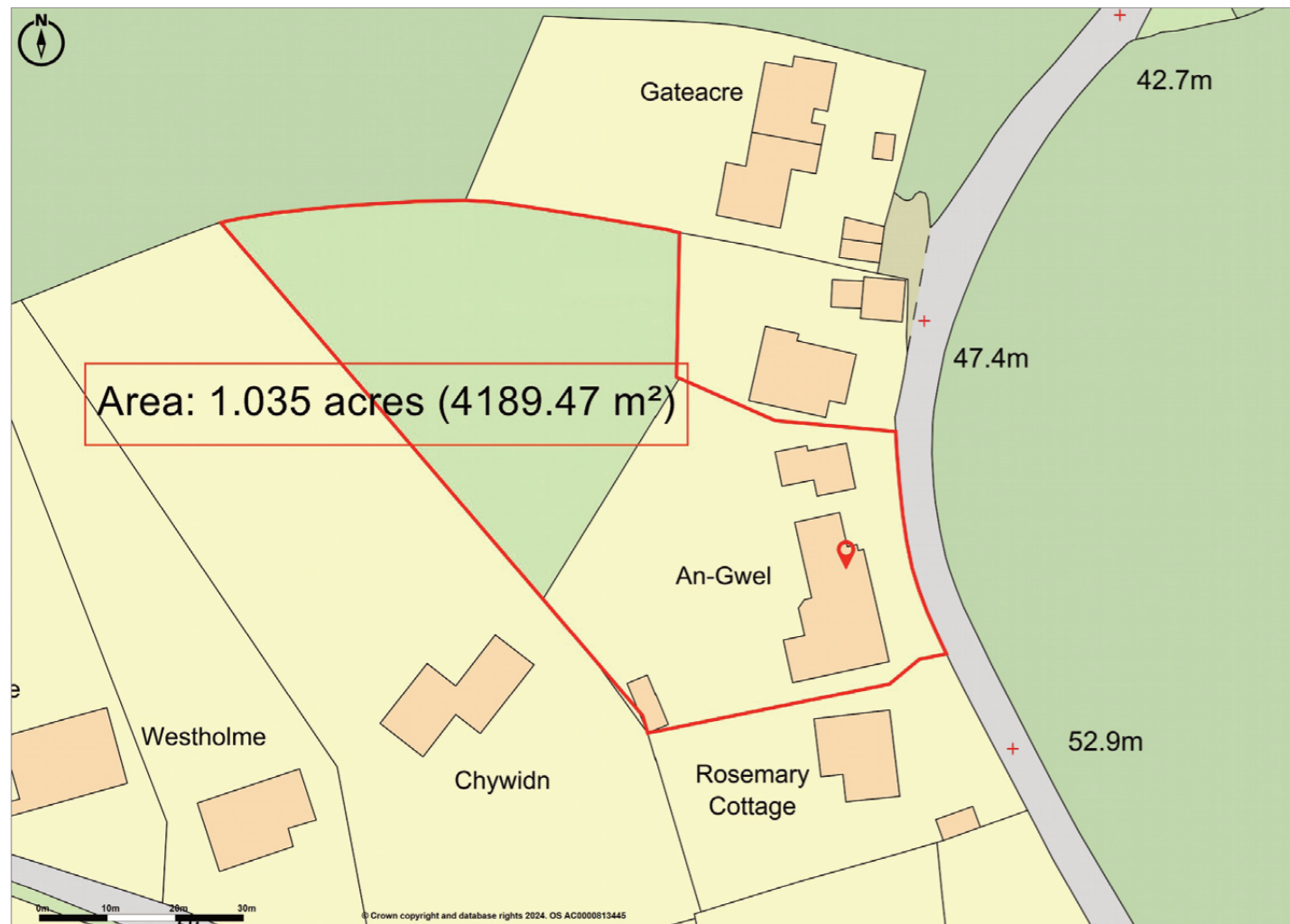


House
Approx Area 2262sqft 210.1sqm



AN GWEL BUDOCK VEAN MAWNAN SMITH TR11 5LJ
TOTAL APPROX. FLOOR AREA 3039 sqft (282.4sqm)
(excluding porch & greenhouse)

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

ANTI-MONEY LAUNDERING REGULATIONS

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

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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