

CROCKNAGODNA HOUSE
RESTRONGUET WEIR

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Crocknagodna House, Restronguet Weir, Mylor TR11 5SS

A beautiful period house dating from the 19th century, occupying a wonderful position near the Pandora Inn with views over Restronguet Creek and the Carrick Roads.

- 4 Bedrooms • 3 Reception rooms • Kitchen-breakfast room
- 2 bath/shower rooms • Large private garden • Creek and estuary views
- Private gated driveway • First time on the market in over 20 years
- EPC E • 3154 sqft area









SITUATION

Crocknagodna House is situated in a coveted waterfront position above the mouth of Restronguet Creek enjoying captivating views upstream over the creek and downstream over the deep waters of the Fal Estuary across to the Roseland Peninsula.

Restronguet Weir itself is a charming hamlet approached over a no-through road from Mylor Bridge with tidal access across the beach to just a handful of houses. A short walk along the waterside footpath will lead to the 13th century thatched Pandora Inn, set on the shores of Restronguet Creek.

Back in the 1800's when Devorna was a thriving port, Restronguet Passage was a busy shipping channel and many of the houses here were built for the pilots responsible for navigating the ships in and out of port. This is a designated Area of Outstanding Natural Beauty.

The superb Mylor Yacht Harbour is approximately 2.5 miles boasting excellent facilities including a yacht marina, sailing clubs and restaurants. Mylor Bridge offers a good range of local facilities including general stores, news agent, post office, doctors surgery and The Lemon Arms. The port and university town of Falmouth is close at hand and Truro City has a mainline rail connection to London Paddington including overnight 'sleeper' service.

THE HOUSE

Crocknagodna House is an exceptionally positioned marine residence, dating from the 19th century. This pretty house provides good family accommodation as well as peace and seclusion, although the well known Pandora Inn is only 5 minutes walk along the path.

Last sold some 20 years ago, the house has been extended at the north end to provide an additional reception room on the ground floor and bedroom on the first floor. There are now three reception rooms and a kitchen-breakfast room on the ground floor with four bedrooms and two bath/shower rooms on the first floor and a further attic bedroom on the second floor.

Vehicular access across the beach is restricted only by high spring tides and adds yet another romantic aspect to this enviable position.

GARDENS AND GROUNDS

From the lane above the shore, a concrete ramp leads up to the driveway through a pair of gates and across the front of the house to a parking/turning area where there is a generous store/workshop. From here a gate

leads out to the public footpath to the award winning Pandora Inn. Steps up lead from the driveway to a paved terrace across the front of the house and commanding a magnificent vista taking in Restronguet Creek, Restronguet Point and the Carrick Roads.

Above the house are steep gardens with many rhododendrons affording a high degree of privacy to the property itself.

There are deep-water moorings in the creek in front of the house, subject to availability.

SERVICES

Mains water and electricity and private drainage. Oil fired central heating.

DISTANCES (All distances approximate)

Mylor Bridge 2 miles, Mylor Harbour 3 miles, Falmouth 6 miles, Truro 9 miles, Newquay Airport 24 miles.

WHAT3WORDS LOCATION

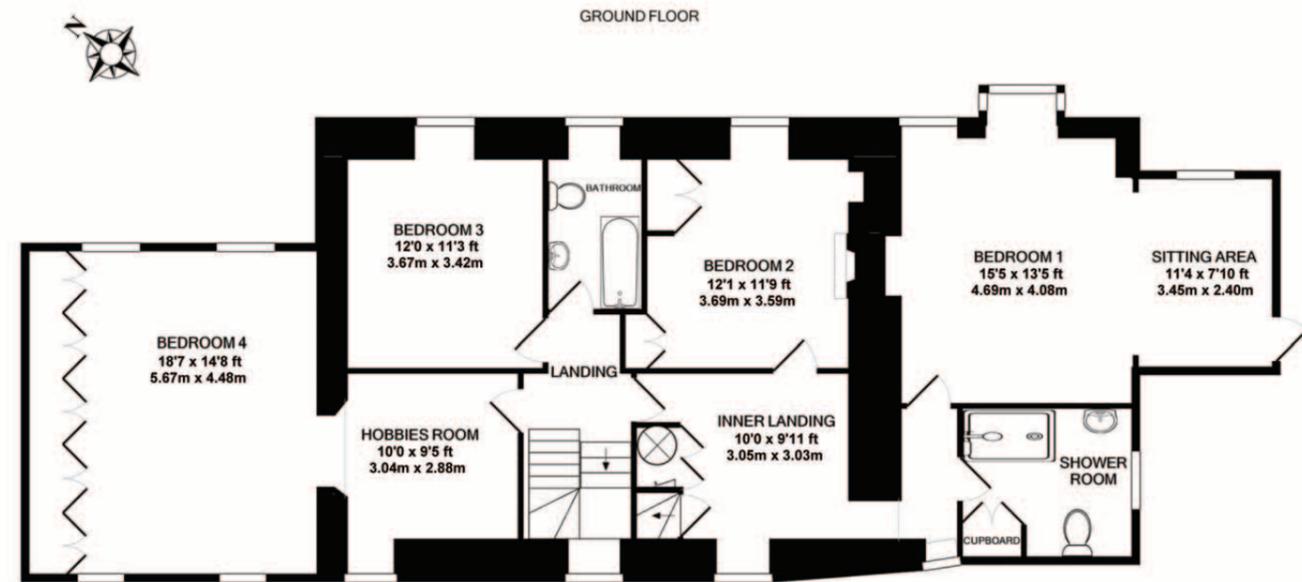
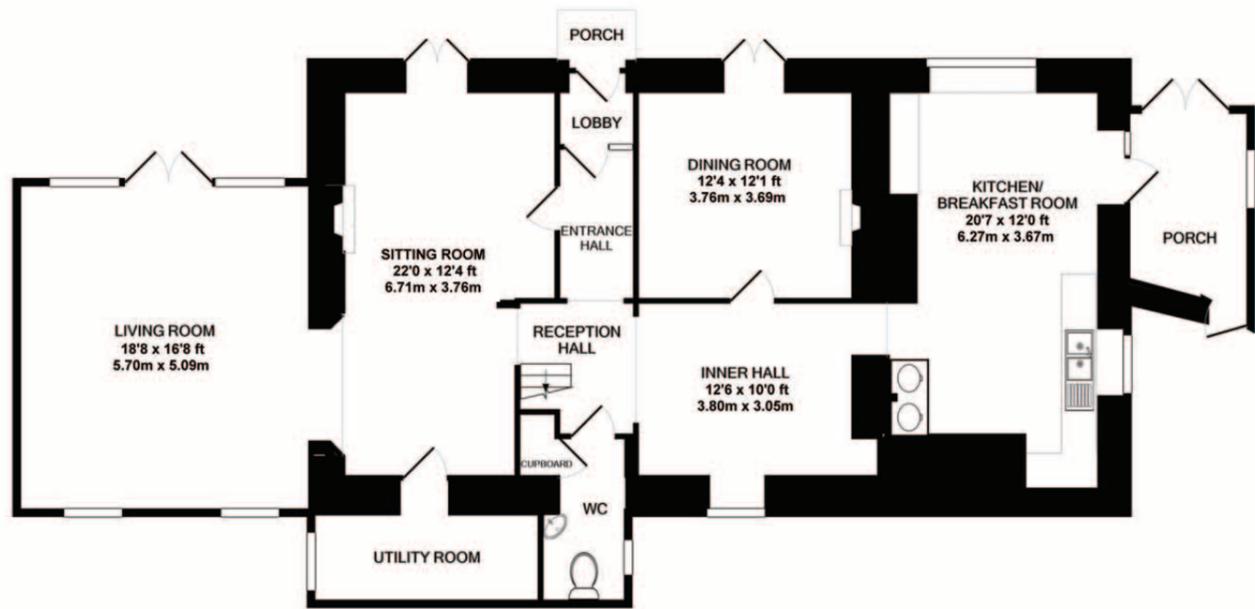
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COUNCIL TAX BAND

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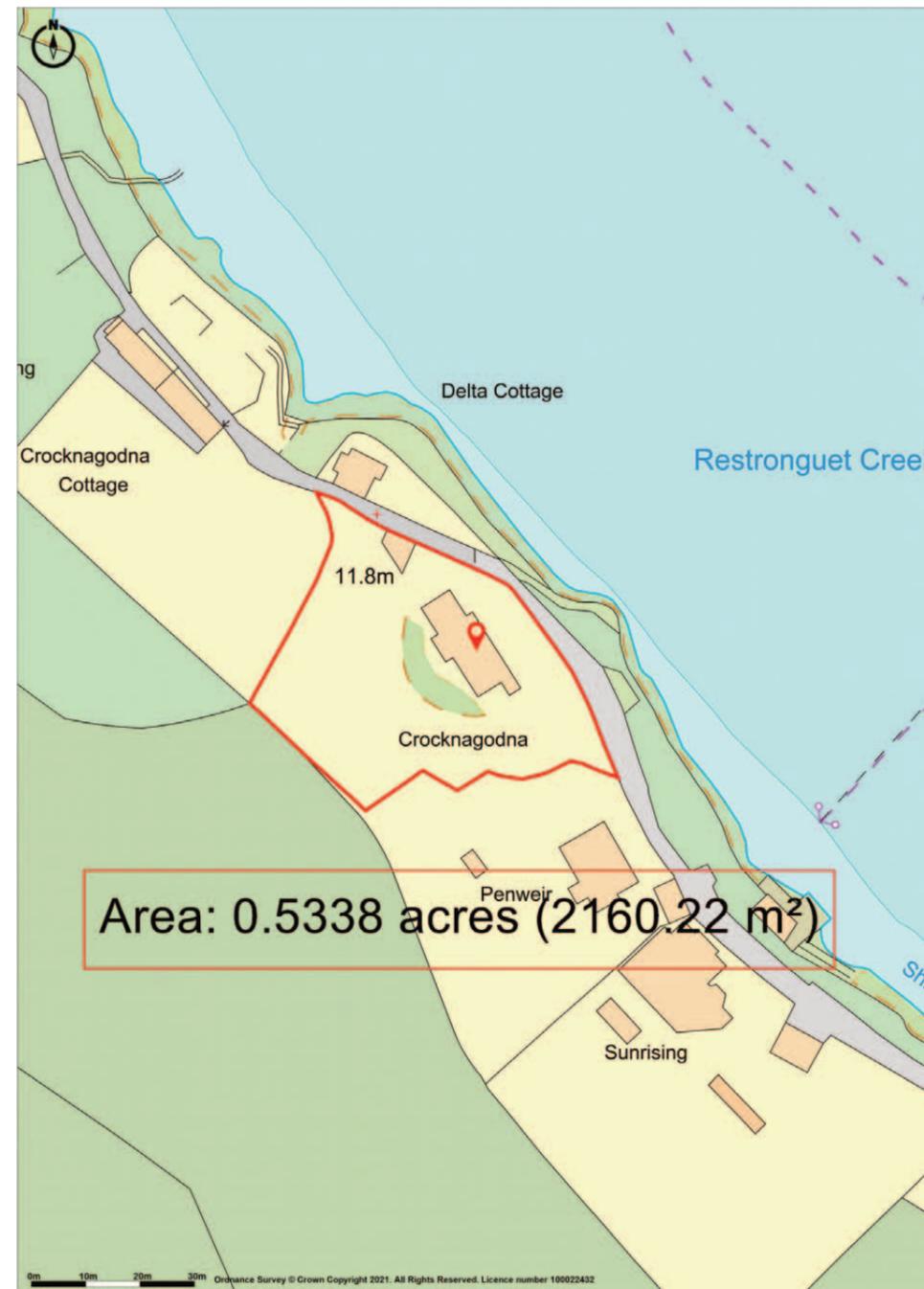
DIRECTIONS

From Truro proceed towards Falmouth, passing The Norway Inn. Take the next left towards Carclew and continue following signposts to Restronguet. Follow this road, ignoring the right hand turning to Greatwood and continue down the hill to the waters edge. Proceed across the beach, bearing to the left and onto the no-through lane that affords vehicular access to the houses at Restronguet Weir. After approximately 500 yards, Crocknagodna House will be evident on the left.



CROCK NA GODNA HOUSE RESTRONGUET WEIR MYLOR TR11 5SS
TOTAL APPROX. FLOOR AREA 3154 sqft (293 sqm)

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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 70 C |
| 55-68 | D | | |
| 39-54 | E | 42 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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