

# HIGHLANDS

HELFORD PASSAGE, MAWNAN SMITH, FALMOUTH, CORNWALL



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT







# HIGHLANDS

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For sale for the first time in over 30 years, a single storey residence of substance and calibre extending to over 3,000sq.ft. plus garaging, standing privately in gardens of almost 0.75 of an acre, commanding serene views over the mouth of the Helford River, Falmouth Bay and the surrounding coastline. A seldom found quality of home with majority 10’ high ceilings and splendid light filled rooms, just moments from the boating facilities at Helford Passage, various inns and hotels, two public gardens and incredibly with a private pathway leading to Budock Vean Golf Course.

## SUMMARY OF ACCOMMODATION

Entrance lobby, dining room, drawing room, garden room, sitting room, Richard Winfrey Kitchens handmade kitchen/breakfast room, utility room. Halls, principal bedroom en-suite, 2 further double bedrooms en-suite, bedroom 4/study, separate wc, store room, cellar. Planning permission for 2 further double bedrooms en-suite to the first floor.

**Outside** Gated driveway with plentiful parking to the front and electric car charging point. Additional driveway and parking to the rear with access to the large detached double garage. Various terraces around the house enjoying sun, shade and shelter at different times of the day. Sweeping lawns with mature stocked boundaries, hedging and specimen filled beds. Private pathway giving direct access to Budock Vean Golf Course.

**In all, almost 0.75 of an acre.**



Viewing strictly by appointment through the vendor’s Sole Agent:

### Lillicrap Chilcott

Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.

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## LOCATION

Helford Passage is renowned throughout Great Britain as one of the foremost locations in Cornwall. The beauty of the surrounding coastline, shelter of the Helford River for boats, mesmerising views and convenience of nearby restaurants, inns and a golf course all contribute to the desirability.

The village of Mawnan Smith is about 1½ miles away offering a general shop, post office, doctor's surgery, garage, smaller shops and a primary school. The Red Lion inn in the village is believed to date back as far as 1717 and the village offers a variety of clubs, societies and sporting activities for all ages.

Falmouth is close by and is one of Cornwall's best served and most beautiful towns with Pendennis Castle standing on the headland dividing Falmouth Bay from the Carrick Roads estuary. Falmouth has a full range of services and facilities including a local hospital, schooling to University level, supermarkets and out of town trading estates. The vibrant high street beside the water's edge has all manner of local and national shops, restaurants, cafés and bars.

Within walking distance are the glorious gardens of Glendurgan and Trebah stretching down to the beach at Durgan. There are four golf courses within 15 miles, the nearest being down the private pathway behind Highlands! Budock Vean Hotel is open to non-residents and has tennis courts, a restaurant and fitness suite amongst other facilities. Almost all conceivable water sports are available on or around the Helford River and Falmouth Bay and this is within walking distance of the house. Helford Sailing Club holds racing and gatherings throughout the season and anything from dinghies to large yachts can be found on the Helford River. The Helford River abounds with creeks to explore and across Falmouth Bay is the Carrick Roads with locations such as Mylor and St Mawes. There are innumerable glorious countryside and coastal walks through Areas of Outstanding Natural Beauty, much of which is owned by the National Trust and after a summer stroll or bracing winter's hike The Ferry Boat Inn is a great place to stop for food and is only a ¼ of a mile away from the house.



## DESCRIPTION

To be offered for sale for the first time in over 30 years, Highlands has proven to be a much loved and cherished home in one of Cornwall's and indeed the United Kingdom's most desirable coastal locations. Believed to have been built in 1927 with stone elevations under Bradstone roof tiles, the single storey property was situated in one of the most prime positions possible at the entrance to Bar Road from where its elevated vantage point looks down over the approaches of the Helford River, across Falmouth Bay and past three picturesque headlands to the sea beyond, all fringed with blissful countryside and woodland.

This is a house of superb proportions with the majority of the rooms having circa 10' high ceilings, many with picturesque mouldings and mostly lit by vast windows, many of which have been upgraded in recent years to Velfac items which bring light and the views into the accommodation. An underfloor heated handmade sycamore kitchen by Richard Winfrey Kitchens is at the heart of the accommodation with four reception rooms, each having their own use and benefits. These include a dining room, snug/sitting room with woodburning stove, a larger drawing room and a vast much glazed garden room that was built as part of a planning permission which also included two first floor double bedrooms both with en-suite bathrooms although this latter part has not yet been constructed and could be a perfect project for a new owner. As it stands there are up to four double bedrooms and three bathrooms in addition to a large utility room, store room, separate wc and externally accessed cellar.

The grounds surrounding Highlands enjoy a very high degree of privacy although feel open allowing them to take in the views and the sunny southerly aspect. Around the house are terraces on each side and within the mostly lawned gardens are beautifully tended shrub filled beds. There is plentiful parking both to the front where there is an electric car charger and also to the rear where there is access into the detached highly specified large double garage. The icing on the cake is that for any keen golfer, there is a private pathway leading from Highlands onto Budock Vean Golf Course.

For those looking for one of Cornwall's finest homes be that single storey or otherwise, Highlands is a wonderful example. The quality, scale of the rooms, ceiling height and views are all first class, as are the grounds, garaging and of course the location nestled between sailing waters and a golf course.



# THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

An oak door opens to:-

**ENTRANCE LOBBY** Tiled floor, window facing the sea, two doors to store cupboards, 10' high ceiling with moulding. Painted panelled solid wood door to:-

**DINING ROOM – 19'10" reducing to 16'9" x 13'2"** 10'10" wide and 6'7" high windows looking beyond the garden to woodland and sea. 10' high ceiling with mouldings. Painted panelled solid wood doors to the kitchen, bedroom hall and a pair of doors to:-

**DRAWING ROOM – 18' x 14' extending to 19'6"** 9'4" x 6'7" window overlooking Falmouth Bay and the entrance to the Helford River. Further extensively glazed area with double doors to the garden room looking down across the garden and also to the water. 10' high ceiling with moulded cornice, period style fireplace. Arched reception area to the room with a pair of painted panelled doors to the sitting room and an additional glazed door to:-

**GARDEN ROOM – 32'5" reducing to 16'2" x 16'2"** Extensively glazed on three elevations including glazed doors to raised terraces and the garden beyond, between them enjoying a magnificent outlook over the garden, surrounding countryside and the boating activity around the mouth of the Helford River. 9' high ceiling, tiled floor with underfloor heating.

**SITTING ROOM – 12'5" x extending to 14' x 12'** Large window overlooking the garden, 10' high ceiling with moulded cornice, ornate wooden fire surround with stone slips and inset Clearview woodburning stove. Fitted book/media shelving.

**KITCHEN / BREAKFAST ROOM – 20'1" x 15'4"** Two very large windows overlooking the sea and the approach to the Helford River. Slate flooring with underfloor heating, 9'6" high ceiling.

Fitted with a handmade sycamore kitchen by Richard Winfrey Kitchens under polished granite countertops with matching window sills and upstands. 1½ bowl stainless steel sink with cut drainer area to one side and Quooker instant boiling water tap over. Neff ceramic hob with stainless steel filter hood over. Neff integrated twin oven and grill and additional integrated microwave oven. Space for an American style fridge/freezer, concealed integrated dishwasher and bin. Double doors to a larger unit. Plentiful space for a large dining table.

Small lobby dividing the dining room and kitchen with doors to either side into store cupboards. Painted panelled wood doors to utility room and:-

**HALL** 10' high ceiling with access to loft space and high level cupboard. Doors to:-



**BEDROOM 4 / STUDY – 15' x 9'10"** Dual aspect including a near full width window facing the views and further small window to the side. Fitted cabinets and shelving. 9'3" high ceiling with canopied edges.

**BEDROOM 3 – 12'2" x 9'7"** Dual aspect of two windows to the inland side, 10' high ceiling with canopied edges. Door to:-

**EN-SUITE BATHROOM** White panelled bath with chrome taps, glazed shower screen and Triton electric shower over. White wc, white corner wash basin with chrome mixer tap and cabinets above and below. Obscured window, tiled floor and tiled splashbacks where necessary.

**STORE ROOM – 7'6" x 6'6"** Two windows to the driveway side, fitted cabinets and shelving.

**UTILITY ROOM – 18' x 5'9"** Slate floor with underfloor heating, extensive glazing and glazed door to the rear courtyard. Fitted oak fronted units to both ends of the room under roll edged stone effect countertops with a stainless steel sink and drainer and chrome mixer tap to one end. Space and plumbing for a washing machine and tumble dryer. Additional light from three sun tubes.

**BEDROOM HALL** Approached from the dining room. Recessed display area, 8'8" high barrelled ceiling, lobby off with fitted bookshelves. Painted panelled wood doors to:-

**PRINCIPAL BEDROOM – 19'1" x 16'1"** Near full width bay with continuous wraparound windows looking across the garden. Fitted wardrobes, cupboards and shelving to both sides of the room. Fitted dressing area. 9'7" high ceiling with mouldings. Painted panelled wood door to:-

**EN-SUITE BATH / SHOWER ROOM – 14'7" x 14'1" max** Large glazed screened and tiled shower enclosure with chrome mixer shower. Double ended bath with chrome mixer tap. Recessed area containing a wc and bidet. His and hers wash basins set into countertops with chrome mixer taps, fitted mirrors and lighting over. Extensively fitted with cupboards and shelving. Two heated towel rails with additional electric elements. Initial area of floor carpeted with the remainder being tiled and underfloor heated. 9'9" high ceiling at maximum, obscured window.

**BEDROOM 2 – 13'9" x 11'9"** Large bay window to the rear, 9'8" high ceiling, fitted wardrobes and cupboards. Painted panelled wood door to:-

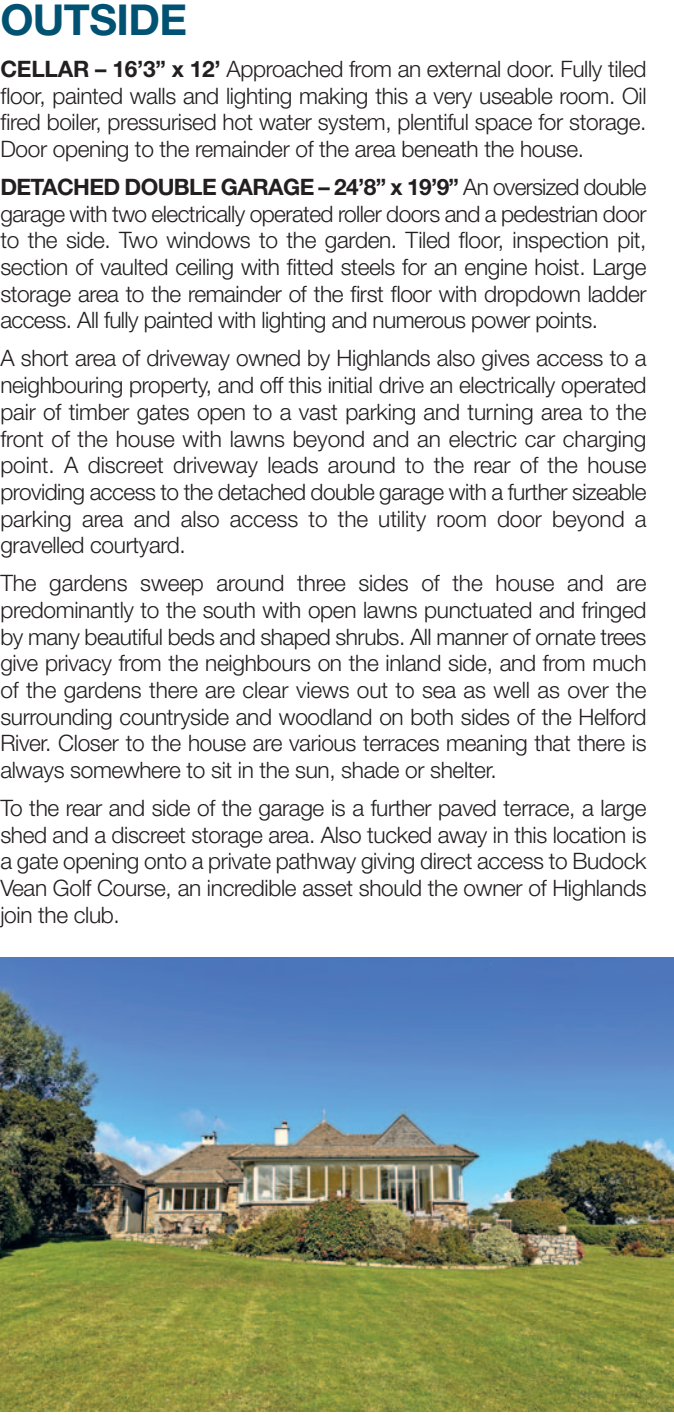
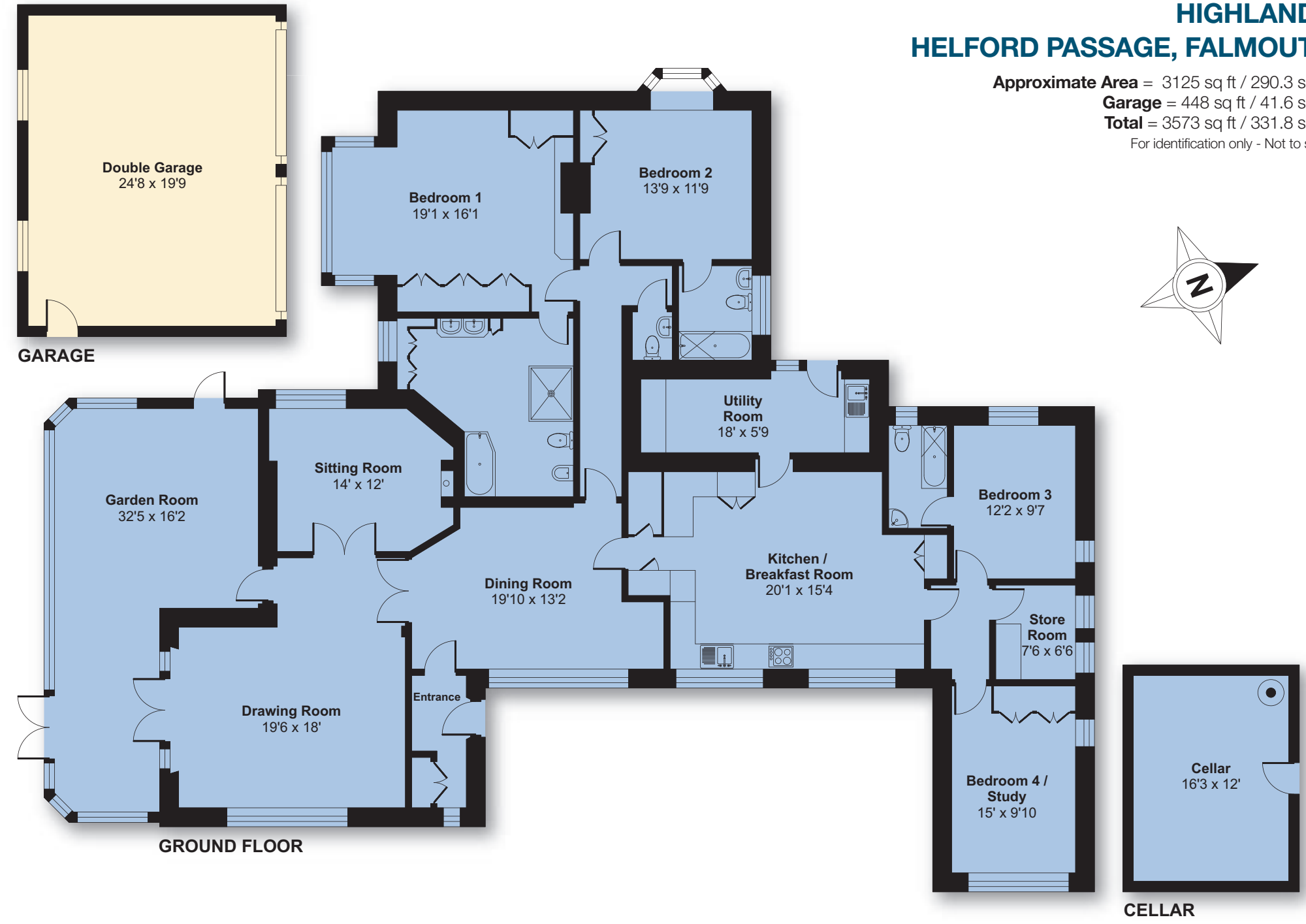
**EN-SUITE BATHROOM** White panelled bath with chrome taps, glazed shower screen and Triton electric shower over. White wc, white pedestal wash basin with chrome mixer tap. Obscured window, fully tiled walls and floor, electrically heated towel rail.

**SEPARATE WC** White wc, white cantilevered wash basin with chrome mixer tap. Extractor fan.



HIGHLANDS  
HELFORD PASSAGE, FALMOUTH

Approximate Area = 3125 sq ft / 290.3 sq m  
Garage = 448 sq ft / 41.6 sq m  
Total = 3573 sq ft / 331.8 sq m  
For identification only - Not to scale



**OUTSIDE**

**CELLAR – 16'3" x 12'** Approached from an external door. Fully tiled floor, painted walls and lighting making this a very useable room. Oil fired boiler, pressurised hot water system, plentiful space for storage. Door opening to the remainder of the area beneath the house.

**DETACHED DOUBLE GARAGE – 24'8" x 19'9"** An oversized double garage with two electrically operated roller doors and a pedestrian door to the side. Two windows to the garden. Tiled floor, inspection pit, section of vaulted ceiling with fitted steels for an engine hoist. Large storage area to the remainder of the first floor with dropdown ladder access. All fully painted with lighting and numerous power points.

A short area of driveway owned by Highlands also gives access to a neighbouring property, and off this initial drive an electrically operated pair of timber gates open to a vast parking and turning area to the front of the house with lawns beyond and an electric car charging point. A discreet driveway leads around to the rear of the house providing access to the detached double garage with a further sizeable parking area and also access to the utility room door beyond a gravelled courtyard.

The gardens sweep around three sides of the house and are predominantly to the south with open lawns punctuated and fringed by many beautiful beds and shaped shrubs. All manner of ornate trees give privacy from the neighbours on the inland side, and from much of the gardens there are clear views out to sea as well as over the surrounding countryside and woodland on both sides of the Helford River. Closer to the house are various terraces meaning that there is always somewhere to sit in the sun, shade or shelter.

To the rear and side of the garage is a further paved terrace, a large shed and a discreet storage area. Also tucked away in this location is a gate opening onto a private pathway giving direct access to Budock Vean Golf Course, an incredible asset should the owner of Highlands join the club.





## GENERAL INFORMATION

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE.  
Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** TR11 5LA.

**SERVICES** Mains water and electricity. Private drainage via septic tank. Oil fired boiler providing radiator and underfloor heating as well as pressurised domestic hot water. Electric car charging point. Woodburning stove in the sitting room.

**COUNCIL TAX BAND** G (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** From Mawnan Smith take Grove Hill to the south west heading towards Helford Passage and Budock Vean. After about 0.75 of a mile turn left signed to Helford Passage as the road bears sharply to the right. Highlands will be found on the right hand side after approximately 250 yards and immediately before Bar Road.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**



Helford River



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