

ROSEMULLION

PORT NAVAS, CONSTANTINE, FALMOUTH, CORNWALL



LILLCRAP CHILCOTT
THE CORNWALL ESTATE AGENT



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In a truly spectacular setting, within one of Cornwall's most highly regarded locations and commanding sensational south facing views across the boats moored at Port Navas creek, framed by its beautiful ancient wooded banks and to the Helford River in the distance, an exquisitely presented, lavishly improved, spacious detached bungalow. Offering over 3,200sq.ft. of accommodation with up to 5 bedrooms, 4 bath/shower rooms and an enormous open-plan living/dining room/vaulted ceilinged kitchen – flowing out through a wall of bifolding doors onto a glass fronted, creek facing balcony. With gated driveway parking, a detached double garage and landscaped tiered gardens – in all, a wonderful home in a magical setting close to the Helford River, with shared access to the waterfront.

SUMMARY OF ACCOMMODATION –

In all, approximately 3,221sq.ft.

Entrance hall, vast open-plan living/dining room/kitchen, utility/wc, inner hall serving up to 5 bedrooms, including a very large principal bedroom suite with en-suite bath/shower room, 2 further en-suite double bedrooms and a family bathroom (5 bedrooms, 4 bath/shower rooms total).

OUTSIDE: remote operated vehicular gates leading to tarmacadam driveway parking, detached double garage with creek facing terrace over, established landscaped tiered gardens leading up to a broad level lawned and up to an expansive, composite decked balcony with glass balustrade, facing due south and overlooking the creek and river below. To the rear, enclosed suntrap terrace.

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

Lillicrap Chilcott

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

Tel: 01872 273473

Email: sales@lillicrapchilcott.com

www.lillicrapchilcott.com



LOCATION

The Helford River is internationally renowned as one of the foremost locations in Cornwall and is an area particularly favoured by the sailing fraternity with excellent facilities provided by the Helford River Sailing Club on the south bank of the river. Port Navas Yacht Club has now closed down but there is some suggestion that it may re-open at a later date and is only a few hundred yards from Rosemullion. This is one of the most sought after areas of south Cornwall's waterfront, renowned for its scenic beauty with ancient woodland lined creeks running off the main Helford River which leads to Falmouth Bay and its rugged headlands that protect sheltered coves and sandy beaches. Immortalised by Daphne du Maurier, the entire area and the Helford River in particular, offer superb, safe day sailing waters with Falmouth, the Carrick Roads, St Mawes and even Fowey within an easy day's sail. The Helford River provides shelter for larger yachts and hosts many regattas and regular racing throughout the season.

There is an excellent golf course available nearby, at the Budock Vean Hotel. This area of south Cornwall is highly prized for its unspoilt, picturesque countryside and beautifully rocky coastline extending from the mouth of the Helford River along towards Falmouth with inspiring cliff top walks, safe sandy beaches at Maenporth, Durgan, Swanpool and Falmouth, all of which are within easy reach of Rosemullion. The property is located in countryside that is designated in an area of outstanding national beauty, a Cornwall Nature Conservative site, an area of great scientific value, and a tourism restraint area.

Port Navas creek and the Helford River is an ideal base from which to enjoy boating activities with either a yacht or a dingy as there are many creeks and inlets to be explored and plenty of opportunities for competitive day sailing. Much of the countryside surrounding the Helford River estuary is owned by The National Trust, which helps preserve the unspoilt nature of the area.

Port Navas itself is an immensely attractive village, situated between the larger villages of Constantine and Mawnan Smith, having a mixture of ancient cottages and prominent period houses along with more contemporary designs laid out along the fringes of the creek. The popular village of Mawnan Smith (approximately 2 miles distant) offers a good range of local shops catering for most daily needs including general stores, sub-post office and thatched Red Lion Inn. There is a regular bus service from here into the nearby town of Falmouth (about 7 miles) which offers a wider range of national stores, business, leisure and schooling facilities. The cathedral city of Truro, the county's main administrative centre, is approximately 14 miles away and has a mainline rail link to London Paddington (travel time about 4½ hours), communications are good with the A30 dual carriageway, just north of Truro giving fast access to the M5 motorway at Exeter. Cornwall Airport Newquay to the north, provides daily shuttle flights to London Gatwick (travel time approximately 1 hour) and an ever widening number of national and international destinations.

The Helford River





DESCRIPTION

Rosemullion sits in a commanding, grandstand south facing position, perched high above, with panoramic views over the constant boating activity of Port Navas creek below and across the ancient wooded banks of the Helford River and out into the river itself. Within one of the county's most sought after and desirable residential locations, which combines the peace and tranquillity of coastal living, with convenient access to the vibrant harbourside town of Falmouth, the cathedral city of Truro and yet offers easy and immediate access onto the world renowned sheltered day sailing waters of the Helford River.

Rosemullion has been subject to much significant improvement and extension during our client's ownership and now offers expansive, naturally light, exquisitely finished accommodation extending to some 3,221sq.ft., most notably an enormous open-plan living/dining room which leads onto a deeply impressive, vaulted ceilinged kitchen – all of which leading through a near full wall of bifolding doors on the sunny southerly elevation onto a glass fronted composite decked balcony overlooking the creek. In total there are up to five bedrooms, three of which with en-suite bath/shower rooms and a further family bathroom – with the principal bedroom suite comprising a very large creek facing bedroom with wall of deep fitted wardrobes and a lavishly appointed contemporary en-suite bath/shower room.

The house is perched on an elevated plateau, much above the quiet village road below, with plentiful gated driveway parking plus a detached double garage with an additional creek facing terrace over. The gardens then lead via slated meandering paths passing ornamental grasses and herbaceous borders, with a level plateau of lawn, creek facing hot tub, insulated slate roofed timber shed and slate roofed log store – plus an enclosed walled terrace accessed off both the kitchen and dining room which is positioned to enjoy the best of the afternoon and evening's sunshine.

The house epitomises what one would be looking for in such a setting, with lavishly appointed and improved accommodation, offered for sale in true turnkey order, in an exceptionally private, peaceful, eagle eyed position with the best of the day's sunshine, a panoramic view and direct access to Port Navas creek across shared steps descending to the waterfront.





THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

ENTRANCE HALL – 13'2" x 8'6". Composite triple glazed broad front door opens from the creek facing terrace, with full height matching side panels to either side of the door, into a welcoming, naturally light entrance hall which initially serves, through part glazed

oak twin doors the open-plan living/dining room/kitchen, a useful cloaks cupboard and separately the family bathroom, plus a 33'10" long inner hall which serves the four double bedrooms and bedroom 5/home office. With engineered oak flooring and underfloor heating, a range of inset downlights and two natural light tubes. The part glazed twin oak doors open into the:-

LIVING / DINING ROOM / KITCHEN – 53'8" x 23'4" (max).

One extraordinarily impressive, naturally light semi open-plan space, arranged as three distinct areas with an astounding, yet impressive living space in front of a near full wall of bifolding doors facing due south and opening onto a broad composite glass balustraded balcony overlooking the gardens and straight out across Port Navas creek and along the ancient banks of the Helford River.

LIVING / DINING ROOM – 31'6" x 23'4". The living area is open-plan to the spacious dining room, partially separated by a dual view contemporary fireplace, set as a central feature to the room, with opposing slate hearths, with full height glazed uPVC door and matching side panel on the rear elevation opening to the rear garden, with double glazed window and sliding patio doors on the opposing side elevation which open out to the wraparound composite balcony. The dining area, through an exceptionally wide opening leads to the extraordinary:-

KITCHEN – 22'2" x 17'4". With vaulted ceiling measuring 11'6" at its apex. A truly impressive room with beautifully appointed kitchen fitted with dual tone charcoal and dove grey floor and wall units under silestone worktops and fitted with a range of appliances including twin mid height Samsung ovens, Samsung induction hob with a concealed Bosch extractor fan, undercounter Fisher & Paykel wine cooler, integrated undercounter Bosch dishwasher, integrated full height Bosch larder fridge and integrated Bosch undercounter freezer, with the kitchen set around a vast central island with breakfast bar space to either side and plentiful further drawer and cupboard storage with feature undercounter lighting, central pendant light and inset LED spotlights. Carron ceramic double sink with mixer Quooker tap. Flooded with light from two enormous electrically operated Velux windows, plus bifolding doors on the west elevation which open to another suntrap terrace taking in the best of the afternoon and evening's sunshine. The kitchen then leads through to a:-

UTILITY ROOM – 9'8" x 9'2". Another practical, useful space with fitted larder style units and further base units under granite worktops with space and plumbing for washing machine and tumble dryer, inset stainless steel sink. Flooded with light from a near full height double glazed uPVC door and window to the front elevation looking towards the creek, plus separate access to a wc with wall mounted wash hand basin and an obscured double glazed window to the side elevation.

From the inner bedroom hall, access to all four double bedrooms, the family bathroom and bedroom 5/home office.





PRINCIPAL BEDROOM SUITE – 21'4" x 20'2" (to wardrobes). An exceptional, particularly spacious principal bedroom with a broad double glazed window to the sunny, southerly front elevation overlooking the gardens, driveway and a broad expanse of Port Navas creek, the ancient wooded banks and out into the Helford River. A spacious bedroom fitted with a full wall of near full height deep fitted wardrobes with plentiful hanging and shelved storage. The bedroom with limed oak herringbone flooring and again a central pendant light, wall mounted beside lighting and further inset downlights.

EN-SUITE BATH / SHOWER ROOM. Lavishly appointed, akin to a high end hotel suite, with freestanding slipper bath with central waterfall mixer tap, his and hers vanity unit mounted basins beneath a broad LED backlit mirror, concealed low level flush Geberit wc and walk-in wet shower enclosure with rainfall shower head and separate hand held attachment, with both the shower and adjacent to the bath having shelved tiled recess' for shampoos etc., all further lit with a range of LED downlighters as well as low level inset lighting. Ladder style chrome wall mounted heated towel rail, extractor fan.

BEDROOM 2 – 15'8" x 13'6" max reducing to 10'9". Another very good sized en-suite double bedroom, positioned to the rear of the house with sliding double glazed doors to the side opening to the tiled suntrap terrace. With plentiful storage with two fitted wardrobes providing plentiful hanging and shelved storage, plus access to a beautifully appointed:-

EN-SUITE SHOWER ROOM. With walk-in shower enclosure with rainfall shower head and separate hand held attachment and near full height glazed screen, vanity unit mounted wash hand basin beneath LED backlit mirror and a low level flush wc with ladder style wall mounted heated towel rail. Extractor fan.

BEDROOM 3 – 12'8" x 9'10". With a broad double glazed window on the rear elevation overlooking the suntrap terrace. Another spacious double bedroom, which leads to an:-

EN-SUITE SHOWER ROOM. Which comprises a low level flush wc, pedestal mounted wash hand basin and walk-in shower enclosure with sliding glazed doors, with a rainfall shower head and separate hand held attachment. Wall mounted ladder style heated towel rail. Extractor fan. Inset LED downlighters.

BEDROOM 4 / SITTING ROOM – 12'10" x 9'10" (to wardrobes). With a south facing window to the front elevation with a most awe inspiring view across Port Navas creek and straight to the Helford River. Another good sized fourth double bedroom or additional cosy sitting room as currently used. With a near full wall of fitted storage cupboards.

BEDROOM 5 / STUDY – 9'10" x 7'4". With a double glazed window to the rear elevation overlooking the suntrap terrace. A useful fifth single bedroom or office/home gym as is currently used.

FAMILY BATHROOM. Well appointed with a white three piece suite comprising panelled bath with mixer shower over, low level flush wc and pedestal mounted wash hand basin with an obscured double glazed window to the rear elevation. Wall mounted ladder style heated towel rail, an extractor fan and a range of inset downlights, plus a very useful shelved airing cupboard housing the unvented hot water cylinder.





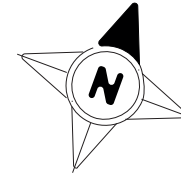
ROSEMULLION

Total Approx Floor Area:

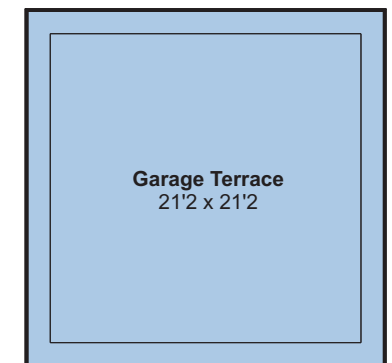
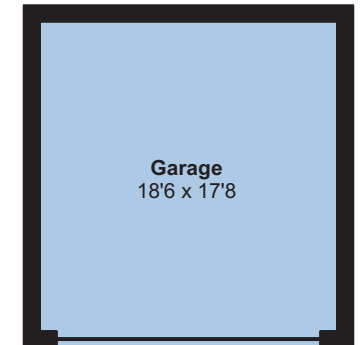
Main House: 3153 sq ft / 292.9 sq m (includes garage)

Outbuilding: 68 sq ft / 6.3 sq m

Total: 3221 sq ft / 299.2 sq m



GROUND FLOOR





OUTSIDE

A short stretch of shared driveway initially serves Rosemullion and its two closest neighbours and meanders gently uphill to the remote operated vehicular gates which then in turn lead through to the private driveway for Rosemullion itself. With a sweeping tarmac driveway providing plentiful parking, initially passing the:-

DETACHED DOUBLE GARAGE – 18'6" x 17'8". With a remote operated Hormann insulated up and over door opening to a double garage with power and lighting, with block and beam roof for the composite decked terrace above with glass balustrade and spectacular views over Port Navas creek and Helford River.

From the parking area, a short flight of steps alight to a broad

sheltered paved terrace, facing due south with glass balustrading overlooking the gardens and with an astounding view across Port Navas creek and out to the Helford River and further leading on to the composite balcony terrace off the living/dining room/kitchen, again with glass balustrading with the most sensational view.

To the front of the house, meandering slated pathways pass the profusely stocked deep beds and borders with a range of hardy grasses, lavenders, rosemary, palms and evergreen plants and shrubs with various seating areas perched to enjoy the absolute best of the southerly facing views across the creek and out to the Helford River. Passing a feature American whirlpool hot tub/jacuzzi, positioned to maximise the very best of the views on offer, facing due south and with further evening garden lighting set on the retaining granite walls, with cut granite steps ascending to

a broad level lawned plateau, again facing south with the most fabulous views.

Passing further paved terracing and steps, a weatherboarded, insulated, slate roofed shed with corner double glazed windows having arguably the finest view of any shed along the south coast of Cornwall! Plus an adjacent slate roofed log store with a further flight of gently ascending steps lead up to the utility room and back around to the composite balcony.

To the rear, accessed off both the kitchen, dining room and bedroom 2, the most delightful, suntrap walled terrace, with broad limestone tiling, best placed to capture the last of the day's sunshine, exceptionally private backing onto farmland to the rear.

Rosemullion also enjoys access to Port Navas Creek waterfront via shared steps across the village lane.



GENERAL INFORMATION

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

POST CODE – TR11 5RL.

SERVICES – Mains water, drainage and electricity. Oil fired central heating.

COUNCIL TAX BAND – G
(see www.mycounciltax.org.uk).

DIRECTIONS – Leaving Mawnan Smith towards Budock Vean Hotel, pass both Glendurgan and Trebah Gardens and follow the lane passed the entrance to the hotel itself. Descend the hill, crossing over the bridge at the head of the creek and proceed along the village road towards Port Navas itself. Upon reaching the village, the driveway to Rosemullion and its two nearest neighbours, can be found on the right hand side.

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.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	68	75
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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www.lillicrapchilcott.com | **01872 273473** | email sales@lillicrapchilcott.com