



Portmerryn, Trewince Lane, Port Navas, Falmouth, TR11 5RH

Guide Price £850,000

On the edge of the highly sought-after creekside village of Port Navas, set within private, sheltered and beautifully landscaped grounds of approaching 1 acre, bordering unspoilt woodland and backing onto farmland, a detached 3 (possibly 4) bedroom bungalow with 4-car garaging, ample additional private parking, 'stable block/studio', and sundry additional garden buildings. Situated close to the top of Trewince Lane, just a few minutes' walk from Port Navas Creek and the beautiful tree-lined sailing waters of the Helford River.

Key Features

- Detached, individual, bungalow residence
- Set within beautiful grounds of approaching 1 acre
- Versatile, well proportioned accommodation
- 'Stable block/studio' and further garden buildings
- Potential annexe
- Exquisite, private, sheltered setting
- A few minutes' walk from Port Navas Creek and the Helford River
- Far-reaching countryside views
- No onward chain
- EPC rating F



THE PROPERTY

Dating, we understand, from the early 1970's, 'Portmerryn' is a detached, individual, single-storey residence, purchased by our clients in 2007, since when the property has been substantially extended and subject to an ongoing programme of updating works. Furthermore, the gardens, over this period, have been a 'labour of love', creating a quite exceptional, private, park-like setting, with far-reaching countryside views, and the sailing waters of the Helford River 'at the foot of the lane'.

Double glazed and with a modern oil fired central heating system, supplemented with under-floor heating to many rooms, 'Portmerryn' provides versatile accommodation which includes a deep entrance hall, cloakroom/WC, double aspect lounge with gas fired log-burner, recently refitted kitchen/diner, study/conservatory, fully tiled family bathroom with roll-top bath, triple aspect master bedroom opening directly onto a balcony, 'en-suite' shower room, adaptable sitting room (potential fourth bedroom) and large utility room.

Integral four-car garaging is supplemented with extensive forecourt parking, ideal for those with boats and caravans etc. A 'stable block' currently provides a studio and store, and within the beautiful grounds there are numerous useful buildings, water features and an abundance of expertly planted specimen trees and shrubs. Substantial terracing has been constructed to the side and rear of the house, a 'roadway' provides ease of access for a garden tractor etc, and existing fruit cages, kitchen garden and bantam run are ideal for those seeking a degree of self-sufficiency.

THE LOCATION

'Portmerryn' is situated in a small close of just five other properties, at the head of 'leafy' Trewince Lane, from the foot of which the head of Port Navas Creek is just a 'stone's throw' away, from where Port Navas' charming yacht club and slipway provide easy access onto the beautiful day-sailing waters of the Helford River and out onto Falmouth Bay. Helford Passage, home of The Ferry Boat Inn, is an approximate ten minute drive away, just after which are the sub-tropical gardens at Trebah and Glendurgan, and Mawnan Smith village. Constantine, with its excellent shops, church, public house, doctors surgery and junior school etc, is just two miles distant; the port of Falmouth and university campus at Tremough (Penryn) are within seven miles, and the cathedral city of Truro, the county's administrative, retailing and commercial centre is an approximate thirty minute drive away.

THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

Broad slate steps rise from the front parking area to a covered entrance, with exterior lighting and stable type door, opening into the:-

RECEPTION HALL

Leaded and stained glass window to the front elevation, lobby with door to the master bedroom, broad archway, radiator, broad inner hall with access to the over-head loft storage area, insulated with light and power connected, boarding and retractable ladder. Deep cloaks storage cupboard. Ceramic tiled flooring.

MASTER BEDROOM

16'6" x 12'5" (5.05m x 3.81m)

A later addition, constructed by and for the present owners, triple aspect with broad windows to both side elevations and sliding patio doors opening onto the front, all enjoying a lovely outlook over the surrounding gardens. Vaulted and beamed ceiling, part exposed slate wall, two radiators, Travertine marble flooring. Door to:-

INNER LOBBY

Travertine marble flooring, window to the side elevation, radiator. Door to:-

(EN-SUITE) SHOWER ROOM/WC

Fully tiled in rose marble, a three-piece suite comprising a broad walk-in shower cubicle, pedestal wash hand basin and low flush WC. Radiator, glazing bricks to the hallway.

SITTING ROOM

17'3" x 9'10" (5.26m x 3.02m)

An extremely versatile double aspect room with broad window to the rear elevation and double casement doors, overlooking and opening onto the gardens. Travertine marble flooring continuing from the inner hall, vaulted ceiling with mezzanine storage over the shower room. Radiator. Internal small pane casement door from the:-

UTILITY ROOM

10'7" x 8'5" (3.23m x 2.57m)

Comprehensively appointed with a full range of fitted wall and base units with polished red granite worksurfaces between with complementary mosaic tiled splashback. Broad window to the rear elevation, butler-style ceramic sink with mixer tap and shower attachment and soap dispenser. Ceramic tiled flooring, wine rack, recess with plumbing for washing machine, space for tall fridge/freezer, pull-out larder cupboard, broom cupboard and separate boiler cupboard with Worcester oil fired boiler, providing domestic hot water and central heating. Archway from the reception hall.

BEDROOM TWO

15'3" x 12'2" (4.65m x 3.71m)

Broad window to the front elevation enjoying the attractive elevated outlook over the beautifully landscaped gardens to woodland beyond. Broad range of fitted wardrobes with storage lockers over and recess between. Travertine marble flooring, radiator, circular glazed wash hand basin with mixer tap.

LIVING ROOM

23'5" x 12'0" (7.16m x 3.68m)

A delightful, double aspect room with window to the side elevation and broad picture window to the front, again enjoying a lovely elevated outlook over the gardens to surrounding woodland. Radiator, glass fronted log-effect propane gas fired Jotul stove, with slate tiled hearth and polished marble mantel over. Two radiators. Broad opening to the:-

KITCHEN/DINING ROOM

20'2" x 11'5" (6.17m x 3.48m)

Beautifully and recently reappointed with a comprehensive range of light blue units with tall brushed steel handles, soft closing doors and drawers, and polished marble worksurfaces with matching upstands. Inset stainless steel sink unit with cutlery drainer, mixer tap and soap dispenser. One wall in exposed red brick, two radiators. Broad raised cooker recess with Smeg illuminated extractor canopy over. Pelmet lighting, kick space heaters, corner cabinets, corner carousel unit, glass fronted display cabinets with internal lighting, pull-out pantry shelving, integrated Zanussi fridge and freezer cabinet, Candy dishwasher. Ceramic tiled flooring, inset downlighters, half red brick wall with oak shelf and broad opening to the:-

STUDY/CONSERVATORY

9'10" x 7'3" (3.02m x 2.21m)

Travertine marble flooring, windows to the side and rear elevations, door onto the gardens, radiator.

BATHROOM/WC

Attractively appointed with a three-piece suite, comprising low flush WC, free-standing roll-top bath with mixer tap and circular marble wash hand basin with mixer tap. Window to the rear elevation, walls and flooring in rose Travertine marble, tall towel rail/radiator, shaver socket, radiator. Small pane casement door.

BEDROOM THREE

12'2" x 8'7" (3.71m x 2.64m)

Travertine marble flooring, broad window to the rear elevation, fitted full height storage cupboards with lockers over, radiator, small pane casement door. Currently used as the study.

THE EXTERIOR

ENTRANCE AND GRAVELLED FORECOURT

'Portmerryn' enjoys a quiet end of the cul-de-sac position with twin electric gates opening onto a gravelled driveway, which continues across the front of the property to form a broad parking and turning area to the front of the garaging, before continuing to the detached outbuilding - 'stable block' - in front of which, there is further parking for boats and caravans etc.

FRONT GARDEN

Immediately to the front of the property, there is an area of gently sloping lawn with rockery borders and beautifully planted beds, with a mass of unusual specimen trees and plants, including palms, tree ferns and acers etc. A slate edged carp pond has a feature waterfall, stone surround and broad slate terrace with patio area and balustrading directly over the pond.

INTEGRAL DOUBLE GARAGE

30'1" x 17'10" (9.17m x 5.46m)

Metal electric up-and-over door, ceramic tiled flooring, extensive fitted wall shelving, workbench, light and power connected.

ADJACENT DOUBLE CAR PORT

Double glazed window from the garage, port hole windows to the side and rear elevations, light and power connected. Cold water tap, courtesy lighting and exterior power point.

STABLE BLOCK/STUDIO

11'8" x 11'3" each (3.58m x 3.43m each)

Constructed by the present owners, for use as a studio and adjacent store, both with traditional stable type doors, covered entrance, courtesy lighting and windows to the front elevation, overlooking the forecourt, property and gardens. The studio has a fully ceramic tiled floor, panelled and insulated walls, light and power connected and corner wash hand basin with hot water heater. Opposite, a gravelled path descends to an area for composting, within which is situated the private septic tank.

TERRACE GARDENS

From the forecourt, a concreted pathway begins to ascend the main garden area, which lies to the side and rear of the property, providing access for sit on mowers and a quad bike etc. Broad terraces above the outbuilding feature granite retaining walls, illuminated patios and beautifully stocked borders with a mass of hydrangeas, rhododendrons and camellias etc. Broad archway with wisteria. Built-in barbeque area with lighting and cold water tap, slate patio with courtesy lighting and double doors to the accommodation, pathway continuing across the breadth of the rear of the property. Foot bridge over the car port, which continues across the front of the property. Further exterior lighting, cold water tap and power point. Upper gravelled terracing with further granite retaining walls, beautifully stocked borders, space for children's swing and oil storage tank with trellis surround. Garden store. Raised patio, power points, two aluminium framed greenhouses, planting/potting area, steps leading to the study/conservatory.

REAR GARDEN

The main garden area. Accessed by the winding concreted roadway which winds its way up to the rear boundary. Beautifully stocked shrub border with a vast array of hydrangeas and azaleas etc. Stone circle with local granite and central feature with lighting and further spotlighting. Gazebo/'band stand'. Victorian-style lamp stand, further cold water stand pipe. Sloping lawn interspersed with horse chestnut tree, camellias and oak trees. Tractor store with further covered storage to either side, light and power connected.

A winding footpath then descends the garden close to the northern boundary, along which there is a line of camellias, bantam run and chicken house, further water and power connected, two fruit cages with a bountiful selection of plants including fruits in variety and rhubarb etc. Further gravelled terrace with olive tree, cherry tree and covered walkway with various climbing plants. In the centre of the rear garden is an extensive former pond with rockery surround, ideal as a water feature once again, or the creation of a further flower/shrub bed.

Throughout the grounds, there are many additional lights, external power points and water stand pipes, with all corners enjoying the privacy, shelter and seclusion enjoyed by 'Portmerryn'.

GENERAL INFORMATION

SERVICES

Mains electricity and water are connected to the property. Private septic tank drainage. Telephone points (subject to supplier's regulations). Numerous TV aerial sockets and leads to all main rooms. Oil fired central heating to radiators, supplemented by additional electric under-floor heating to all rooms, excluding the lounge. LPG gas connections for the 'log burner' in the lounge and dual range cooker in the kitchen.

COUNCIL TAX

Band E - Cornwall Council.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan

Trewince Lane, Port Navas, Constantine, Falmouth, TR11

Approximate Area = 2228 sq ft / 206.9 sq m (includes garages)

Outbuilding = 280 sq ft / 26 sq m

Total = 2508 sq ft / 232.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2022. Produced for Laskowski & Company. REF: 905030