



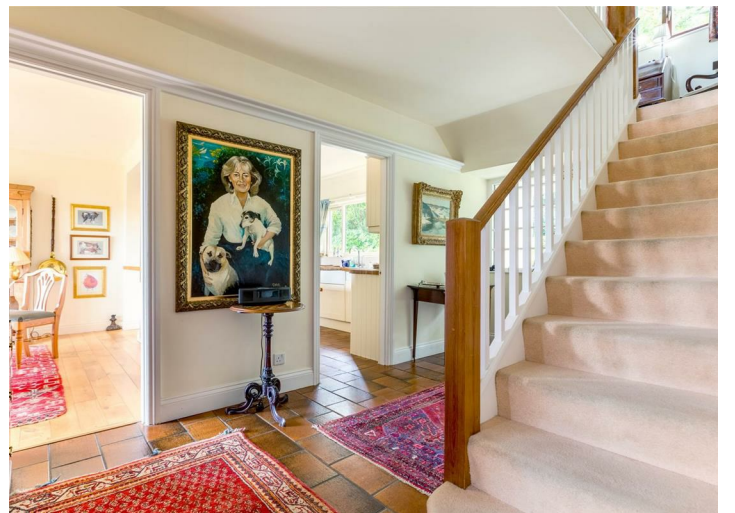
## Tremethick, Budock Vean Lane, Mawnan Smith, Falmouth, TR11 5LH

Guide Price £1,200,000

A detached 4 bedroom residence, boasting exceptional gardens and grounds, offering elevated views of Port Navas Creek and occupying the favoured side of this very desirable residential road. Budock Vean Lane is one of south Cornwall's most sought-after addresses, by virtue of the ready access to the beautiful tree-lined sailing waters of the Helford River, south Cornish coastline, well served village of Mawnan Smith and proximity to Falmouth. A wonderful family home and which, as a result, will no doubt receive great levels of interest - therefore, a viewing appointment must be arranged promptly to avoid disappointment.

### Key Features

- Detached residence
- Prime Helford River address
- 4 bedrooms (including annexe)
- Viewing unhesitatingly recommended
- Excellent position one of Cornwall's most sought-after roads
- Glorious gardens and grounds
- Garage and parking
- EPC rating E



## THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

### ENTRANCE PORCH

A broad sheltered entrance to the house with pathway from the parking area, tiled flooring, courtesy lighting and double glazed front entrance door with matching side screens, opening into the:-

### ENTRANCE HALL

Ceramic tiled flooring, double radiator, plate shelving, panelled doors, moulded architraves. Broad easy-rising staircase with hardwood handrail, leading to the part galleried first floor landing.

### CLOAKROOM/WC

Low flush WC, pedestal wash hand basin with tiled splashback, window to the rear elevation overlooking the gardens, creek and surrounding woodland. Ceramic tiled flooring, radiator, cloaks storage, wall light points.

### LIVING ROOM

A well proportioned double aspect room with broad window to the front elevation and two windows to the side with mellow stone fireplace between with raised hearth. Oak strip flooring, two radiators, broad archway opening into:-

### SUN ROOM

An extremely light, triple aspect room with sliding double glazed door enjoying a magnificent outlook over the beautifully stocked gardens to Anna Maria Creek, surrounding woodland and the outskirts of Port Navas. timber strip flooring continuing from the living room.

### KITCHEN/DINING ROOM

A lovely family area, double aspect, the depth of the house, with broad window to the front elevation and sliding patio door to the rear, opening onto the terracing and, once again, enjoying the beautiful garden, creek, woodland and countryside views.

### DINING AREA

Timber flooring, radiator, doorway from the entrance hall, broad opening with peninsula unit to the:-

### KITCHEN AREA

Most attractively reappointed with a comprehensive range of cream-painted Shaker-style units with hardwood handles and oak worksurfaces with complementary small tiled splashbacks. Inset ceramic sink unit with mixer tap, integrated Bosch four-ring ceramic hob with Siemens illuminated filter canopy over and Bosch double oven/grill below. Miele dishwasher, tray/towel recess, panelled door to the entrance hall, ceramic tiled flooring, further panelled door to the:-

### INNER LOBBY

Ceramic tiled flooring, sliding doors to a pantry and store/boiler room.

### PANTRY

Built-in storage cupboards, cold shelf, wall shelving.

### BOILER ROOM

Electrical trip switching, cloaks and boot storage, Worcester

oil fired boiler providing domestic hot water and central heating, radiator.

### UTILITY ROOM

Part glazed casement door to the front elevation providing direct, easy and level access into the accommodation from the front driveway and parking area. Ceramic tiled flooring throughout, further range of fitted wall and base units with inset stainless steel sink unit with tiled splashback. Space for tall fridge and freezer cabinets and washing machine with plumbing provided. Radiator, half glazed stable-type door with windows to either side, opening onto the rear terracing and enjoying the view over the gardens to the creek, Port Navas and surrounding countryside.

### FIRST FLOOR

#### LANDING

Split level and part galleried with broad 'mid landing' with window to the front elevation overlooking Budock Vean Lane and the gardens. Fitted book shelving, radiator. Inner landing areas with panelled doors with moulded architraves to the bedrooms and bathrooms.

#### BEDROOM ONE

A delightful double aspect room with oak flooring continuing from the inner landing, broad dormer window to the front and sliding double glazed patio door to the rear, opening onto a balcony, and enjoying superb, elevated views over the gardens to Anna Maria Creek, surrounding woodland, the outskirts of Port Navas and open countryside. Fitted wardrobes, inset downlighters, radiator, telephone point, TV aerial socket.

#### BEDROOM TWO

Another light, well proportioned, double aspect bedroom, again with windows to both front and rear elevations, once again benefiting from the lovely creek and woodland views. Extensive range of limed oak wardrobes, storage cupboards, bedside cabinets and dressing table. Two radiators.

#### BEDROOM THREE

Full height window to the rear elevation, once again enjoying the superb views. Radiator, access to over-head loft storage area.

#### FAMILY BATHROOM/WC

Most attractively reappointed with a high quality white suite including moulded bath with mixer tap and shower attachment, low flush WC, pedestal wash hand basin. Ceramic tiled flooring, inset downlighters, storage cupboards, broad dormer window to the front elevation, built-in airing cupboard housing foam lagged copper cylinder with immersion heater and linen shelving.

#### SHOWER ROOM/WC

Again, attractively appointed with a white suite comprising a low flush WC, wash hand basin set in tiled vanity unit with cupboards below, broad walk-in shower cubicle with twin head mains-powered shower and glazed screens. Ceramic tiled flooring, tall towel rail/radiator, inset downlighters, tiled walls, window to the rear elevation, once again with lovely views.

## THE EXTERIOR

'Tremethick' enjoys a broad frontage to Budock Vean Lane with granite posts and fencing to either side of double timber gates and gateposts which, in turn, open onto the front parking/turning area sufficient for two/three vehicles.

## ANNEXE

Situated to the rear of the house and accessed from the side pathways. Well fitted and ideal for visiting friends and relatives, with a kitchen area with stainless steel sink unit, four-ring hob and Neff cooker. Quarry tiled flooring, door and window from the rear terracing, two broad windows to the rear providing a lovely outlook over the gardens to countryside beyond. Double radiator, oak flooring, inset downlighters, panelled door to a shower room/WC with low flush WC, pedestal wash hand basin and corner-entry shower cubicle with Mira instant shower. Ceramic tiled flooring, inset downlighters, window to the side elevation, ceramic tiled flooring, convector heater, full height cupboards with mirror doors.

## GARAGE

Superbly proportioned with an extremely high ceiling and electronic up-and-over door. Providing ample space for two vehicles as well as much storage and oil storage tank. Light and power connected, additional trip switching, storage recess, cold water taps, window to the side elevation.

## FRONT GARDEN

Raised front lawn with beautifully stocked borders containing an array of azaleas, camellias, hydrangeas and specimen trees, including magnolia. Slate pathway leading from the parking area to the sheltered entrance porch and beyond to the side of the house where the lawned and beautifully stocked border continues to the rear garden. Corresponding pathway to the other side of the house, in front of which there is another attractively stocked garden area with further azaleas, acer and specimen trees including eucalyptus.

## REAR TERRACING

Opening from the dining area and utility room, slate-paved with exterior water tap, steps to the annexe and to a broad arched decked terrace with timber balustrading, all of which enjoys a beautiful outlook over the superbly stocked rear gardens which slope away to woodland, beyond which is Anna Maria Creek, woodland, the outskirts of Port Navas and surrounding rolling countryside. Further patio door, from the sun room, and with arched steps leading to the:-

## REAR GARDEN

Superbly planted with a magnificent range of specimen trees and plants, including banana trees, camellias, ferns, azaleas, rhododendrons, tree ferns, fan palms, hydrangeas, acers and fuchsias etc, etc. Shaped lawn with sheltered paved patio, paved path and steps descending through the lower rear garden area, where there is a further paved terrace, below which there is a picturesque area of shaded woodland.

The gardens and grounds extend, we understand, to approximately 0.6 acres or thereabouts.

## GENERAL INFORMATION

## SERVICES

Mains water and electricity are connected to the property. Septic tank drainage. Oil fired central heating.

## COUNCIL TAX

Band G - Cornwall Council.

## TENURE

Freehold.

## VIEWING

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



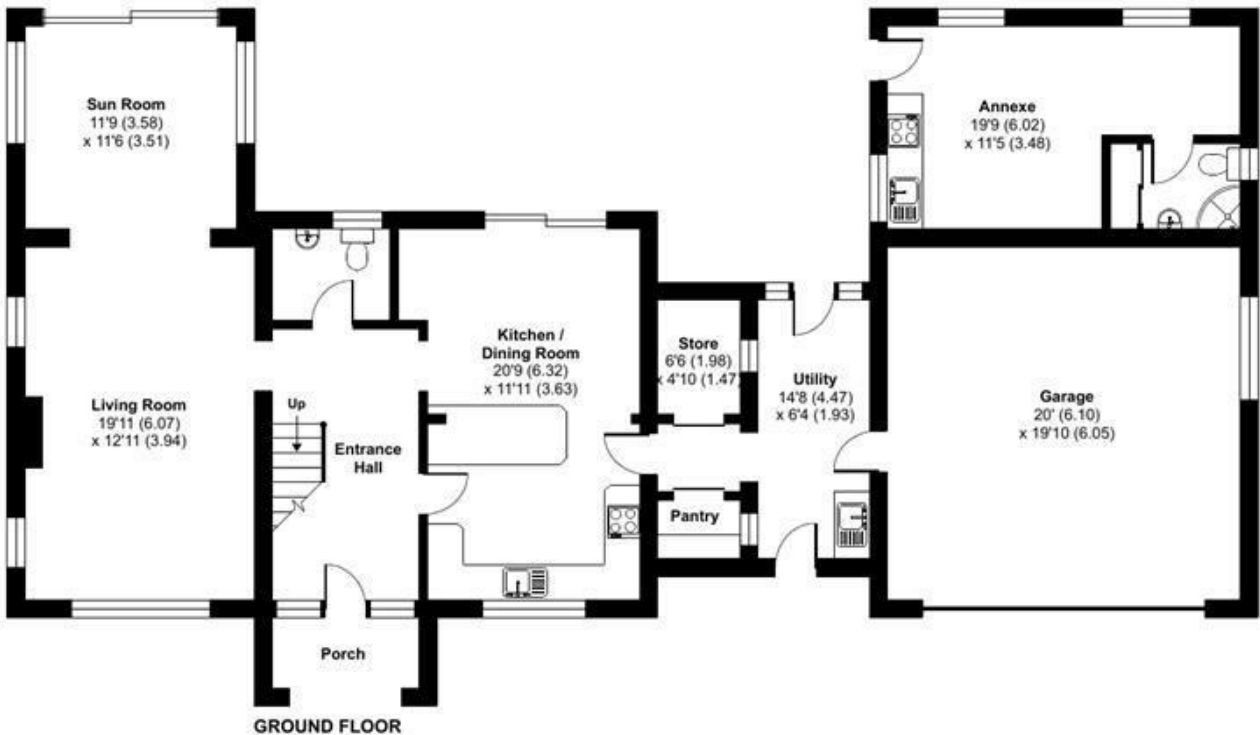
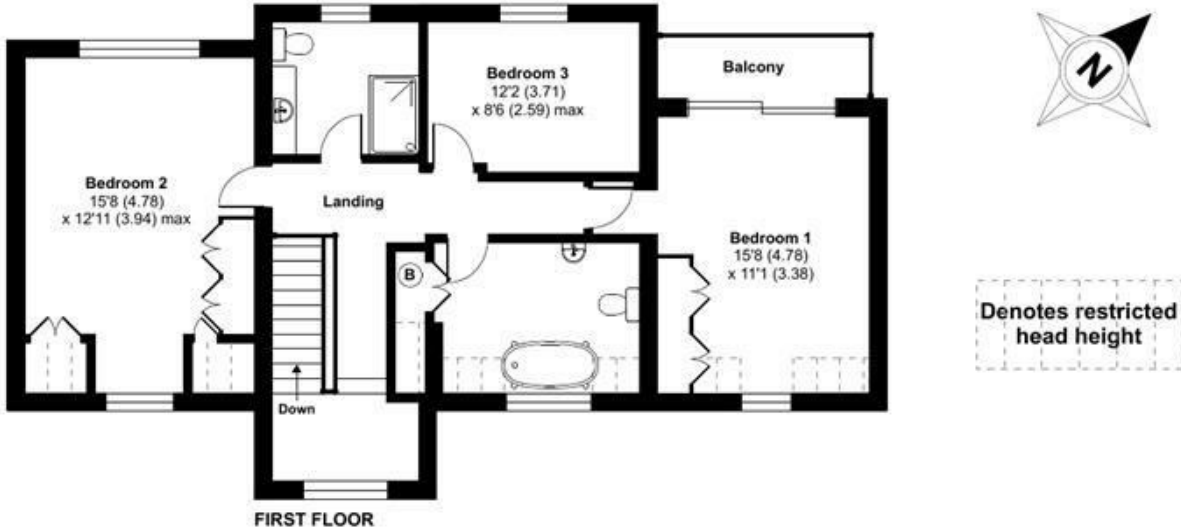
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Approximate Area = 2602 sq ft / 241.7 sq m (Includes Annexe / Garage)

Limited Use Area(s) = 72 sq ft / 6.7 sq m

Total = 2674 sq ft / 248.4 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). © n1che.com 2024. Produced for Laskowski & Company. REF: 1167385