



Laskowski
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Ebb Tide, Budock Vean Lane, Mawnan Smith, Falmouth, TR11 5LG

£835,000

Situated on this extremely sought-after private road, a stone's throw from Budock Vean Golf Course and close to Port Navas Creek, the Helford River, Trebah and Glendurgan Gardens, and the well served village of Mawnan Smith, a detached, individual and superbly presented bungalow, providing light, well proportioned and versatile 5 bedroom, 4 bath/shower room accommodation, set within surrounding, well stocked gardens, with a gated entrance, extensive parking area and detached garage. Now benefiting from planning consent, granted in January 2024, for the provision of first floor accommodation and additional "general alterations".

Key Features

- Well proportioned, detached, individual bungalow
- Walking distance of Budock Vean Golf Course
- Additional consent for first floor accommodation and "general alterations"
- Extensive parking and detached garage
- Sought-after private road close to the Helford River
- 5 bedroom, 4 bath/shower room accommodation
- Well enclosed surrounding gardens
- EPC rating E



THE PROPERTY

Ebb Tide is situated at the entrance to Budock Vean Lane - a private road adjacent to the grounds of the Budock Vean Hotel, which offers excellent leisure amenities in addition to a picturesque nine hole golf course, an easy walk from the property.

The property has, over recent months, been substantially improved by the present owner who has reconfigured the layout to provide extremely versatile five bedroom, four bath/shower room accommodation which, if preferred, could easily be reconfigured should prospective purchasers prefer an annexe, ideal for a dependant relative etc. Furthermore, planning permission has been recently obtained (30 January 2024) for "raising of the roof to provide first floor accommodation with dormer windows. Single-storey rear extension, general alterations including to front porch and side terrace, and replacement of roof over existing garage" - Cornwall Council Planning Application Number: PA23/09351.

A gated entrance (with power connected) opens onto an extensive parking area, sufficient for numerous vehicles, in addition to which there is a deep garage with light and power connected and electronic roller door. The planning now provides the opportunity to extend an already useful utility room to the rear of the property, and to create an attractive terrace on the sunny west-facing side of the building, off the living accommodation, from which far-reaching views are enjoyed to the outskirts of Constantine in the distance. The gardens are well enclosed and attractively stocked, and provide a number of sheltered, sunny, sitting-out areas and terraces, as well as a large lawn.

Already extending to 2,157 square feet of accommodation, Ebb Tide offers the opportunity to develop the property further, although many prospective purchasers will find the existing accommodation more than adequate.

THE LOCATION

Budock Vean Lane is situated within one mile from the well served village of Mawnan Smith whose excellent day-to-day amenities include a doctors surgery, thatched public house (The Red Lion Inn), convenience store, garage, church, county primary school, craft shops and bus service to the nearby port of Falmouth. The sub-tropical gardens at Trebah and Glendurgan are approximately half a mile distant, with the head of Port Navas Creek in one direction, and the deeper waters of the Helford River easily accessible, with Helford Passage providing launching and beach facilities, as well as being home to the popular Ferryboat Inn.

THE ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE

Replacement uPVC double glazed entrance door with pathway from the gardens and parking area. Tall, almost full height, double glazed screen overlooking the gardens and far beyond, to the outskirts of Port Navas and Constantine in the distance. Opening into the:-

RECEPTION HALL

Extensive downlighting, radiator, large full height double cloaks/storage cupboard with fitted shelving. All doors replaced with quality solid oak doors with polished steel furnishings. Glazed casement door opening into the:-

LOUNGE

Broad window overlooking the gardens and beyond to miles of countryside with Constantine in the distance. Extensive downlighting, radiator, one wall panelled with recesses for TV, inset feature fireplace and with display alcoves to either side with downlighting, dimmer switching. Electric roman blinds. Broad archway opening into the:-

SITTING/DINING ROOM

A highly adaptable, light, triple aspect extension with broad windows, sliding patio door and casement door overlooking the gardens, opening onto a decked balcony, as well as onto the paved side patio with steps into the gardens. Extensive downlighting, dimmer switching, two radiators, ceramic tiled flooring. Electric roman blinds. Broad archway opening into the:-

KITCHEN

Attractively appointed with a comprehensive range of cream painted Shaker-style units with ample granite-effect worksurfaces between with matching splashbacks. Inset ceramic butler-style sink with mixer tap, peninsula unit/breakfast bar, broad range cooker recess with Fisher & Paykel illuminated filter canopy over. Integrated dishwasher, plate racks, glass-fronted display cabinets with internal lighting, cupboard housing Firebird boiler providing domestic hot water and central heating. Extensive downlighting, ceramic tiled flooring, broad replacement window and matching door opening into the utility room. High level cupboard housing electrical meters and fuses.

UTILITY ROOM

Double glazed to three sides, providing much natural light, overlooking Ebb Tide's own gardens and through the wooded grounds of the hotel to the golf course beyond. Part glazed door opening onto the rear courtyard area. Broad fitted worksurface with inset ceramic butler-style sink with mixer tap with shower attachment. Recess with plumbing for washing machine.

FAMILY BATHROOM/WC

Attractively appointed with a white three-piece contemporary suite comprising a low flush WC, wash hand basin with mixer tap and cupboards under, and panelled bath with mixer tap and mains-powered dual head shower over. Glazed shower screen, ceramic tiled walls and flooring, obscure double glazed window to the rear elevation, extractor fan, shaver socket, traditional-style radiator.

INNER/BEDROOM HALL

Access to extensive over-head loft storage area, further full height shelved storage cupboard. The rooms, left to right, proceeding through the bedroom hallway:-

BEDROOM FIVE

Broad double glazed window to the front elevation overlooking the gardens, radiator, downlighters with dimmer switching. Currently used as a study.

BEDROOM ONE

A well proportioned suite with broad window to the rear elevation overlooking neighbouring woodland, radiator, one wall in panel-effect, broad wardrobe recess with storage lockers over, coved ceiling, door to:-



EN-SUITE SHOWER ROOM/WC

Again, attractively appointed with a contemporary white suite comprising a low flush WC, wash hand basin with mixer tap and cupboard under, and broad walk-in shower cubicle with sliding glazed screen and instant shower. Obscure double glazed window to the rear elevation, ceramic tiled walls and flooring, heated towel rail/radiator, extractor fan.

INNER HALL

Further built-in double full height wardrobe/storage cupboard and deep walk-in dressing area with folding oak doors.

BEDROOM FOUR

Broad window to the front elevation, again enjoying an attractive outlook over the gardens and beyond to the outskirts of Port Navas, surrounding countryside and Constantine beyond. Radiator with ornamental cover, downlighters with dimmer switching.

BEDROOM TWO

An adaptable double aspect room with broad window to the side elevation overlooking the gardens and parking area. uPVC double glazed casement doors opening onto decked terracing. Radiator, inset downlighting, dimmer switching. Door to:-

EN-SUITE SHOWER ROOM

Another attractively appointed bath/shower room with quality white sanitary ware comprising a low flush WC, broad wash hand basin with mixer tap and cupboards under, shower cubicle with mains-powered shower and curved glazed screen. Inset downlighters, extractor fan, shaver socket, towel rail/radiator, small obscure glazed window to the front elevation.

BEDROOM THREE

Another bedroom suite. Broad window to the side elevation overlooking the grounds and extensive parking area with gates beyond. Access to additional over-head loft storage area, radiator, one panel-effect wall, full height built-in wardrobe with hanging rail and shelving. Door to:-

EN-SUITE SHOWER ROOM

White three-piece suite comprising a low flush WC, pedestal wash hand basin with mixer tap, and broad walk-in shower cubicle with instant Mira shower. Inset downlighters, tall towel rail/radiator, extractor fan, obscure double glazed window to the rear elevation.

THE EXTERIOR

Ebb Tide enjoys an extremely long frontage to Budock Vean Lane, with a tall mature griselinia hedge running the length of the front boundary.

PARKING AREA

Double gateposts with electronic timber gates and wiring for intercom access. Brick pavia'd, providing space for a number of vehicles, bordered to one side by a raised shrub border with plants including hydrangeas and camellias etc, backing onto Cornish stone hedging and the wooded grounds of the Budock Vean Hotel.

DETACHED GARAGE

Electronic roller door, window to the side elevation and

double glazed door to the rear. Light and power connected. External EV Charging point.

From the parking area, steps with courtesy lighting lead to the rear porch/utility and via a timber gate and slate pathway to an enclosed decked terrace with door to bedroom two.

REAR GARDEN

Again, backing onto the wooded grounds of the Budock Vean Hotel. Slate shale covering for ease of maintenance, raised border, exterior water tap, oil storage tank, courtesy door to the rear porch/utility room, slate paving and broad steps leading down to the:-

MAIN GARDEN

Situated on the southern side of the property, comprising a broad paved terrace with brick edging and semi-circular steps onto the lawn. Raised paved side terrace with ornamental balustrading and door from the accommodation. Access to under-floor storage area, external power point, broad lawn well enclosed to all boundaries by Cornish stone walling, timber fencing and mature griselinia hedging.

The lawn continues around to the front of the property where there is a further raised decked terrace, patio area and range of mature shrubs and plants including hydrangeas, camellias and bamboo etc.

GENERAL INFORMATION

SERVICES

Mains electricity and water are connected to the property, private septic tank drainage. Telephone points (subject to supplier's regulations). Oil fired central heating.

COUNCIL TAX

Band F - Cornwall Council.

TENURE

Freehold.

VIEWING

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

DIRECTIONAL NOTE

Proceed through the village of Mawnan Smith following the signs to Glendurgan and Trebah Gardens. Approximately three hundred yards after the entrance to Trebah, bear right on the junction with Helford Passage and continue to follow the signs to The Budock Vean Hotel. The entrance to Budock Vean Lane is immediately adjacent to the hotel entrance and Ebb Tide is the first property along the lane on the left-hand side.

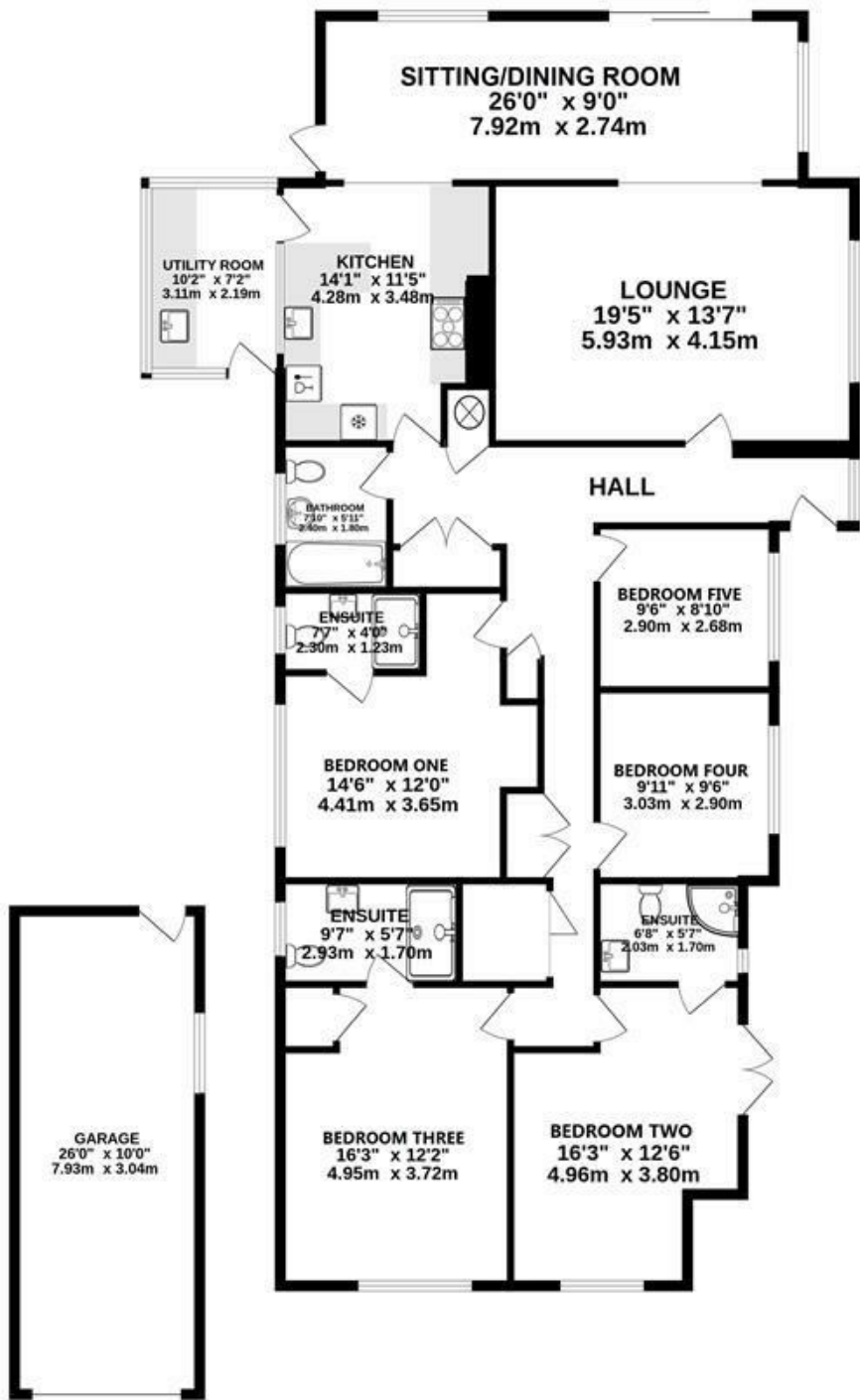






Floor Plan

GROUND FLOOR
2157 sq.ft. (200.4 sq.m.) approx.



TOTAL FLOOR AREA : 2157 sq.ft. (200.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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