



Abbots Choice, Budock Vean Lane, Mawnan Smith, Falmouth, TR11 5LQ

Guide Price £925,000

A substantial detached residence set within a generous 0.6 acre almost level plot, privately positioned along Budock Vean Lane - undoubtedly one of the Helford's most desirable residential locations, just outside Mawnan Smith village. This exceptional property offers immense potential to create a stunning home, benefiting from a sunny aspect. Featuring 4/5 bedrooms, expansive living areas, 4 garages, and a swimming pool, it presents a rare opportunity in a highly sought-after setting.

Key Features

- Imposing detached residence
- Mostly level circa 0.6 acre freehold plot
- Requiring refurbishment/renovation
- 4 garages
- 4/5 bedrooms
- Vast accommodation
- Beautiful private garden with a sunny aspect
- EPC rating E



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

The property is accessed along Budock Vean Lane. About half way down the road, there is a turning to the left, which feeds down to the front of the property. Note that the property owns part of the access road in, which is a great bonus. Approaching the property, a gate to the left leads onto a driveway and access to four separate garages to the right.

ENTRANCE LOBBY

Entered via a sliding glass front door, with carpeted flooring, hardwood double glazed windows to the front elevation.

ENTRANCE HALL

Carpeted flooring, space for very large dining room table and other 'entrance furniture', four radiators, large uPVC double glazed window to the side elevation. This entrance hall/reception room provides access into the living room, a ground floor bedroom and the dining room onto the kitchen. Wooden door and steps descend to a boiler room which houses the oil fired boiler providing heating to the radiators and hot water, fuse boxes and solar panel unit. Door to the garage, and door to:-

SEPARATE WC

Carpeted flooring, uPVC double glazed window, radiator. Low level flush WC, wash hand basin with mixer tap.

LIVING ROOM

A wonderful room, vast in size, with four radiators, LG air ventilation system/air-conditioning vent, feature fireplace with wide gas fire, marble hearth and marble-effect surround. Space for large living room furniture, broad sliding glazed window/door leading onto the rear terrace. Door to the side.

DINING ROOM

Carpeted flooring, radiator, uPVC double glazed window to the side elevation, integrated shelving and cupboard space. Archway to:-

KITCHEN

Wood-effect laminate flooring, base and high level kitchen units with an integrated gas hob, integrated ovens, space for washing machine/dishwasher. Central island unit with inset sink with mixer tap. Aga, uPVC double glazed window to the side elevation. Feature domed-style ceiling style. Walk-in larder.

UTILITY ROOM

Continuation of wood-effect laminate flooring. Double width ceramic sink with chrome mixer tap, space and plumbing for

washing machine tumble dryer and plumbing. uPVC double glazed window.

GROUND FLOOR BEDROOM (ONE)

Two radiators, carpeted flooring. Built-in wardrobes with space for double bed, sliding glass panel doors to the rear patio enjoying lovely views of the surrounding trees.

EN-SUITE

Low level WC, walk-in shower with tiled walls and shower unit, bath. Heated towel rail, extractor. Cupboard housing hot water tank. Wall mounted mirrored cabinet.

GROUND FLOOR BEDROOM (TWO)

Carpet flooring, radiator. Two built-in walk-in wardrobes, uPVC double glazed sliding window to the rear elevation. radiator.

EN-SUITE

Carpeted flooring. Low level flush WC, his 'n' hers wash hand basins with wall mounted mirror, raised walk-in shower unit with tiled walls and integrated shower. raised ceramic bath with mirrored walls. Heated towel rail , uPVC double glazed sliding windows.

To the rear of the entrance hall, between both bedrooms, a staircase rises to the first floor, with two Velux windows providing much natural light. Also from the entrance hall, stairs rise to the front half of the property's first floor, leading to:-

FIRST FLOOR

LANDING

Carpeted flooring, radiator. Access to bedroom three, study and the family bathroom. Access to recently resurfaced flat roof to the rear elevation. Airing cupboard housing hot water cylinder and shelving.

BEDROOM THREE

Located to the rear of the house, with carpeted flooring, radiator, uPVC double glazed window overlooking the rear garden. Wardrobe with carpeted flooring, hanging rail and shelving.

EN-SUITE

Carpeted flooring. Low level flush WC, bath, wash hand basin set in vanity unit. Radiator, towel rail, uPVC double glazed windows.

STUDY

Carpeted flooring, uPVC double glazed windows, radiator. Door to boarded loft space. This room could be a small double or a single bedroom.

FAMILY BATHROOM

Carpeted flooring. Wash hand basin, low level button flush WC, ceramic bath with overhead shower. Cupboard housing hot water cylinder and shelf. Access to eaves storage in the loft.

BEDROOM FOUR

Another double bedroom, with carpeted flooring, radiator, built-in wardrobes. uPVC double glazed windows to the rear elevation enjoying lovely surrounding countryside views.

THE EXTERIOR



FRONT

A vast tarmacadam driveway provides ample parking for multiple vehicles. The left-hand boundary is screened by tall shrubbery. An iron double gate opens to the side elevation of the property, where additional gated parking is available. There is access from the front driveway to the garages. There is gated access on the opposite side of the property, leading to the:-

GARAGES

A double garage with tarmacadam flooring, window to the rear elevation. Power provided, ample space for two cars or for storage purposes.

A second double garage is located and accessed off the front driveway (therefore, a four bay garage). There is also rear access to the second double garage, from is a useful room.

REAR

The rear garden is substantial for a property along Budock Vean Lane, and no doubt is its best feature. The garden is mainly level with a gentle slope to the lower parts and is laid to lawn and bordered by mature trees and shrubs, creating a private and tranquil setting. Benefiting from a south-facing aspect, the garden enjoys ample sunlight throughout the day. Additional features include a swimming pool surrounded by stone paving, an enclosed outdoor WC, a designated barbecue area, and rear access to the garage and access into the property.

GENERAL INFORMATION

SERVICES

Mains water, drainage and electricity. Oil fired central heating. LPG gas for the cooker.

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.

DIRECTIONAL NOTE

Proceed into the village of Mawnan Smith and at The Red Lion Inn, continue to bear right, following the signs to Budock Vean, Helford Passage and Port Navas. After leaving the village, continue past Glendurgan and Trebah Gardens on the left-hand side. After a short distance, continue past the signs for The Ferryboat Inn and Helford Passage, continuing towards Port Navas and Budock Vean. Within a quarter of a mile the entrance to the hotel will be found on the left-hand side, immediately after which is the entrance to Budock Vean Lane. Travel along the lane and take the first left, follow the lane around and the last property you come to is 'Abbotts Choice'.





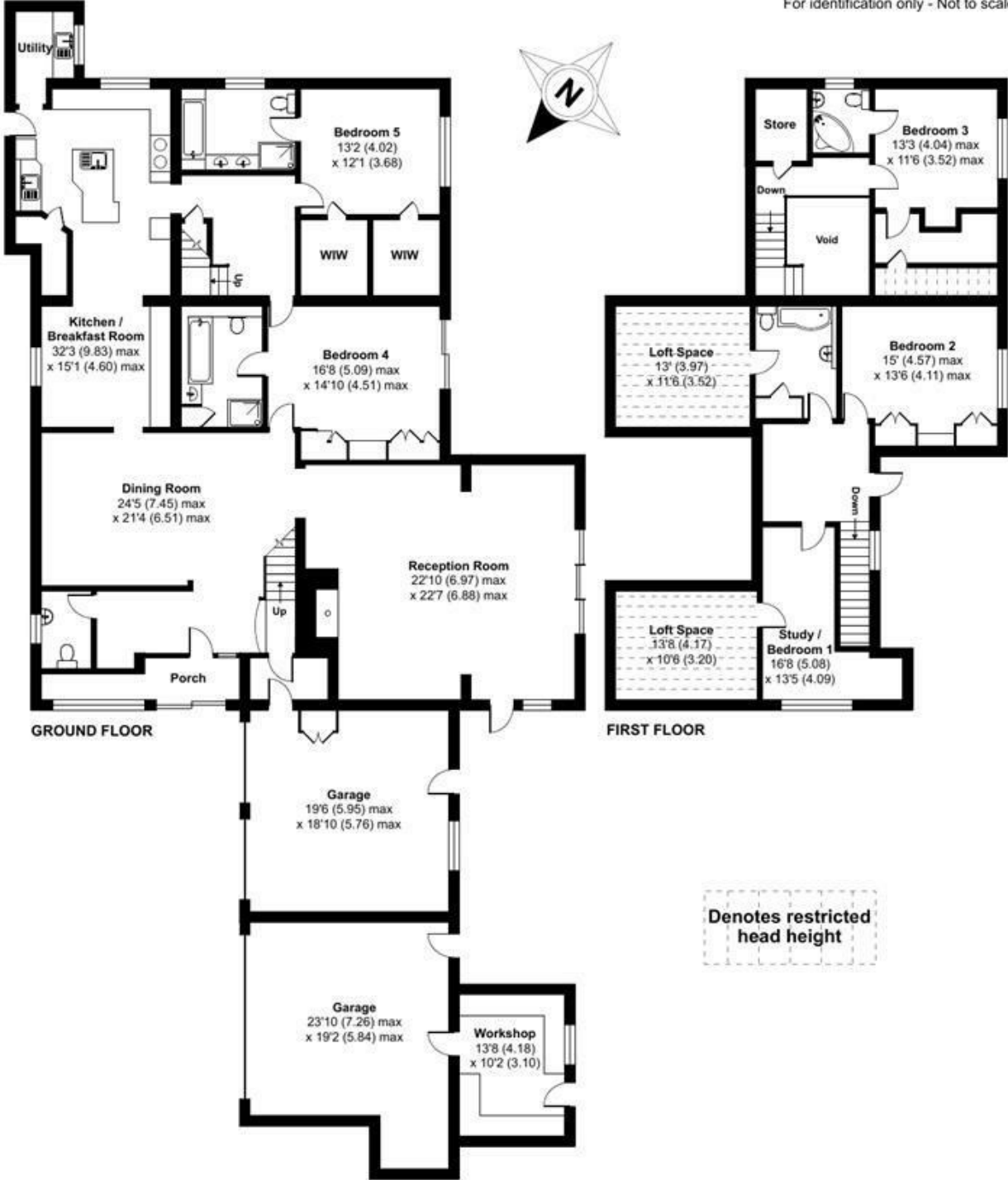


Floor Plan

Budock Vean Lane, Mawnan Smith, Falmouth, TR11

Approximate Area = 3621 sq ft / 336.3 sq m
Limited Use Area(s) = 325 sq ft / 30.1 sq m
Garage = 937 sq ft / 87 sq m
Total = 4883 sq ft / 453.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2025. Produced for Laskowski & Company. REF: 1307300