



Boslowen, Bosanath Valley, Mawnan Smith, Falmouth, TR11 5LL

£1,200,000

Set amidst approximately 1.6 acres of enchanting gardens and grounds, this highly deceptive modern home offers rural seclusion with sweeping valley views and exceptional versatility. Approached by a smartly paved entrance and enjoying a private wooded valley setting near the Helford River, the property offers beautifully finished interiors, including engineered oak and slate flooring, contemporary bathrooms, and a bright, flowing layout that includes a generous kitchen/dining room, spacious living room with wood-burning stove, and a glorious triple-aspect conservatory. With up to 5 bedrooms, including a superb principal suite with dressing room and en-suite, the accommodation is both flexible and family-friendly.

Key Features

- Set in approximately 1.6 acres
- Flexible 4–5 bedroom accommodation
- Superb principal suite with dressing room and en-suite shower room
- Idyllic Helford River setting
- Detached residence with enchanting valley views
- Spacious kitchen/dining room and conservatory
- 3 large detached outbuildings
- EPC rating D



Beyond the house, the lifestyle on offer is truly rare: three substantial detached outbuildings provide exceptional scope for garaging, workshops, storage, studios, or even annexe potential (subject to consents). The gardens sweep around the property with paved terraces, sloping lawns, mature shrubs, and captivating views across rolling countryside, while the grounds merge effortlessly into the surrounding landscape.

A property of remarkable scale, setting, and opportunity - perfect for those seeking Cornish country living with space to grow, create, and enjoy, all within close proximity to the neighbouring villages of Mawnan Smith, Constantine and the harbour town of Falmouth.

THE LOCATION

Boslowen is quietly tucked away on the side of a picturesque wooded valley, between the villages of Mawnan Smith and Port Navas, close to the northern banks of the Helford River estuary.

Port Navas itself is one of south Cornwall's most desirable creekside hamlets, centred around a cluster of traditional stone cottages at the head of the water. The village also boasts a hall, yacht club with restaurant, and access to the sailing waters of the Helford. Everyday shopping and amenities can be found in the nearby villages of Constantine and Mawnan Smith. The vibrant harbour town of Falmouth, with its yacht marinas, university, and thriving cultural scene, lies just a short drive away. For recreation, Budock Vean offers an excellent golf course, and the surrounding countryside, much of it owned by the National Trust and designated an Area of Outstanding Natural Beauty, provides an abundance of idyllic creekside and coastal walks.

Cornwall's transport connections have improved considerably in recent months, with the upgraded A30 offering fast access throughout the county and onwards to the M5 at Exeter. Newquay Airport provides regular services to London and a growing range of European destinations. Falmouth is about 5 miles from the property, while the cathedral city of Truro lies approximately 14 miles away; together they provide the county's most extensive shopping, educational, and commercial facilities. From Truro, there is a direct mainline rail link to London Paddington.

THE ACCOMMODATION COMPRISES

Approached from the side, the property reveals its front aspect via a paved walkway, bordered by decorative shingle and rugged stonework. This elegant approach gives way to the sloping lawn, commanding truly majestic views across the surrounding countryside. A single step, finished with sandstone paving slabs, rises to the front entrance, where a green-painted front door opens into the welcoming foyer.

ENTRANCE LOBBY

With engineered oak flooring and an elegant ash staircase with matching balustrade, rising to the first floor level, with practical under-stair storage cupboard. Doors to the living room, utility room, kitchen, bedroom, study/bedroom, and one of the two family bathrooms.

LIVING ROOM

A bright, spacious double aspect reception room with engineered oak flooring, uPVC double glazed window to the side elevation, with slate sill, and French doors opening onto the front elevation with views across the valley. Feature wood-burning stove set on a large slate hearth with granite mantel above. Recessed lighting. Door to the:-

KITCHEN/DINING ROOM

Predominantly laid with oak flooring, with slate tiling to the kitchen area. Individually crafted ash kitchen units, central breakfast bar/island with wooden worktop, integrated stainless steel sink/drainage with mixer tap, tiled splashbacks. Tall Liebherr fridge/freezer, Miele dishwasher. Oil-fired Heritage Duette cooker servicing domestic hot water and the radiators on the first floor, with illuminated AEG extractor hood. A uPVC double-glazed casement window overlooks the paved terrace to the side. The dining area offers ample space for furniture, with uPVC double-glazed window to the side elevation. Double door opening into the:-

CONSERVATORY

Triple aspect with full-height uPVC double glazing to three elevations and roof, together with porcelain tiled flooring. Double doors open onto the paved terrace, creating a versatile space, ideal for dining or additional seating.

BEDROOM FOUR

Finished with engineered oak flooring and recessed lighting, with a uPVC double-glazed casement window to the front elevation, with slate sill and enjoying uninterrupted, captivating views across the valley.

EN-SUITE

A three piece suite comprising low flush WC, floating wash basin with mixer tap and tiled splashback, and integrated shower with glazed screen and handheld shower attachment. Wall-mounted mirror-fronted cabinet, extractor fan. uPVC double glazed window to the side elevation providing natural light and ventilation. Slate flooring.

STUDY

Currently used as a study, offering ample space to utilise as a snug or occasional bedroom, if desired. uPVC double glazed window, recessed lighting, engineered oak flooring.

UTILITY ROOM

Finished with slate flooring and fitted with a range of modern eye and waist level units complemented by stone-effect roll top worksurfaces. Including an integrated ceramic sink/drainage and mixer tap, tiled splashbacks, and a Miele washing machine. Extractor fan, electrical consumer unit. Cupboard housing Ultrasteel pressurised hot water tank. Half glazed door leading to rear paved courtyard with a lean-to Omega canopy, uPVC double glazed window.

FAMILY BATHROOM

Finished with slate flooring and multi-coloured tiled splashbacks. Fitted with a low-level button flush WC, bathtub with chrome mixer taps, and a vanity unit incorporating wood worktops and an integrated ceramic wash basin with chrome mixer tap. Additional features include a wall-mounted mirror-fronted medicine cabinet, extractor fan, and uPVC double-glazed casement window to the side elevation.



From the hallway, stairs rise to the:-

FIRST FLOOR

LANDING

With eaves storage airing cupboard, wooden Velux window to the rear elevation, and hatch access to insulated loft. Doors lead to remaining bedrooms and bathroom.

BEDROOM ONE

A spacious full width double aspect principal bedroom with storage cupboards within the eaves, radiator, carpet flooring, Velux window to the rear elevation, and uPVC double-glazed window to the front elevation. Inset downlights. Door to the en-suite and the:-

DRESSING AREA

Providing two deep fitted wardrobes, and further storage cupboards.

EN-SUITE

A three piece suite comprising low flush WC, twin integrated ceramic sinks with mixer taps, set on a wooden worktop with vanity storage below, and walk-in shower with overhead shower, glazed sliding screen and tiled splashbacks. Extractor fan, Velux window to the rear elevation. Engineered oak flooring, heated towel rail.

BEDROOM TWO

A triple-aspect double bedroom with carpet flooring and uPVC double-glazed window overlooking the side garden, and Velux windows to two elevations. Inset downlights, radiator.

FAMILY BATHROOM

A three piece suite comprising low flush WC, vanity unit with ceramic sink and chrome mixer tap and bath with mixer tap. Part tiled walls, laminate flooring, heated towel rail, extractor fan. Inset downlights. Spacious storage cupboard. Wooden Velux window to the rear.

BEDROOM THREE

Carpet flooring, recessed lighting, access to eaves storage, uPVC double-glazed window to the front, and separate Velux window. Well-proportioned with ample room for bedroom furniture. Radiator.

THE EXTERIOR

OUTBUILDINGS

A notable feature of the property is its three large detached block-built outbuildings with exterior lighting, offering outstanding versatility. This is truly rare and the quality of build is very high, including pitched natural slate tiled roofs.

DOUBLE GARAGE

Block-built beneath a pitched natural slate roof, with two roller shutter doors accessed via gently sloping concrete ramps. With power and light, and additional storage within the roof voids. Two uPVC double-glazed windows to either side. To the rear, a useful utility area with ceramic sink, space plumbing for washing machine and tumble dryer, extractor fan and WC, as well as uPVC double-glazed door providing secondary access. The borehole water filtration system is housed in this area. External water supply.

GARDEN IMPLEMENT/BOAT STORE

Situated behind the double garage, this large block-built structure features a wide Hormann roller shutter door. Power and light, and side access via a uPVC glazed door. A versatile space, equally suitable as a garage, workshop, or conversion to annexe accommodation (subject to consents). To one side there is a large lean-to log store with natural slate roof.

WORKSHOP/POTTING SHED

Located at the far end of the grounds and approached via a gravel track past the greenhouse, bordered by a raised stone wall and lawn with mature shrubs adjoining farmland. Triple aspect with three uPVC double glazed windows. Roof storage. External water supply. Power. Benefiting from rear-facing views over neighbouring farmland with a sunny aspect. A separate entrance leads to a 'potting shed' with concrete floor, uPVC obscure glazed window, roof storage, and power supply.

GARDENS AND GROUNDS

Boslowen is surrounded by richly stocked gardens and grounds extending to around 1.6 acres, creating a setting as impressive as the house itself. A pair of wooden gates set between granite posts herald the entrance, opening onto a sweeping driveway. Flanked by stone walls, mature shrubs, and graceful trees, the upward approach to the property has magnificent, unfurling valley views stretching far into the distance. Additional parking for up to five cars.

The grounds rise from the lane, the drive bordered with banks of established planting, while to the rear and side the gardens open into broad sweeps of lawn, edged with stone walls and natural hedging. Gently sloping and beautifully framed, these green spaces offer both structure and serenity, perfectly complementing the rural backdrop.

GENERAL INFORMATION

SERVICES

Mains electricity is connected. Private drainage via Balmoral treatment tank. Private borehole water supply. Oil fired central heating. Underfloor heating to the ground floor, except for the conservatory. Oil fired central heating via radiators on the first floor.

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Freehold.

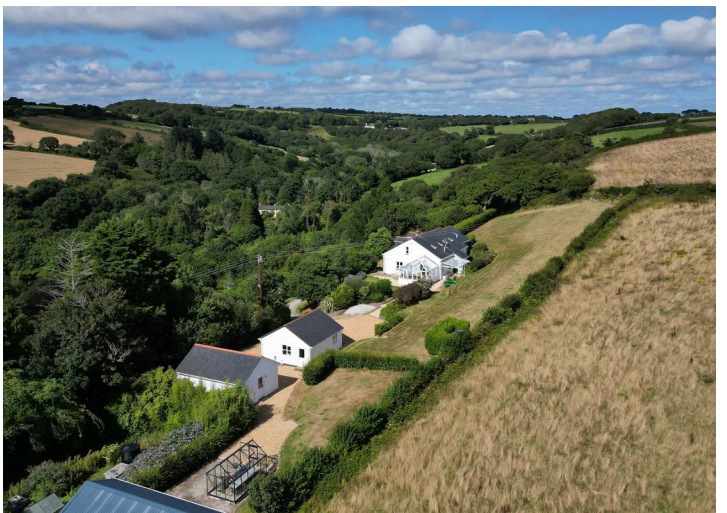
VIEWING

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

DIRECTIONAL NOTE

Just before entering the village of Mawnan Smith from the direction of Penwarne and Argal Reservoir, turn right before the sign for Mawnan Smith. Proceed past Boskensoe Farm buildings on the left-hand side and take the first turning left. Continue along this lane for approximately 0.7 miles, where the gated entrance will be found on the left-hand side, signposted 'Boslowen'.





Floor Plan

Bosanath Valley, Mawnan Smith, Falmouth, TR11

Approximate Area = 2292 sq ft / 212.9 sq m

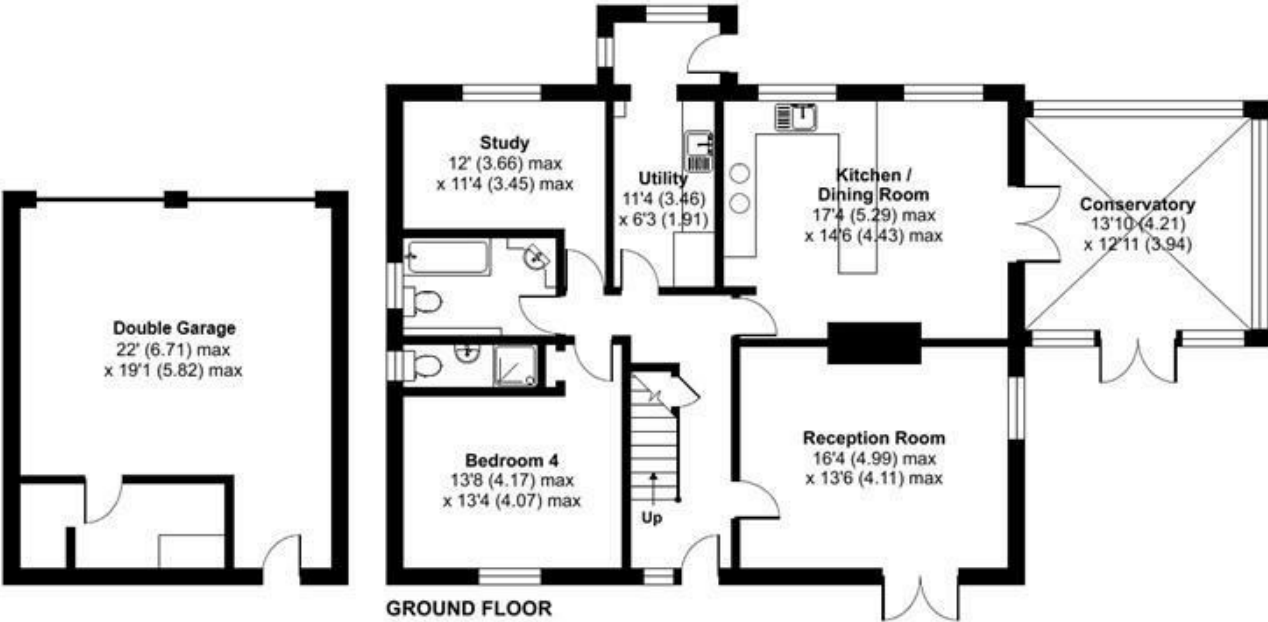
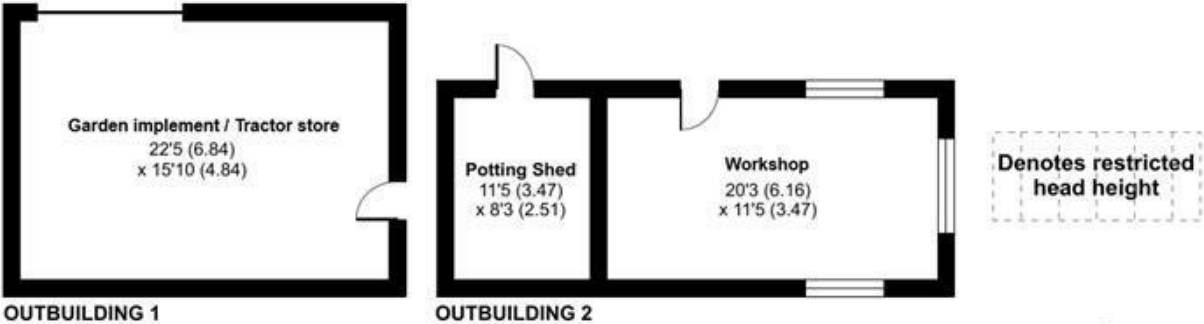
Limited Use Area(s) = 143 sq ft / 13.2 sq m

Garage = 418 sq ft / 38.8 sq m

Outbuildings = 685 sq ft / 63.6 sq m

Total = 3538 sq ft / 328.6 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). © ntdhcom 2025. Produced for Laskowski & Company. REF: 1362150