



## Port Navas

A detached three bedroom bungalow  
Idyllic location, close to creekside  
Extensive, secluded mature gardens  
Spacious kitchen/dining room, lounge  
Shower room/wc combined  
Bedroom one with en-suite facilities  
Conservatory and Sun room  
Garage and off street driveway parking  
Being sold with 'no onward chain'  
Ideal home or investment

**Guide £695,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND E**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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REF: SK7120



Warren Cottage is a highly individual detached residence which is set in a sought after idyllic, picturesque location of Port Navas with suburb gardens and a short walk to the tidal creek and foreshore of the Helford River.

The property has spacious accommodation in brief comprising; an entrance hallway, hallway cupboard/WC, lounge area through to conservatory, dining room, kitchen/dining room, three bedrooms and a family bathroom/wc combined.

Warren Cottage is an exclusive property that is being sold with the additional benefit of no onward chain and offers a vast amount of potential for any new purchaser to customise the property to their own taste and requirements. The lucky new owners will share the love of nature in beautiful Port Navas and the quayside. Helford River has played an important part over the years for local miners from the quarry in Constantine and the famous Port Navas yacht club that was founded in 1958 which is an integral part of this picturesque village. The well renowned Trengilly Wartha Inn is popular for food and fine ales and there are beautiful walks, cycle routes within the area. The neighbouring villages of Constantine and Mawnan Smith provide everyday facilities whilst the bustling town of Falmouth is a twenty minute drive away.

#### **THE ACCOMMODATION COMPRISES**

Approached from a sweeping driveway into an entrance hall with UPVC double glazed doors, and a door leading into the

#### **HALLWAY**

With Parquet flooring and doors leading to a potential downstairs WC, (used to be a WC). The entrance hall is large in size, with a radiator, a loft space ladder, a central ceiling light and thermostat controls, eight panelled door leading to:

#### **SITTING ROOM 3.58m (11'9") x 4.55m (14'11")**

L-Shaped with wooden flooring, an open log fire with black slate hearth, inset ceiling spotlights, radiator, natural wooden floorboards, UPVC double glazed patio doors leading to:



#### **CONSERVATORY 3.05m (10'0") x 2.97m (9'9")**

A hexagonal shaped conservatory of UPVC double glazed construction on a low brick wall enjoying views over the garden, vinyl flooring.



#### **KITCHEN/DINER 3.12m (10'3") x 6.38m (20'11")**

Fitted with a comprehensive range of light wood effect matching wall and base units with chrome handles, roll top work surfaces over incorporating a stainless steel 1 1/2 bowl single drainer sink unit with chrome mixer tap, AEG stainless steel 1 1/2 ovens set in housing, AEG induction hob and extractor fan, two large radiators, wall lights and space for various appliances, broad UPVC double glazed window with roller blind looking into the sun room, wood multi-paned internal door to:





**SUNROOM 2.84m (9'4") x 2.26m (7'5")**

Of UPVC double glazed construction and overlooking the front garden, glazed door to the side leading to the veranda, vinyl flooring.

**SHOWER ROOM 1.68m (5'6") x 3.56m (11'8")**

A fully tiled shower room in white with double fitted shower cubicle with electric shower and glass screen, a low level flush WC, wash hand basin set on a white vanity unit,, ladder style heated towel rail, UPVC double glazed frosted window, extractor fan, door to an airing cupboard housing a hot water tank.

**BEDROOM ONE 3.30m (10'10") x 3.33m (10'11") (plus door recess)**

With wooden flooring and built-in wardrobes, UPVC double glazed windows, central ceiling pendant light, radiator.

**EN-SUITE**

A fully tiled shower area with Gainsborough electric shower, white sink and low level flush WC.

**BEDROOM TWO 3.20m (10'6") x 3.30m (10'10") plus door recess and wardrobe**

UPVC double glazed window overlooking the rear garden with wooden flooring, central ceiling, pendant light and radiator.

**BEDROOM THREE 2.67m (8'9") x 2.57m (8'5")**

With UPVC double glazed window overlooking the enclosed rear garden, strip light, radiator and wooden floor.

**GARAGE 2.59m (8'6") x 7.06m (23'2")**

The garage houses the boiler and has access from the back door leading onto the enclosed rear gardens.

**SERVICES**

Septic tank (due to be emptied), oil fired boiler.

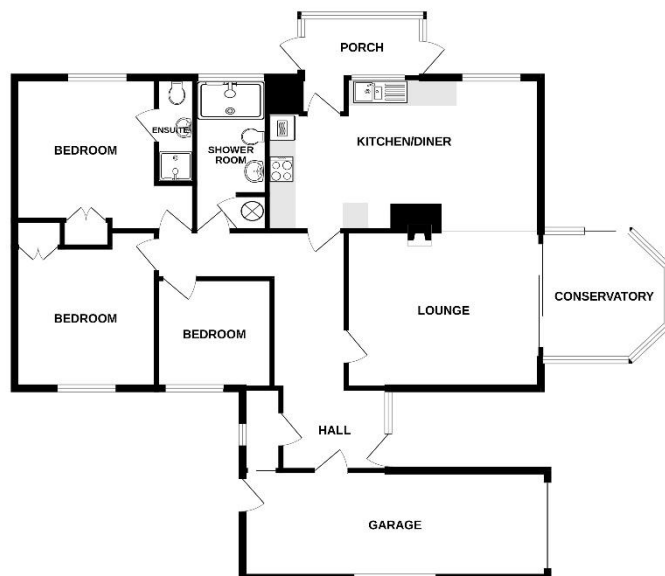
**COUNCIL TAX** Band E.**MONEY LAUNDERING**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





GROUND FLOOR  
1339 sq.ft. (124.4 sq.m.) approx.



TOTAL FLOOR AREA: 1339 sq.ft. (124.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should not be used as a basis for any prospective purchase. The plan is not to scale and is not intended to be used as a guide to the actual dimensions of the property. It is not intended to be used as a guide to the actual dimensions of the property. It is not intended to be used as a guide to the actual dimensions of the property. It is not intended to be used as a guide to the actual dimensions of the property.

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