



Oak Cottage, Budock Vean, Mawnan Smith, Falmouth, TR11 5LJ

Guide Price £950,000

A beautifully presented and maintained detached residence, located in the highly sought-after location of Budock Vean, with the many delights of the Helford River 'on the doorstep'. Being offered for sale for the first time since construction approximately 10 years ago, and thoughtfully designed by the current owner to maximise space and natural light, whilst providing a versatile family home with up to 6 bedrooms. This modern property comprises, on the ground floor: a wonderful dining hall with broad windows overlooking the south-facing gardens, superbly appointed triple aspect kitchen/dining room with access to the sun terrace, dual aspect living room with wood-burning stove, 2 double bedrooms (the principal with an en-suite shower room and private dressing room), study, utility room and cloakroom. On the first floor are 2 further generous double bedrooms, family bathroom and second kitchen, ideal for multigenerational living, whilst providing the potential for a first floor reception room or 6th bedroom. The impeccably maintained gardens extend to all sides of the property, with the level rear lawn facing directly south, making the most of the sunny position. The gated driveway offers parking for a number of vehicles and gives access to the attached garage.

Key Features

- Detached residence, just yards from Budock Vean Golf course and close to Helford Passage
- Outstanding dining hall, sociable kitchen/diner and dual aspect living room
- Solar thermal panels and air source heat pump with under-floor heating throughout
- Gated driveway with plenty of parking and attached garage
- Beautifully designed, modern and versatile accommodation
- Up to 6 bedrooms - ground floor principal with en-suite and private dressing room
- Superb south-facing lawned gardens and wonderful rural views
- EPC rating C



THE LOCATION

Budock Vean is one of the area's most sought-after residential addresses, just a 'stones throw' from Budock Vean Hotel and its outstanding leisure amenities that includes a golf course. The beautiful tree-lined sailing waters of the Helford River are readily accessible from nearby Port Navas and Helford Passage, home of The Ferry Boat Inn and from where a passenger ferry leads to Helford Village, giving access to the South West Coast Path along the shoreline of The Lizard peninsula. A number of beaches are within a 10-15 minute walk of the property.

The nearby village of Mawnan Smith, just one and a half miles distant, and provides excellent day-to-day amenities including a highly regarded county primary school, church, thatched public house, hairdressers, cafe, doctors surgery, active village hall, garage, convenience stores, and regular bus service to Falmouth - five miles distant.

Nearby Helford Passage is home to The Ferryboat Inn, and between Budock Vean and Mawnan Smith are the famous sub-tropical gardens of Trebah and Glendurgan. Beautiful clifftop walks along the South West Coast Path lead to the sandy bathing beach of Maenporth; Falmouth is an approximate fifteen minute drive away, and the cathedral city of Truro, the county's retailing, commercial and educational centre, can be reached within half an hour.

THE ACCOMMODATION COMPRISES

Bespoke handmade oak framed storm porch with a slate tiled pitched roof, stone wall and slate paving. Obscure glazed oak front door to the:-

DINING HALL

A beautiful light and bright dining hall with one's eye instantly drawn to the large full width floor-to-ceiling south-facing window providing a wonderful outlook over the mature lawned gardens. Additional natural light is provided by two large Velux windows. This sociable dining hall provides plenty of space for a large family dining table and chairs, with oak double doors opening to the living room and oak door to the kitchen/dining room. An oak staircase rises to the first floor, with large under-stair storage cupboard providing hanging rail and shelving. Further oak doors give access to the principal ground floor bedroom, bedroom four, study/bedroom five and cloakroom/WC. Wood-effect laminate flooring with under-floor heating, ceiling light, positive ventilation system.

LIVING ROOM

A delightful dual aspect reception room with high ceiling and double glazed French doors with windows to either side opening onto the south-facing terrace and lawned garden beyond. Further double glazed window to side aspect, stone fireplace housing cast iron wood-burning stove set on slate hearth with oak mantel above. Built-in shelving to one side of the fireplace and built-in log store to the other. Wood-effect laminate flooring with under-floor heating. Ceiling light, wall mounted lights, TV aerial point.

KITCHEN/DINING ROOM

This beautifully light and bright south-facing kitchen/dining room certainly has the 'wow factor'. A wonderful space for families and the ideal space for entertaining guests.

KITCHEN AREA

The beautifully appointed kitchen provides a large number of eye and waist level units including deep pan drawers. Integrated fridge and freezer, integrated AEG double electric fan assisted oven, integrated AEG dishwasher, granite worktop with inset AEG induction four-ring hob, inset one and a half bowl Franke stainless steel sink incorporating a macerator with chrome swan neck mixer tap. Large central island unit with solid oak worktop providing the ideal space for baking and food preparation, with cupboards and drawers providing even more storage space. Tiled flooring with under-floor heating, recessed ceiling lights, positive ventilation system. Glazed oak door to utility room.

DINING AREA

A wonderful dining space with high oak beamed ceiling, full width dual aspect double glazed windows overlooking the south-facing gardens, together with double glazed bi-fold doors opening onto the sun terrace - great for entertaining, especially during the summer months. Continuation of tiled flooring with under-floor heating, range of further matching storage cupboards.

UTILITY ROOM

A good sized practical utility room with space and plumbing for washing machine, space for tumble dryer, eye and waist level units with roll-top worksurface incorporating a stainless steel sink/drainage unit with mixer tap, space for additional freezer, wall mounted consumer unit, recessed ceiling spotlights, positive ventilation system. Tiled flooring with under-floor heating, oak door to storage cupboard with shelving, further oak door to garage.

BEDROOM ONE

A beautifully appointed principal ground floor bedroom, generous in size with the luxury of a spacious walk-in wardrobe. Double glazed window to side aspect, carpeted flooring with under-floor heating, oak door to the:-

EN-SUITE SHOWER ROOM

Large walk-in double shower cubicle with fully tiled surround and boiler-fed twin head shower with glass shower screen. Vanity unit incorporating storage with granite worktop, inset wash hand basin with mixer tap and tiled surround. Dual flush concealed cistern WC, wall mounted mirror with integrated lighting, recessed ceiling spotlights. Positive ventilation system. Obscure double glazed window to side aspect, heated towel rail. Tiled flooring with under-floor heating.

BEDROOM FOUR

A small double or a good sized single bedroom with double glazed window to front aspect. Ceiling light, positive ventilation system, built-in wardrobe with hanging space and shelving. Carpeted flooring with under-floor heating, TV aerial point.

STUDY/BEDROOM FIVE

Currently utilised as a study with potential for use as a fifth bedroom. Double glazed window to front aspect, ceiling light, positive ventilation system. Telephone and broadband points, wood-effect laminate flooring with under-floor heating.

FIRST FLOOR



LANDING

Providing a feeling of space, with enough room for a comfortable chair and desk, should an additional study area be required. Double glazed window to front aspect overlooking rolling countryside. Oak balustrade, carpeted flooring with under-floor heating, ceiling light, recessed spotlights. Positive ventilation system. Oak doors to bedrooms two and three, family bathroom, second kitchen and walk-in airing cupboard housing large hot water cylinder and under-floor heating controls, with shelving and light. Loft hatch to insulated loft.

BEDROOM TWO

Over 19' (5.79m) in length, this considerable double bedroom is currently configured to provide both sleeping and comfortable seating areas. The double glazed window to rear aspect enjoys a wonderful outlook over the south-facing gardens, to fields beyond and countryside in the distance. Further natural light is provided by a west-facing Velux window. Two ceiling lights, positive ventilation system, carpeted flooring with under-floor heating. Built-in wardrobe with hanging rail and shelving. This large bedroom provides the potential to accommodate an en-suite shower room (subject to any necessary consents).

BEDROOM THREE

A delightful, light and bright double bedroom, with double glazed window overlooking the south-facing garden, adjacent fields and countryside in the distance. Ceiling light, positive ventilation system, carpeted flooring with under-floor heating. Built-in wardrobe with shelving and hanging rail. Door to:-

STORE ROOM

A versatile room, ideal as a dressing room with potential to provide a sizeable en-suite bathroom (subject to any necessary consents). Large south-facing Velux window, wood-effect laminate flooring.

SECONDARY KITCHEN

Currently configured as a secondary kitchen, easily transformed to either a sixth bedroom, snug, additional bathroom or substantial en-suite to bedroom two. Fitted with a range of eye and waist level units, roll-top worksurface with one and a half bowl stainless steel sink/drainage unit with mixer tap, integrated four-ring induction hob with electric fan assisted oven under, tiled splashback. Double glazed window to front aspect with far-reaching views over neighbouring fields and countryside in the distance. Tiled flooring with under-floor heating, recessed ceiling lights, positive ventilation system.

FAMILY BATHROOM

A well appointed bathroom with white suite comprising panelled bath with mixer tap and tiled surround, walk-in shower cubicle with boiler-fed shower, tiled surround and glass shower screen, concealed cistern dual flush WC. Heated towel rail/radiator, tiled flooring with under-floor heating. Recessed ceiling lights. Vanity unit housing wash hand basin with mixer tap and tiled splashback. Positive ventilation system. Double glazed window to front aspect overlooking fields opposite and rolling countryside in the distance.

THE EXTERIOR

'Oak Cottage' is approached via electric oak double gates that give access to a brick paved driveway providing parking for approximately four/five vehicles and leading to the attached garage. The mature front gardens contain a number of low level flower beds, well stocked with a vast number of colourful shrubs. The front garden is enclosed by attractive low stone walling. The broad plot allows access to the rear garden from both sides of the property. The right-hand side gardens are laid to lawn, with further mature and well stocked low level flower beds containing rhododendrons, magnolias, hydrangeas and an attractive olive tree. In addition, there is a handmade timber and slate tiled log store. To the left-hand side of the property, the brick paved driveway extends to the rear, providing an additional parking space adjacent to the:-

GARAGE

Attached garage with remote controlled electric garage door. Power and light.

REAR GARDEN

The south-facing mature lawned gardens are a delight. The beautifully maintained level lawn is bordered by well stocked colourful shrubbed borders providing an abundance of colour all year round. Beyond the lawn to the rear of the garden is the perfect place for a vegetable plot. There is a small patio and a low stone wall boundary between 'Oak Cottage' and adjoining fields. The paved sun terrace, which can be accessed by both the kitchen bi-fold doors and living room French doors, is the ideal spot for outside entertaining - a wonderful sheltered position that makes the most of the sunny, south-facing orientation.

GENERAL INFORMATION

SERVICES

Private drainage by means of a bio pure sewage treatment system. Mains electricity and water are connected to the property. Telephone points (subject to supplier's regulations). Air source heat pump servicing domestic under-floor heating. Solar thermal panels owned outright and providing hot water.

COUNCIL TAX

Band G - 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

What3Words location - ///gazes.trails.buzzing







Budock Vean, Mawnan Smith, Falmouth, TR11

Approximate Area = 2431 sq ft / 225.8 sq m

Limited Use Area = 85 sq ft / 7.9 sq m

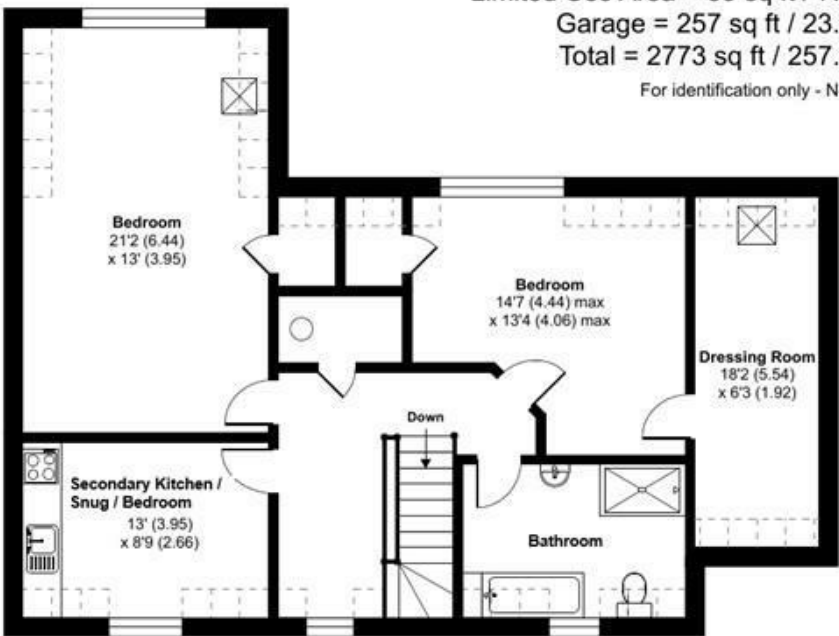
Garage = 257 sq ft / 23.9 sq m

Total = 2773 sq ft / 257.6 sq m

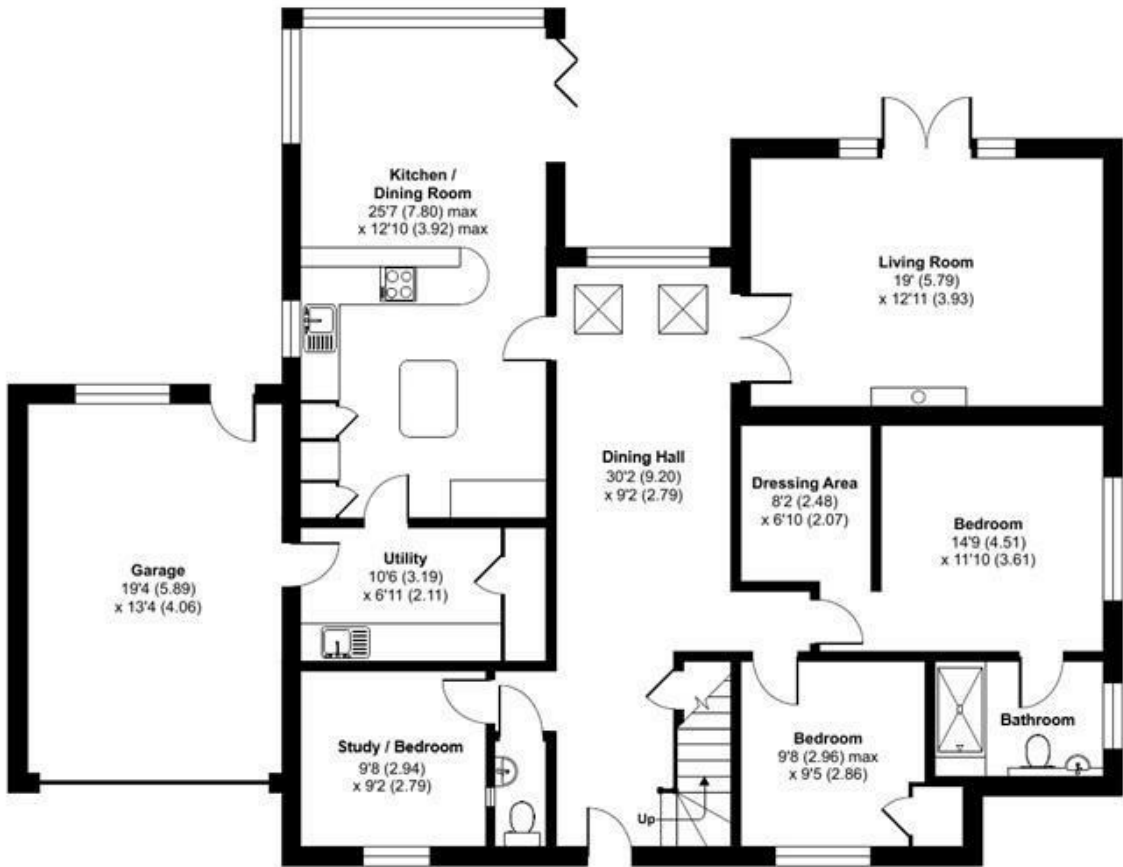
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Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n2dcom 2025. Produced for Laskowski & Company. REF: 1355429