

HARBOUR LIGHTS  
ST GLUVIAS

**JONATHAN**  

---

**CUNLIFFE**

*Harbour Lights, Gorran Gorras, St Gluvias, Penryn TR10 9LQ*

A spacious waterfront home on a small peninsula, set in over 3 acres of private grounds with river frontage and panoramic views across Falmouth Harbour

- 4 bedrooms, 2 bathrooms • Extensive living accommodation
- Peninsula setting with river views • Set in 3.2 acres of private grounds
- Meadow and tidal creek frontage • Excellent eco credentials
- Large garage/workshop • Exquisite cabin and garden studio • 3552 sq ft • EPC C













## SETTING THE SCENE

Harbour Lights is situated between the historic university town of Penryn and the charming riverside village of Flushing, enjoying a particularly sunny aspect beside the upper reaches of the Fal Estuary. This area of 28 minor creeks and rivers constitutes the third largest natural harbour in the world.

The only dwelling fronting the creek on this peninsula, the aptly named Harbour Lights is flanked by open farmland, with mature oak and palms, a wild-flower meadow running down to the waters edge, a small orchard and the sounds of numerous garden and estuary birds. Set in a wonderful hillside position it holds a vast panorama that stretches across Falmouth Harbour to the Roseland peninsula beyond, framed by the town of Falmouth and village of Flushing on opposite banks of the river.

A stroll down the estuary takes you across beautiful unspoilt countryside to Trevisson boatyard, where there is a slipway, boat storage and moorings - so endless great potential to keep a boat. Further along, you reach the village of Flushing, which has wonderful amenities including a village store, two pubs and a café on the quay along with an active local community with both a sailing and gig-rowing club. The vibrant town of Penryn lies at the head of the river in the other direction, with many brilliant eateries, independent shops and galleries and great transport links.

The house is also ideally placed for access to Falmouth harbour; the Carrick Roads and all tributaries of the River Fal, providing arguably some of the finest sailing waters available. Mylor Yacht Harbour is about a mile and a half away and provides excellent facilities including a marina with pontoon and swinging moorings, chandlers and a full range of marine services. There are many beautiful estuary walks right on your doorstep, around Trefusis headland, to Mylor harbour and beyond.

## THE TOUR

Occupying a truly unique waterfront position on a private headland nestled into the outer reaches of the Falmouth and Penryn tidal waterways, the house sits near the top of its generous grounds and holds mesmerising maritime views down the Penryn River, across Falmouth Harbour to St. Anthony's Lighthouse. A stroll down the garden, through the wild-flower meadow and along the estuary, takes you to the charming village of Flushing in one direction and the historic town of Penryn in the other. Fantastically located, the house has many famed and vibrant amenities – including Flushing Farmers market – within easy reach, yet still feels exceptionally private due to its tucked away position.

Unfolding over 3552 sq ft, the light-filled voluminous home comprises three bedroomed upper ground floor, with additional, flexible accommodation on the lower ground floor. With a series of exceptionally generous living areas, original wooden parquet can be found underfoot and vast amounts of glazing perfectly capture the far-reaching views. Dating from the 1960s, inside it is fair to say the property is true to its era, but has been lovingly maintained and, and as such, offers huge scope for remodelling or indeed complete rebuild subject to the necessary consents.

## STEP OUTSIDE

Approached via a private drive and surrounded by open farmland, the house is exceptionally private, unveiling itself admits 3 acres of beautiful grounds in an unrivalled riverside setting. Established gardens containing colourful and sub-tropical plants surround and descend to the wild-flower meadow below. Meandering through the pedestrian gate at the far end, you reach the creek where there is direct frontage – the perfect spot to launch a paddle board or rowing dinghy!

Dotted amongst the grounds are a number of beautiful outbuildings and architectural delights, including an exquisite guest house and a contemporary studio/home office. There is a large area of private parking accompanied by a generous garage and workshop.

## SERVICES

Mains water and electricity supplemented with 3.7kW solar panels and home battery, private drainage and ground source heat pump. Fibre to the property (FTTP) broadband.

## DISTANCES (All distances approximate)

Penryn 1 mile, Falmouth 3 miles, Truro (main line station) 9 miles and Newquay Airport 28 miles

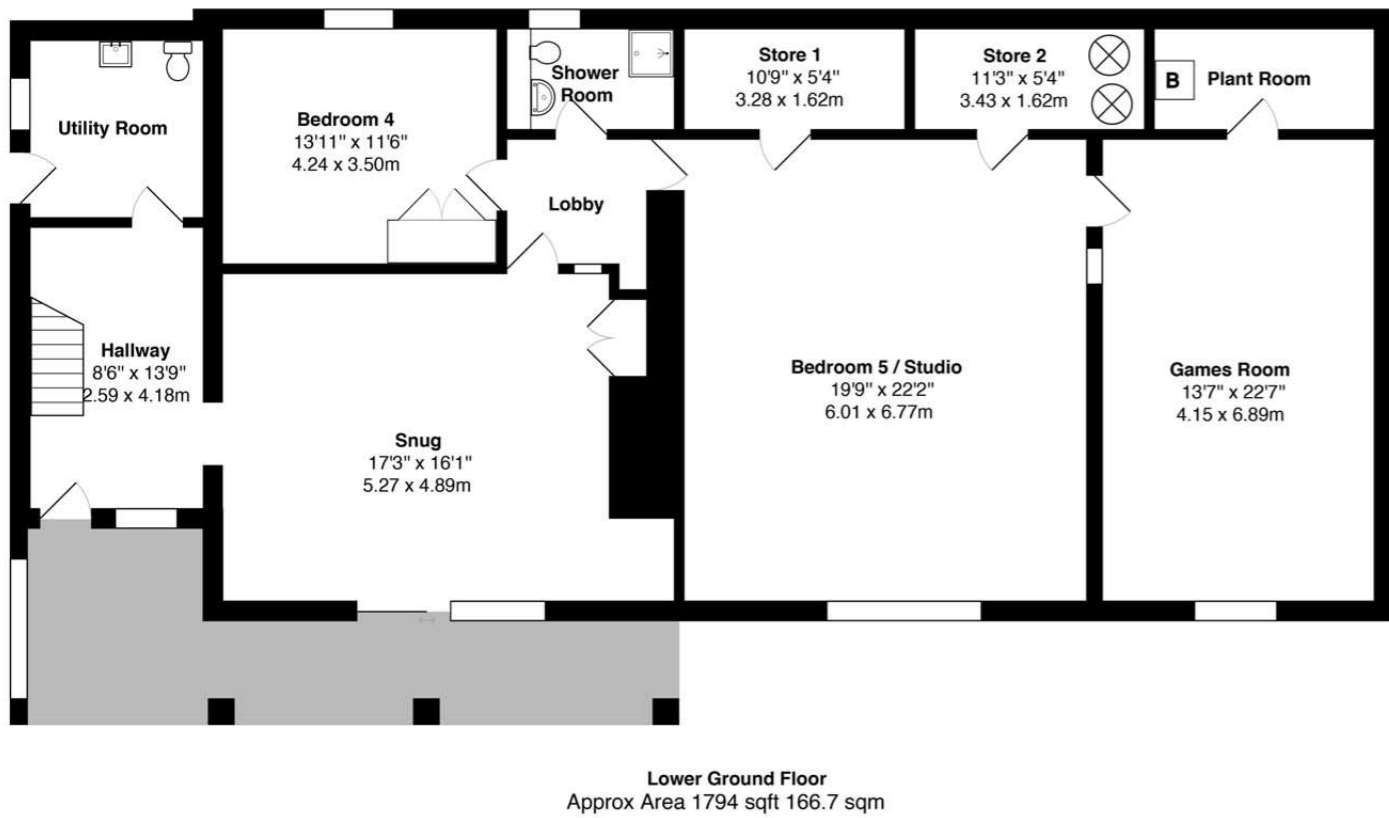
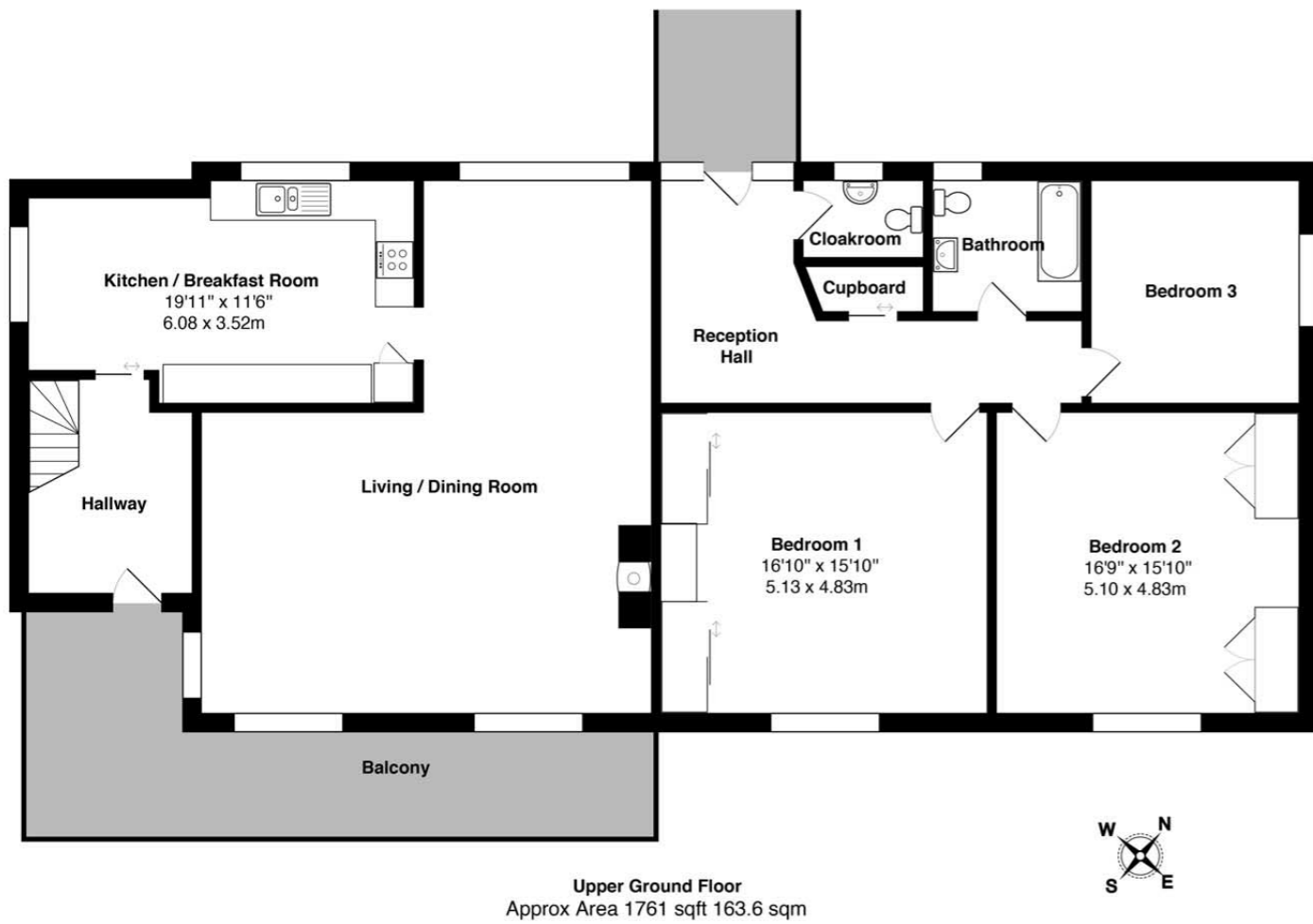
## WHAT3WORDS LOCATION

///short.someone.waking

## COUNCIL TAX BAND

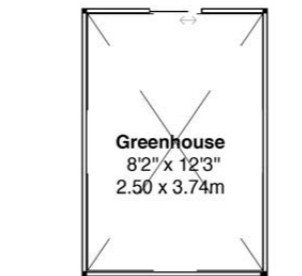
G



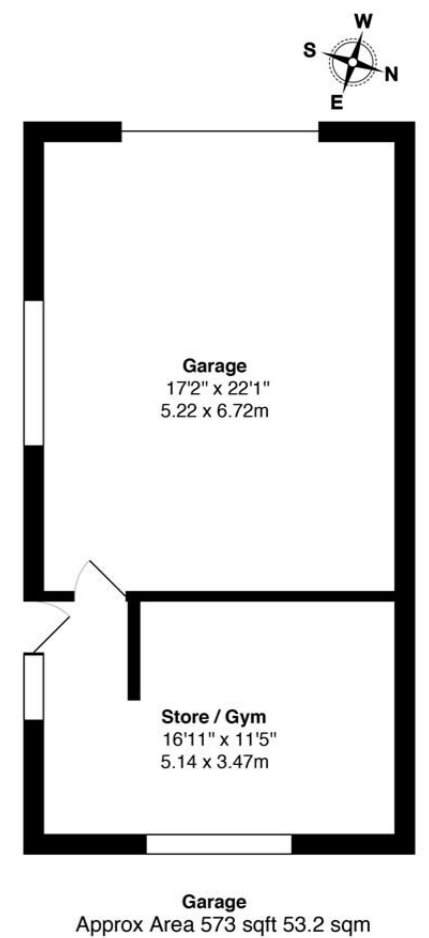
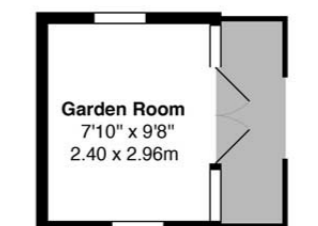
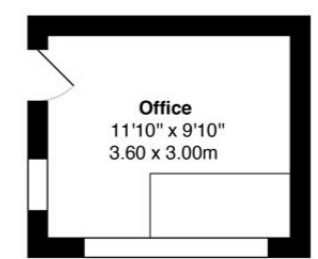


**HARBOUR LIGHTS LOVE LANE BUSVANNAH PENRYN TR10 9LQ**  
**TOTAL APPROX. FLOOR AREA 4648 sqft (431.8 sqm)**  
(excluding porch, balconies)

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		36 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**ANTI-MONEY LAUNDERING REGULATIONS**

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FUNDING**

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

**IMPORTANT NOTICE**

Jonathan Cunliffe, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of clients or otherwise. They assume no responsibility for any statement that may be made in these particulars, which do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Jonathan Cunliffe have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**JONATHAN**  

---

**CUNLIFFE**

[jonathancunliffe.co.uk](http://jonathancunliffe.co.uk)