



Fox Manor
Budock Water | Falmouth | Cornwall | TR11 5DZ

 FINE & COUNTRY

STEP INSIDE

Fox Manor

Tucked away at the end of a long, private driveway and set within approximately eight acres of exquisite grounds, Fox Manor is an exceptional detached residence of rare distinction. This impeccably presented 1930s home offers an extraordinary blend of period elegance and contemporary refinement, delivering a lifestyle of privacy, tranquillity and understated luxury.

Meticulously renovated throughout, the principal house provides five beautifully appointed bedrooms, complemented by a separate two-bedroom detached cottage, ideal for guests, extended family or ancillary accommodation. Every element of Fox Manor has been thoughtfully curated, with breathtaking interior design evident in every room and an uncompromising attention to detail that elevates the property to a truly special offering.

The approach to the house immediately sets the tone, revealing a home of quiet grandeur and timeless appeal. The spacious entrance hall is a statement in itself, showcasing striking chequered stone flooring, a sweeping open staircase and elegant stained-glass detailing, all combining to create a memorable first impression.

The heart of the home is the magnificent kitchen and dining room, where beautifully restored original wood panelling sits in perfect harmony with a contemporary kitchen installation. Solid quartz worktops, an AGA, and refined finishes create a space that is both highly functional and visually stunning, ideal for both everyday living and entertaining on a grand scale. Off the kitchen, a delightful walk-in pantry provides additional storage and practicality, seamlessly blending convenience with style.

The living and sitting rooms are generous, light-filled and rich in character, featuring classic 1930s bay windows, restored flooring and open fireplaces that bring warmth and charm to each space. The remainder of the ground floor accommodation includes a well-equipped gym, a utility room, and a study/office, providing versatile spaces for both work and leisure. Large windows frame glorious views across the surrounding countryside and towards the sea, ensuring a constant connection to the property's idyllic setting.

The bedroom accommodation is equally impressive. Within the main house there are five beautifully appointed bedrooms, including two elegant en suite rooms, each finished to an exceptional standard. The family bathroom is a standout feature, finished with luxurious marble and premium fittings throughout. A bespoke dressing room offers floor-to-ceiling cabinetry, providing exceptional storage and a sense of boutique hotel indulgence.

Outside, the grounds are nothing short of exceptional. Extending to approximately eight acres, the gardens are immaculately maintained and designed to offer both beauty and seclusion, with sweeping lawns, spacious terraces, mature planting and established trees. Leisure facilities



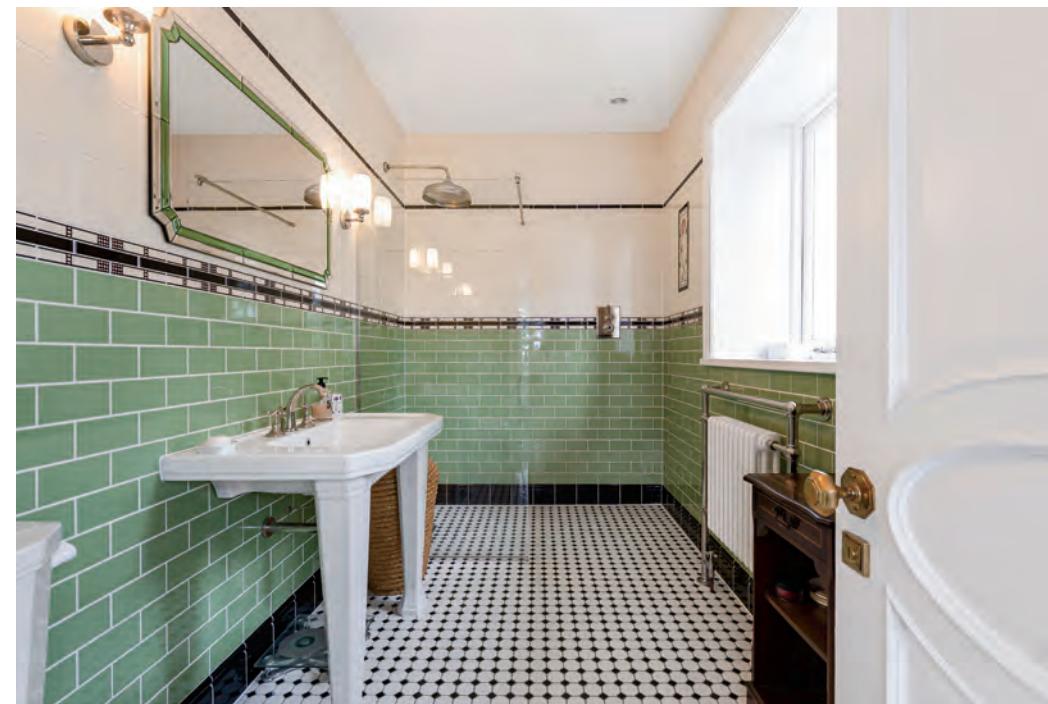


include a swimming pool and tennis court, while a triple garage provides ample parking and storage. In addition to the principal residence, a charming detached two-bedroom cottage is discreetly positioned within the grounds, offering excellent flexibility for guests, extended family or ancillary accommodation without compromising privacy. The grounds further benefit from a selection of useful outbuildings, a spacious dog exercise yard, and a workshop. There is also clear potential to create equestrian facilities, including stables, subject to the necessary consents.

Fox Manor enjoys an enviable position, combining complete peace and quiet with convenient access to Falmouth and the surrounding coastline. With its elevated views, outstanding privacy and flawless presentation, this remarkable home represents a rare opportunity to acquire a landmark property in one of Cornwall's most desirable locations. A home of true elegance, Fox Manor is a statement residence that must be experienced to be fully appreciated.







Location

The property enjoys an enviable position in the peaceful village of Budock Water, just a short drive from the vibrant coastal town of Falmouth. The town offers boutique shops, fine dining, cultural attractions, and world-class sailing, while the surrounding countryside and coastline provide a stunning backdrop of tranquillity and natural beauty. Budock Water itself adds a charming village feel, with local amenities and a welcoming community, combining privacy with convenient access to Falmouth's attractions.

Cornwall

Cornwall, on England's southwestern coast, is a region of breathtaking natural beauty, famed for its dramatic cliffs, golden beaches, and turquoise waters. Its coastline stretches for over 400 miles, offering everything from world-class surfing at Fistral Beach in Newquay to peaceful, picturesque coves like Kynance and Porthcurno. Beyond the beaches, Cornwall is rich in heritage and charm, with historic fishing villages such as St Ives and Padstow, the iconic St Michael's Mount, and attractions like the Eden Project. Despite its coastal seclusion, Cornwall is well connected via the A30 trunk road, regular mainline train services to London, and flights from Newquay Airport, making it both a sought-after destination and a practical place to call home.

Important information

Every effort has been made with these details, but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with Fine & Country Mid-West

Cornwall. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage

and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks. General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.

Services

Mains water and electricity. Oil fired central heating.

Tenure - freehold.

Council Tax bands - Main house G, Fox Cottage B.

EPC - D56.

What 3 words

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General information

To view the "Key facts for buyers" report/material information, please see the link titled "Material information".

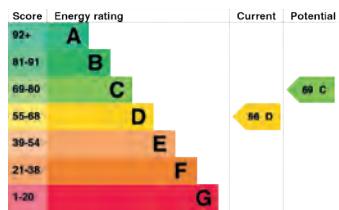
Viewing strictly by appointment with Fine & Country Mid-West Cornwall.





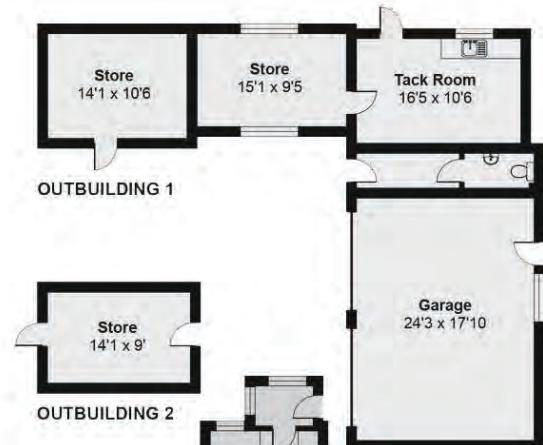
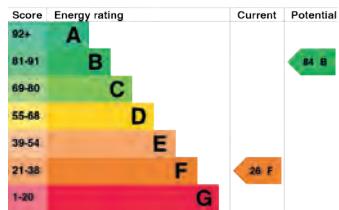
GROUND FLOOR

House EPC Rating



FIRST FLOOR

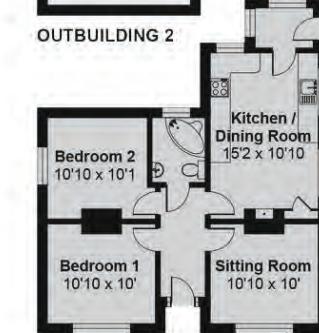
Cottage EPC Rating



OUTBUILDING 1



OUTBUILDING 2



TREWEN COTTAGE

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