



Flat 6, Trewince House, Trewince Lane, Port Navas, TR11 5RH

£235,000

A delightful 1 double bedroom first floor apartment with its own private entrance, situated within 'Trewince House', a former Edwardian country residence, located at the head of a private road just moments from the centre of Port Navas village, creek and the sailing waters of the Helford River. The light and bright accommodation comprises: dual aspect living room with wood-burning stove and enjoying an outlook over the superb communal gardens, bespoke wood fitted kitchen, spacious dual aspect double bedroom and bathroom. 'Trewince house' is surrounded by beautifully mature communal gardens which include the professionally designed 'Japanese garden', and a driveway provides allocated parking.

Key Features

- 1 double bedroom apartment within an Edwardian building
- Light and bright accommodation
- Just moments from the creek
- Ideal main home or investment
- Highly sought-after creekside village of Port Navas
- Delightful communal gardens
- Parking
- EPC rating D



THE LOCATION

Port Navas is a small, exclusive creekside community, situated between the well served villages of Mawnan Smith and Constantine. A village quay hosts the annual village regatta and nearby is the lauded Port Navas Yacht Club and Restaurant. The village hall holds many events, creating a real village community. From the quay, access is provided onto the tree-lined sheltered waters of Anna Maria and Port Navas Creek, and onto the Helford River, with Helford Sailing Club on the opposite bank. Gweek Boatyard provides laying-up and repair facilities, moorings are available on application, and just beyond Budock Vean and Pedn Billy is Helford Passage, the Ferryboat Inn and the mouth of the river which opens onto Falmouth Bay.

THE ACCOMMODATION COMPRISES

An external staircase rises to an easterly-facing decked terrace, enjoying the morning sun. Multi-pane glazed front door to the:-

ENTRANCE HALLWAY

Wood flooring, airing cupboard housing hot water tank and shelving. Loft hatch to partially boarded loft, wall-mounted electric heater. Doors to living room, bedroom, bathroom and kitchen.

LIVING ROOM

A beautifully light and bright dual aspect reception room with large westerly-facing bay window overlooking the beautiful communal gardens and countryside beyond, and further easterly-facing sash window providing additional natural light. Wood-burning stove set on a slate hearth, providing additional warmth, together with a night storage heater. Wood flooring, pendant ceiling lights.

KITCHEN

A solid wood kitchen with waist level units and bespoke shelving. Wood worktop with inset stainless steel sink/drain unit, built-in electric oven and four-ring hob. Space for fridge/freezer, space and plumbing for washing machine. Westerly-facing sash window overlooking the communal gardens.

BEDROOM

A delightful light dual aspect double bedroom with east and west-facing sash windows providing a wonderful outlook over the gardens and surrounding fields. Wood flooring, night storage heater.

BATHROOM

White suite comprising a panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and low flush WC. Sash window to the east aspect, wood flooring, fully tiled walls, recessed ceiling lights.

THE EXTERIOR

THE GARDENS

The beautifully landscaped communal gardens are well stocked with an abundance of specimen trees, plants and shrubs. Broad steps lead down from the former main entrance, with a path descending to the Japanese garden - professionally designed with a mixture of exotic plants, rockeries and seating areas.

PARKING

A large gravelled parking area provides allocated and visitor parking spaces.

GENERAL INFORMATION

SERVICES

Mains water, drainage and electricity and are connected to the property. Night storage heaters and wood-burning stove to living room.

COUNCIL TAX

Band A - Cornwall Council.

TENURE

Leasehold with a share of the freehold. Residue of a 999 year lease commencing 1988. Maintenance charge: £114.00 pcm to include water, building insurance, window cleaning, maintenance of shared communal areas and gardens. We understand holiday letting is permitted. Dogs are not permitted.

VIEWING

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

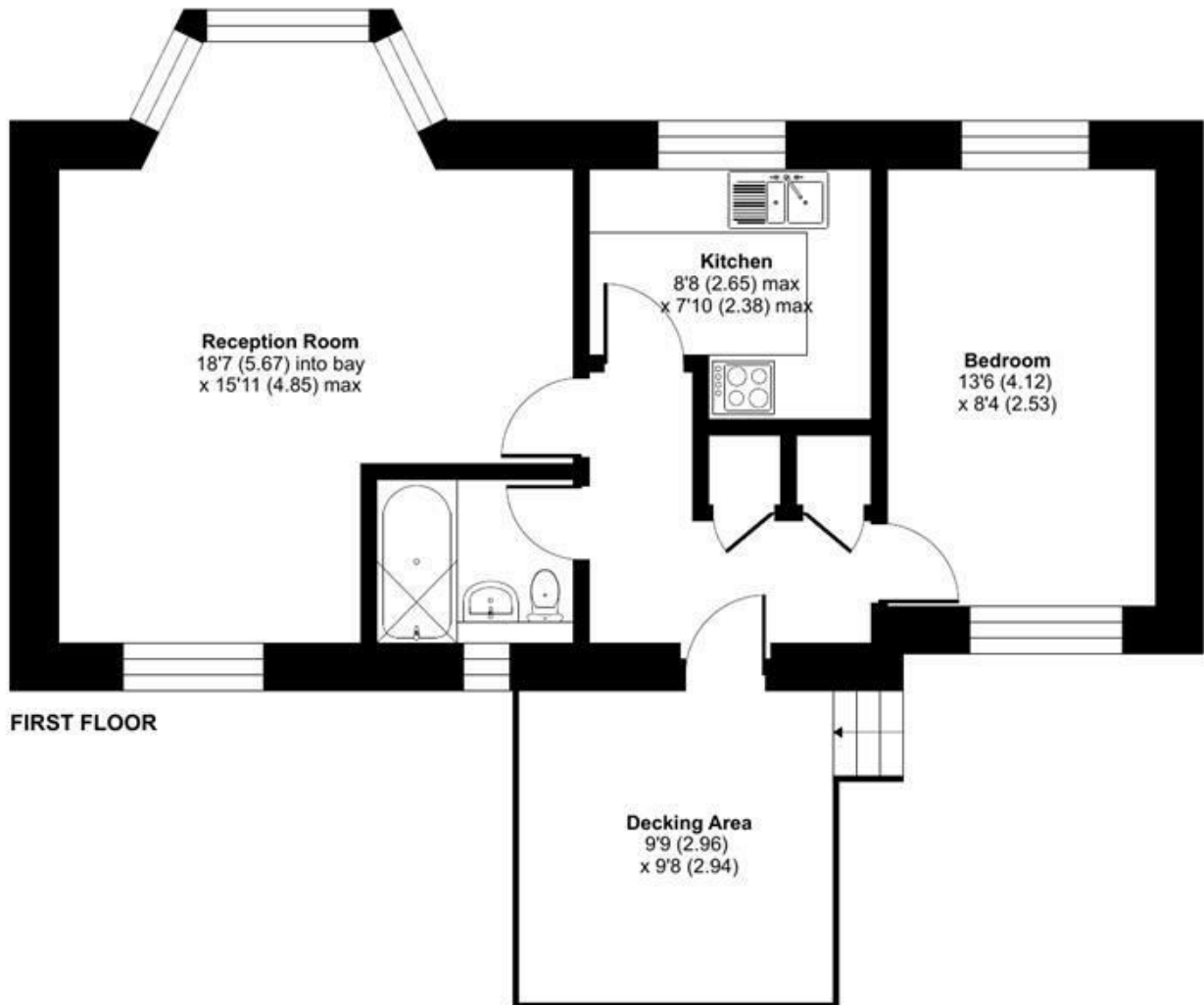


Floor Plan

Trewince, Trewince Lane, Port Navas, Falmouth, TR11

Approximate Area = 515 sq ft / 47.8 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). © nidecom 2026. Produced for Laskowski & Company. REF: 1442360