



Bodelvan
Restronguet Point | Feock | Truro | Cornwall | TR3 6RB

 FINE & COUNTRY

STEP INSIDE

Bodelvan

A rare waterfront home on Restronguet Point with direct creek access and outstanding views.

Positioned on the creek side of Restronguet Point, one of Cornwall's most prestigious waterfront addresses, Bodelvan occupies a remarkable and private setting with uninterrupted views across Restronguet Creek. Set within a generous plot and enjoying a prized south-westerly aspect, the property captures the evening sun affording the most incredible sunsets, a tremendous sense of peace and tranquillity, with the creek providing a constantly evolving and highly picturesque outlook.

The house offers well-proportioned accommodation extending to four bedrooms, with the principal rooms orientated to make the most of the exceptional position. Opportunities to acquire homes in such a setting, with both privacy and direct water access, are increasingly rare.

The property

Bodelvan provides spacious and versatile accommodation, offering a strong foundation for a range of lifestyles, from a full-time residence to a distinguished second home. The layout is well balanced, with the principal living areas enjoying a close connection to the gardens and views across the creek, reinforcing the property's relationship with its unique setting. The property also presents an excellent opportunity for a purchaser to further enhance and personalise the accommodation, capitalising on both its scale and exceptional position.

The gardens are a particular feature, thoughtfully established and gently descending towards the water's edge. There are several lawn and patio areas, all affording views over the creek. This natural progression creates a seamless link between the house and the creek, culminating in private pontoon steps and a slipway, affording direct access onto Restronguet Creek, an increasingly scarce and highly desirable attribute.

In addition, the property further benefits from two moorings currently in place on the creek, adding to its appeal for those seeking to fully enjoy the surrounding waters. The property also affords generous off-road parking and a double garage, providing practical convenience alongside its exceptional position. The property is offered for sale with no onward chain, allowing for a straightforward and efficient purchase process.

Set within one of Cornwall's most sought-after coastal enclaves, the property offers a rare combination of scale, privacy and direct waterfront access, further enhancing its appeal within the prime market.

The views

From its position on the creek side of Restronguet Point, Bodelvan enjoys far-reaching views across Restronguet Creek, with the changing tides and surrounding landscape providing a naturally varied outlook. The south-westerly aspect allows for excellent natural light throughout the day, with the evening sun particularly enhancing the waterside setting. The position offers a strong sense of privacy, while maintaining a clear and uninterrupted connection to the creek.









Location

Restronguet Point is widely regarded as one of the county's foremost waterfront locations, renowned for its exclusivity, natural beauty and immediate access to the Carrick Roads, considered among the finest sailing waters in the country. The surrounding creeks and coastline provide an exceptional environment for sailing and waterside pursuits.

Despite its peaceful and discreet setting, the property is conveniently positioned for access to Truro and Falmouth, both offering a comprehensive range of amenities, including schooling, dining, shopping and transport connections.

Agents note

The access lane for the property is shared between Bodelvan and the neighbouring property Trebean. A neighbouring property also has a pedestrian right of way over the driveway of Bodelvan.

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.

What 3 words

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Services

Mains water and electricity. Private drainage. Oil fired central heating. Freehold tenure. Council tax band G. EPC D65.

General information

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

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.

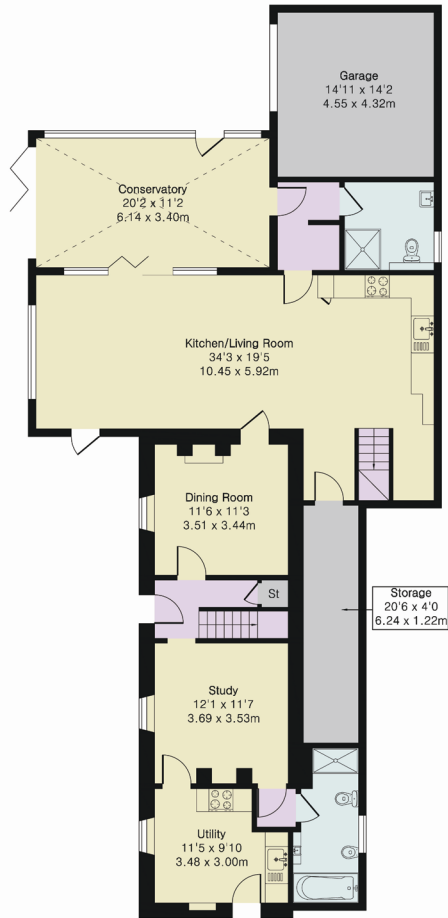
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**Approximate Gross Internal Area 3215 sq ft - 299 sq m
(Including Garage)**

Ground Floor Area 1764 sq ft – 164 sq m

First Floor Area 1451 sq ft – 135 sq m



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Fine & Country Mid West Cornwall
Manor Office, The Square, St Mawes, Truro, Cornwall, TR2 5AG
01326 334658 | midwestcornwall@fineandcountry.com

