

CHESTNUT COTTAGE
CONSTANTINE, FALMOUTH

JONATHAN

CUNLIFFE



Chestnut Cottage, Port Navas, Constantine, Falmouth TR11 5RJ

A gorgeous, Grade II Listed, detached slate-hung cottage near the head of the creek, about 200 yards from the yacht club and pontoon moorings, in this wonderful waterside village south of Falmouth.

- 4 bedrooms with 3 bath/shower rooms • 2 reception rooms
- Bespoke fitted kitchen with Everhot electric range • Study and utility
 - Garage/workshop with a further outbuilding
- Delightful gardens • Solar/PV and battery • EV Charger
 - EPC E, Council Tax Band F • Freehold, 1792 sqft







The charming village of Port Navas comprises a handful of stone cottages at the head of the creek, besides its very own village hall and yacht club with restaurant. Once home to the Duchy Oyster Farm, a historic stone quay plays host to the annual Port Navas Regatta - and in the 1800's granite was exported from here for London's Tower Bridge.

Constantine and Mawnan Smith provide a good range of shops and amenities, including the Constantine Stores wine merchants, whilst the university town of Falmouth with its beaches, yacht marinas, and Maritime Museum is also close at hand.

HISTORY

THE TOUR

Chestnut Cottage is very much one of the landmark buildings in the centre of Port Navas and the period character and details of this grade II Listed village house really stand out.

The current owners have made many significant upgrades to the house during their ownership, with attention to detail at every turn. The spacious kitchen-breakfast room in particular is now a wonderful hub of the home, well designed and including an Everhot electric range cooker.

On the first floor there are four bedrooms, one with ensuite shower room and a further family shower room. One of the bedrooms is currently being utilised as a large and luxurious fitted dressing room.

The rear of the property is a cobbled parking area in front of the garage/workshop with parking for 2/3 cars. A gate then leads into the rear garden where a raised terrace gives great privacy and affords a nice place to eat alfresco. A further gate leads through to the rear garden which is very pretty and well stocked. To the right there is a useful brick-built outbuilding, currently used for storage.

Mains water and electricity supplemented by solar panels and 10kwh home battery. Oil fired boiler. Private sewage treatment plant. Fibre to the property (FTTP) broadband. EV Charger.

Please be aware we cannot confirm that all these services comply with current regulations.

Port Navas Yacht Club 200 yards,
Constantine 2 miles, Helford Passage 2.5 miles,
Falmouth 6 miles, Truro 15 miles

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E

F

Ground Floor
Approx Area 1038 sqft 96.4 sqm

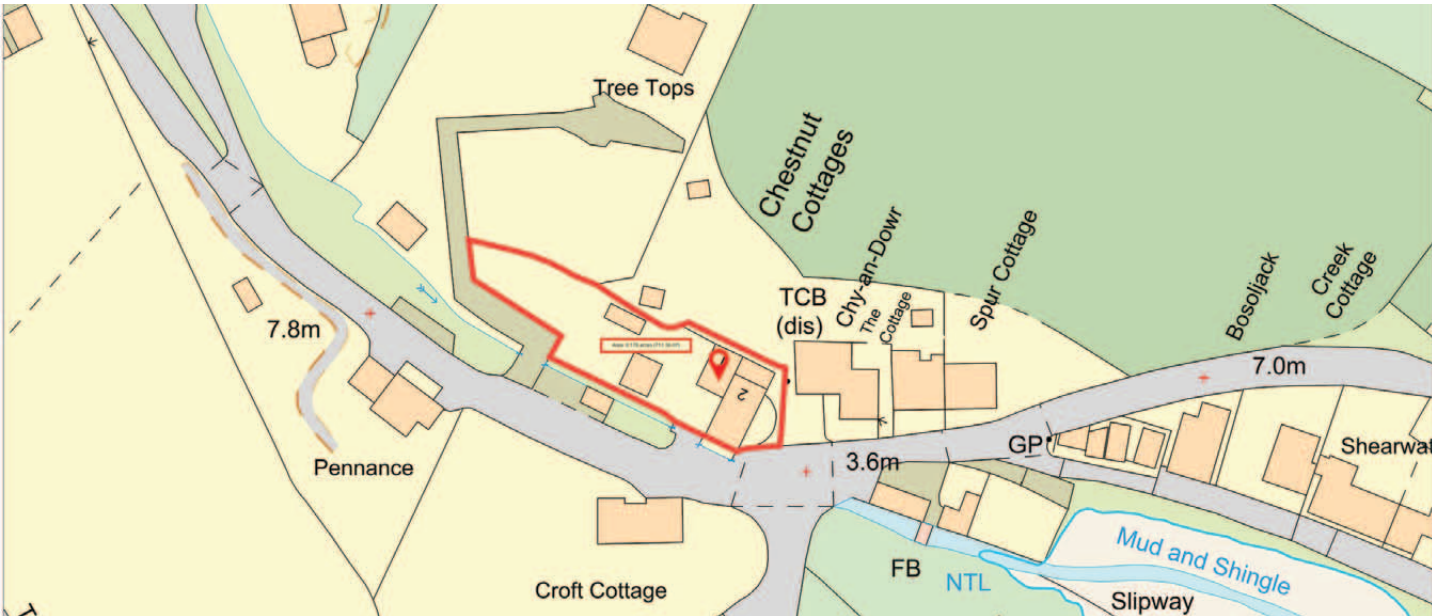
First Floor
Approx Area 766 sqft 71.1 sqm

Garden Store
Approx Area 171 sqft 15.9 sqm

Garage
Approx Area 332 sqft 30.8 sqm

All measurements are approximate and for display purposes only

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



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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.

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