OX Helford

JB ESTATES
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HELFORD

Peacefully situated, down a long, private drive, away from roads, right on the riverbank, Bishops Quay is a place like no other.
Looking out from Bishops Quay, there are no other properties visible, just the meeting of Mawgan Creek and the Helford River, surrounded by unspoilt woodland and farmland. There is an abundance of wildlife here, with herons, kingfishers, and families of curlews, egrets and Canadian geese living on the riverbanks. In the water you will see dolphins and seals, and of course plenty of fish.
The Helford River Estuary is one of the most beautiful and unspoilt estuaries in England and has inspired many writers and artists, with its deep sheltered valleys, ancient oak forests and hidden creeks that cut inland along this sheltered part of the South Cornwall coast.

The sailing and watersports here are second to none, with the Helford River and Falmouth Bay offering some of the finest waters in the UK. There are excellent facilities on the estuary including the nearby Helford River Sailing Club and many deep-water moorings downstream.

This unspoilt south side of the estuary is home to the pretty villages of Manaccan,Helford, St Martin and Mawgan. The charming market town of Helston lies about 5 miles away, providing a local hospital, schooling, supermarkets, a sports centre and a full range of shopping facilities. Nearby RNAS Culdrose offers facilities for private aircraft.

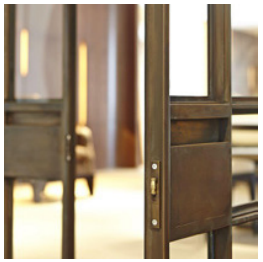
The Lizard Peninsula is home to many of the most beautiful beaches in Cornwall and Gunwalloe, Poldhu, Kennack Sands, Mullion Cove, Loe Bar, Kynance Cove, Porthleven and Coverack are all within a short drive. Bishops Quay is also within easy access of Falmouth, with its University and Truro with direct trains to London Paddington.

OX Helford

Property Features:

- Gated Entrance
- Garage
- Heated Swimming Pool
- Boathouse & Boat Yard
- Private Pier
- Mature Landscaping
- Covered Parking & Workshop
- Vegetable Garden
- Waterside Paddocks
- Outdoor Kitchen

SPECIFICATIONS



WINDOW COVERINGS

- Privacy & blackout treatments to all bedrooms and bathrooms with windows

APPLIANCES

Full specification of high end appliances to include -

- Range Cooker & American Style Fridge freezer, dishwasher, washing machine & tumble dryer
- Axix Seamless Copper Kitchen Sink

SANITARYWARE

- Fantini gunmetal brassware or similar
- Vitreous china inset basins
- Vitreous china WC's
- Marble basins and/or vanity tops

JOINERY

Custom built joinery to -

- Kitchen
- Wardrobes
- Shelving & media walls
- Master vanity units

INTERNAL FLOORING

- Tumbled flagstone to ground floor & Second Floor
- Engineered timber to first floor
- Tiling to all seperate bathrooms

INTERNAL WALLS

- Lime plaster walls & ceilings
- Tiled walls to wet areas
- Timber cladding to specialist rooms

AUDIO/VISUAL

- Smart TV to reception room, family room and principal suites. All bedrooms will be wired for TV's.
- Sonos sound system to reception room & family room

M&E

- Underfloor Heating to all ground floor habitable areas
- Woodburner fireplace to reception room
- Fire Strategy - Plumis Automist

ELECTRICS & LIGHTING

- Mood lighting to include discreet pin lights & decorative wall lighting
- Buster & Punch bronze sockets & switches
- Security Alarm Panel
- EV charge point in Garage

LANDSCAPING

Soft and hard landscaping in accordance with the Landscape Architect's specification. Hard landscape floor finishes will include stone pitchers, raked concrete and turf

SIZE
7,822 sq.ft

BEDROOMS
8

BATHROOMS
9

RECEPTION ROOMS
7

FEATURES
- **Private Pier**
- **Stunning Views**

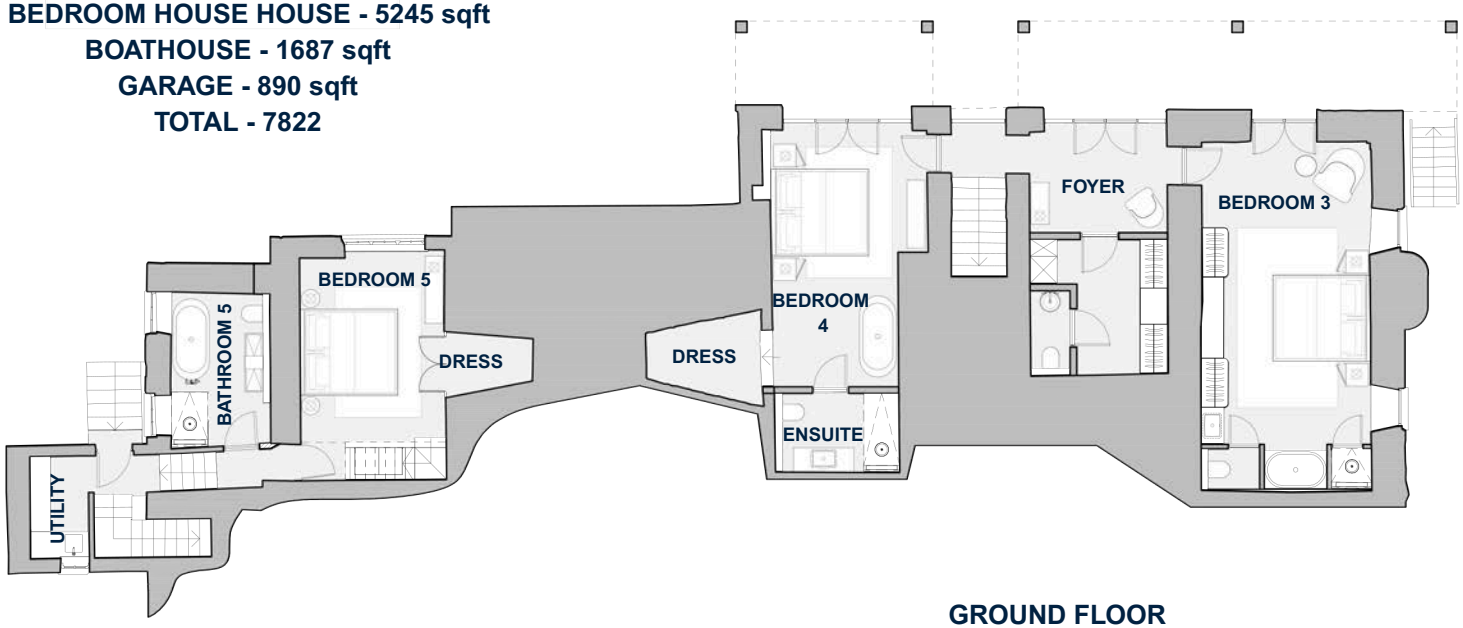
LAND
6 Acres

SERVICE CHARGE
N/A

GROUND RENT
N/A

PRICE:
£8,000,000

OX HELFORD
8 BEDROOM HOUSE HOUSE - 5245 sqft
BOATHOUSE - 1687 sqft
GARAGE - 890 sqft
TOTAL - 7822



GROUND FLOOR

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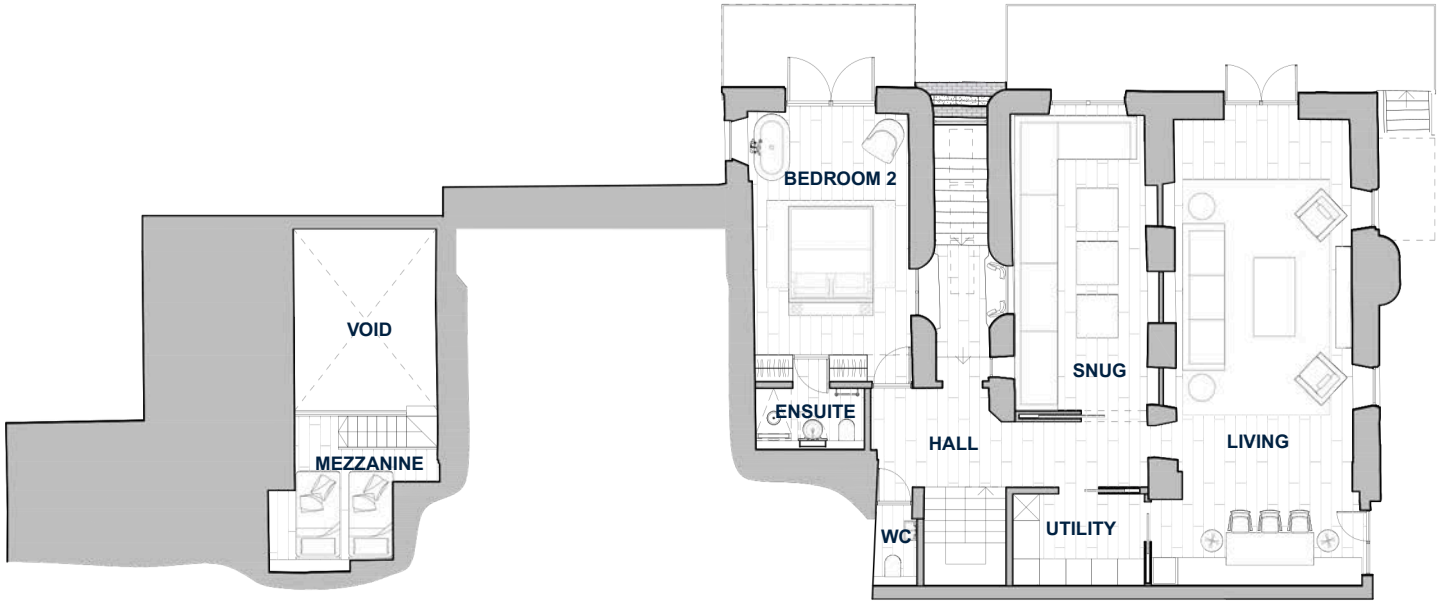

FIRST FLOOR

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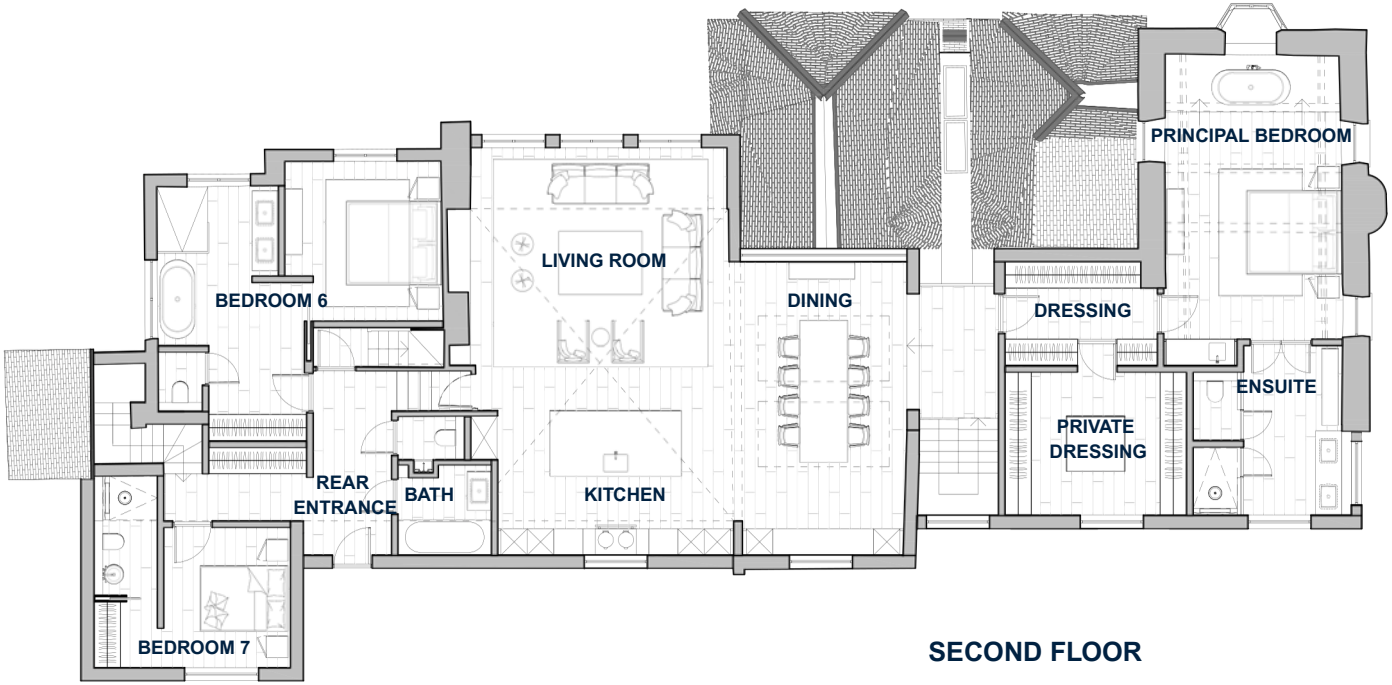

SECOND FLOOR

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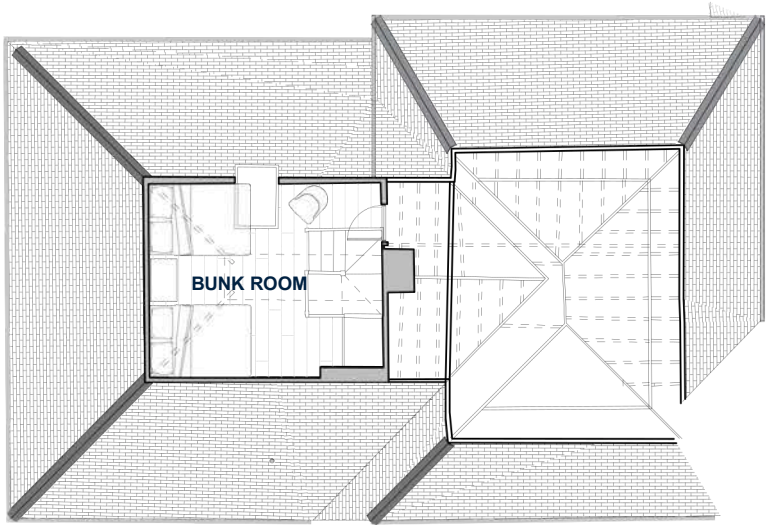

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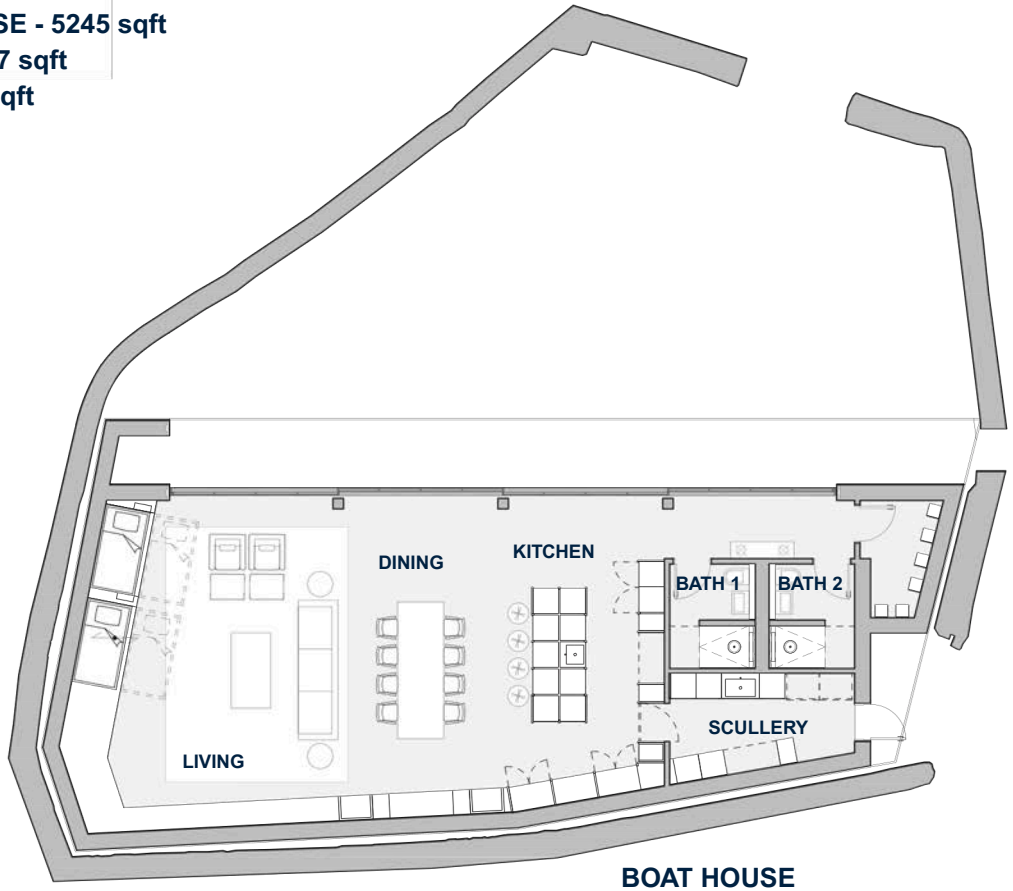

BOAT HOUSE

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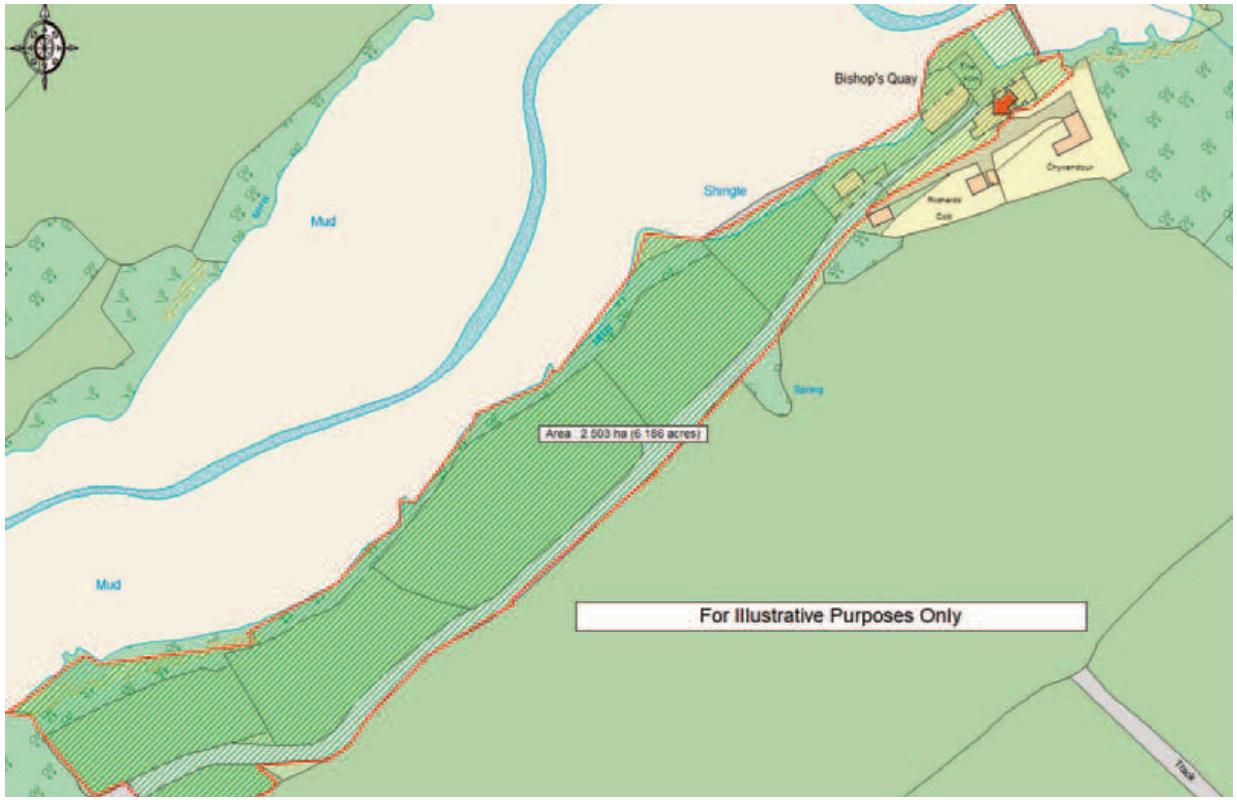

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