



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9946

Offers over £700,000

Frenchman's Creek, Budock Vean Hotel,
Budock Vean Lane, Mawnan Smith, Falmouth, Cornwall, TR11 5LG

LEASEHOLD



A modern fully furnished 5* with Gold Award from Visit England, individual 3/4 bed roomed, 3 bathroomed detached holiday use only house in an exclusive elevated position nestled safely behind the 3rd Tee of the Budock Vean Hotel Golf Course and offering sweeping views down the fairway and beyond. A turnkey holiday letting property managed by the Budock Vean Hotel and including use of the many facilities that the hotel offers. Within walking distance of two public gardens, Durgan beach and Helford Passage beach where there are sailing facilities and an inn.





SUMMARY OF ACCOMMODATION

Ground Floor Reception hall, double bedroom en-suite, further double bedroom, bath/shower room.

First Floor Landing, open-plan kitchen/dining/living room opening to a large sit out balcony.

Second Floor Landing, principal bedroom en-suite with dressing room/4th bedroom off.

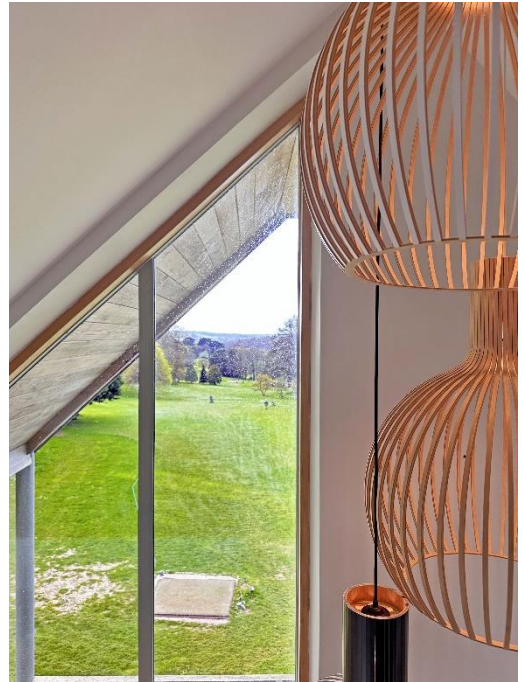
Outside Private gated driveway parking for numerous vehicles, paved terrace and areas of lawn. Timber outbuilding for housing and charging a golf buggy, with solar panels on the roof. Under the current arrangement access to the Budock Vean Hotel facilities including tennis court, swimming pool, grounds and privately accessed beach on the Helford River.

DESCRIPTION

Frenchman's Creek was constructed circa 2015 in the grounds of the Budock Vean Hotel, adjacent to the 3rd Tee of the golf course with views from the house stretching straight down the fairway to many miles of countryside beyond. The house was conceived as a standalone holiday home with the benefits of the use of the Budock Vean Hotel's facilities including golf course, tennis court, swimming pool, restaurants and its grounds which extend down to a

privately accessed beach on the Helford River. Our clients have entered into a 10 year agreement with the Budock Veian Hotel to manage the property and its holiday letting and this concludes on the 22nd September 2025 at which point a new owner could opt to renew and continue to benefit from this unique relationship.

The house is very contemporary in design, standing over three floors to ensure to make the most of its splendid south westerly outlook from the mid floor open-plan kitchen/reception room. Off this large space with its part vaulted ceiling is a Juliet balcony and bifold doors to a large sit out balcony. The ground floor has two double bedrooms, one with an en-suite and the other using the main bathroom on this floor. On the top floor is a full width of the building principal bedroom, again with an en-suite shower room and with a room off that could either be considered a dressing room or extra bedroom accommodation for family members. There is a real sense of quality throughout including Velfac windows, contemporary sanitaryware and a mix of stone and porcelain tiling as well as engineered oak flooring. The house nestles well within its plot fringed with mature trees although completely open to the southern and western sun. Small easily maintained gardens, a large patio and plentiful parking contribute to this highly convenient holiday property that proves popular as a rental with a good track record of bookings.



LOCATION

Budock Vean is a hamlet just above the Helford River with generous individual, substantial detached properties as well as the Budock Vean Hotel and Golf Course. To the north of this picturesque promontory is Port Navas creek and village whilst to the south are the beautiful day sailing waters of the Helford River off which one of the creeks is of course Frenchman's Creek, immortalised in Daphne du Maurier's novel. Sailing clubs and dingy launching facilities are available at Port Navas yacht club, Helford Passage and Durgan. Deepwater moorings are available in the Helford River subject to appropriate application.

Approximately 1½ miles away is the extremely well served village of Mawnan Smith with an excellent general store and post office, The Red Lion public house, a garage, hairdresser, sports club and primary school. On the fringes of the village are footpaths leading down to the South West Coast Path with breathtaking walks over the cliffs above Falmouth Bay.

The nearby port town of Falmouth provides an excellent range of shops and leisure facilities including many restaurants, bars and cafés. Famously Falmouth houses the National Maritime Museum and the adjacent Event Square and is renowned for its Sea Shanty Festival, Oyster Festival and Falmouth Sailing Week. The town has supermarkets, a local hospital and schooling for all ages including a university. A branch line railway station connects to the main line at Truro from where there are direct trains to London Paddington.



THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

A contemporary composite aluminium and light wood glazed door opens from the front to:-

HALL Heated tiled flooring, recessed area for coats and shoes, Velfac composite aluminium and light wood (as found throughout the house) window to the front. Staircase to the first floor with understairs cupboard below. Laundry cupboard with space and plumbing for washing machine and further storage. Oak doors (as found throughout the house) to:-

BEDROOM 2 – 12'5" x 10' average Large section of glazing including a door opening to the sun terrace with views down the fairway beyond. Further smaller window with oak sill. Recessed dressing area with fitted oak table and drawer. Fitted wardrobes. Heated oak flooring, radiator. Oak door to:-



EN-SUITE SHOWER ROOM Heated stone floor tiling and porcelain wall tiling to full height. Walk-in glazed screened shower enclosure with chrome rain head mixer shower. Concealed cistern cantilevered wc. Cantilevered wash basin with chrome mixer tap and mirror over with integrated lighting/shaver socket. Chrome heated towel rail with additional electric element, extractor fan, obscured window.

BEDROOM 3 – 12'4" x 10'3" Extensively glazed with a glazed door opening to the sun terrace and looking down the fairway to countryside beyond. Further high level



window, fitted wardrobes, heated oak floor, fitted oak dressing table with drawer below, recessed oak shelving. Radiator.

BATHROOM

High quality white sanitaryware including a white enamelled cast iron bath in a tiled surround with chrome rain head mixer shower, glazed shower screen and integrated chrome mixer tap with additional handheld shower. Concealed cistern cantilevered wc. Cantilevered wash basin with chrome mixer tap and wall mounted mirror over with integrated lighting and electric shaver point. Extractor fan, obscured window, chrome heated towel rail with additional electric element. Heated stone tiled floor and porcelain wall tiling to full height.



FIRST FLOOR

LANDING Continuation of the staircase to the second floor, window to the front. Door to:-

OPEN-PLAN KITCHEN / DINING / LIVING ROOM

– 25'4" x 18'9" reducing to 11'8"

Extensively glazed to both the front and rear with an outlook over the garden and countryside to the front and over the golf course with far reaching views beyond to the rear. Glazed double doors to a glass fronted Juliet balcony and bifold doors to the covered sit out balcony. Heated flooring in a mix of stone effect tiling to the kitchen area and oak to the remainder of the room. Two radiators. Contemporary woodburning stove with tiled surround and slate hearth. Fitted media area with display shelves and store cupboards. Part double volume vaulted section of ceiling with high level glazing and glazed gallery over.



Range of white kitchen units under polished granite worktops with a cut draining area leading to a stainless steel undermounted 1½ bowl sink with chrome mixer tap over. Integrated electric oven/grill, microwave oven, fridge, freezer and wine cooler. Four plate ceramic hob with stainless steel and glass extractor over. Concealed Worcester gas fired boiler.



COVERED BALCONY – 14'8" x 7'6"

Overlooking the 3rd Tee, straight down the fairway and beyond to many miles of countryside. Double height wood clad vaulted roof, glazed balustrading including higher level obscured glazing to one side. Outdoor light and power point.

SECOND FLOOR

LANDING Galleried over the staircase and lit by a Velux roof window in the monopitched ceiling. Door to:-

PRINCIPAL BEDROOM – 21' overall x 11'7" High ceiling with canopied edges with Velux roof window to one side and views beyond the glass galleried balustrade over the living room below through angled windows, down the golf course. Access to eaves storage. 3'9" wide full height opening to a part of the room that can either operate as a dressing room or as additional bedroom accommodation with fitted wardrobes and a high level window to the side. Oak flooring throughout, two radiators. Door to:-



EN-SUITE SHOWER ROOM Glazed screened shower enclosure with chrome rain head mixer shower. Concealed cistern cantilevered white wc, white cantilevered wash basin with chrome mixer tap and mirror over with integrated lighting and electric shaver socket. Heated stone tiled floor, porcelain wall tiling to full height, extractor fan, obscured window, chrome heated towel rail with additional electric element.

OUTSIDE



A double gated entrance leads from immediately outside the main gate to the Budock Vean Hotel into a private driveway providing parking for numerous cars. To one side is a timber outbuilding with solar panels on the roof, this building was designed to house and charge an electric golf buggy.

A slightly elevated lawn is found to the front with wraparound paved walkways and narrow lawns extending



around to the rear where a sizeable paved terrace looks down the fairway to the views beyond.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR11 5LG.

SERVICES Mains water and electricity. Septic tank drainage. Propane gas fired boiler providing a mix of underfloor and radiator heating as well as domestic hot water. Solar panels.

COUNCIL TAX BAND Small Business Rates (see www.mycounciltax.org.uk).

TENURE Leasehold Remaining term of lease 999 years from 1st January 2014. Ground Rent Payable – Not applicable. Service charge payable – £3,354 plus VAT per annum to include items such as garden maintenance, TV licensing, pest control, tree surgery, fire alarm maintenance, Wi-Fi, sewage and gutter cleaning.

HOLIDAY LETTING AGREEMENT A holiday letting agreement is in place with the Budock Veian Hotel and this currently runs to the 22nd September 2025. Budock Veian Holidays

Limited manages the holiday bookings and takes 20% of the rental fees plus VAT as its commission. The property must be available for a minimum of 44 weeks per year. No continuous occupation for more than 1 month. A full copy of the Terms can be obtained from Lillicrap Chilcott.

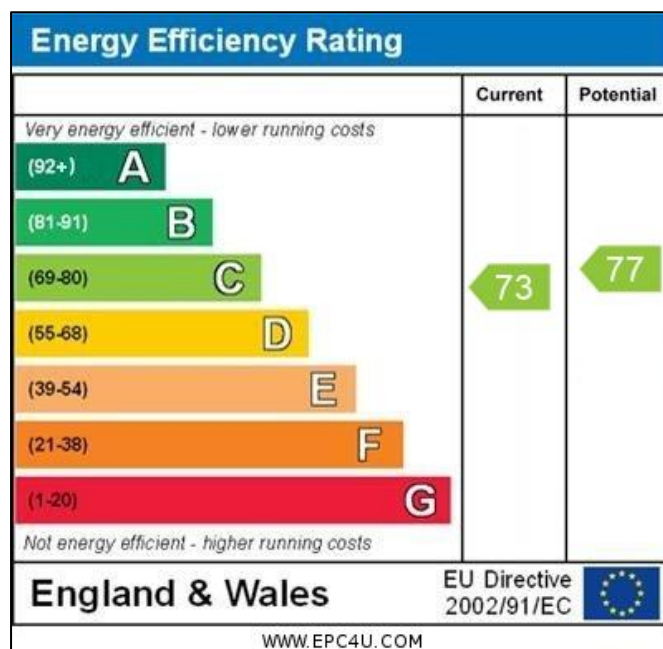
DIRECTIONS From Mawnan Smith proceed out of the village in the direction of Helford Passage and Port Navas, passing Glendurgan and Trebah Gardens. Drive past the turning to Helford Passage and after a few hundred yards Frenchman's Creek will be seen on the left hand side immediately adjacent to the entrance to the Budock Vean Hotel.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

Budock Veau Lane, Mawnan Smith, Falmouth

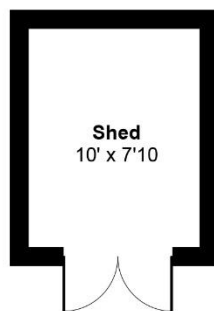
Approximate Area = 1263 sq ft / 117.3 sq m

Limited Use Area(s) = 67 sq ft / 6.2 sq m

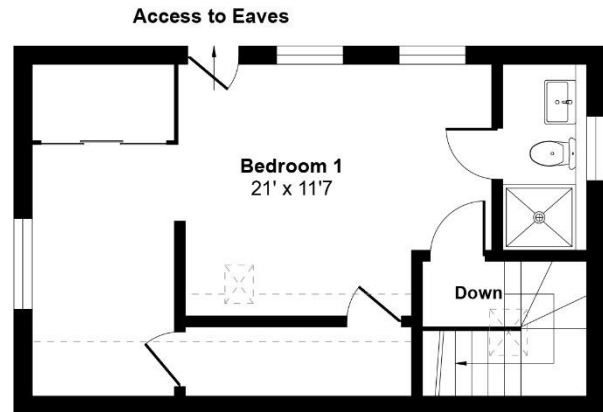
Outbuilding = 78 sq ft / 7.2 sq m

Total = 1408 sq ft / 130.7 sq m

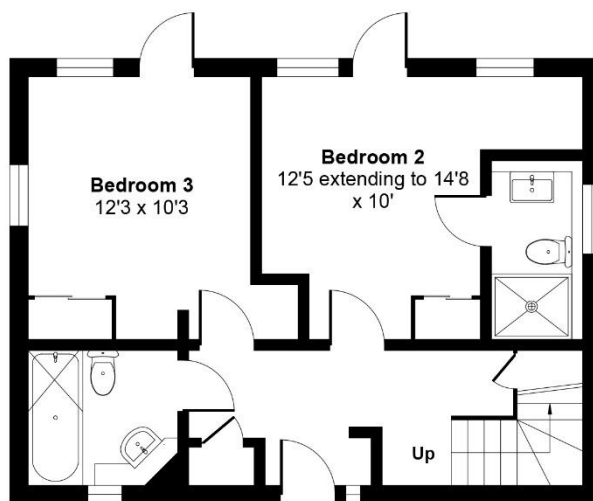
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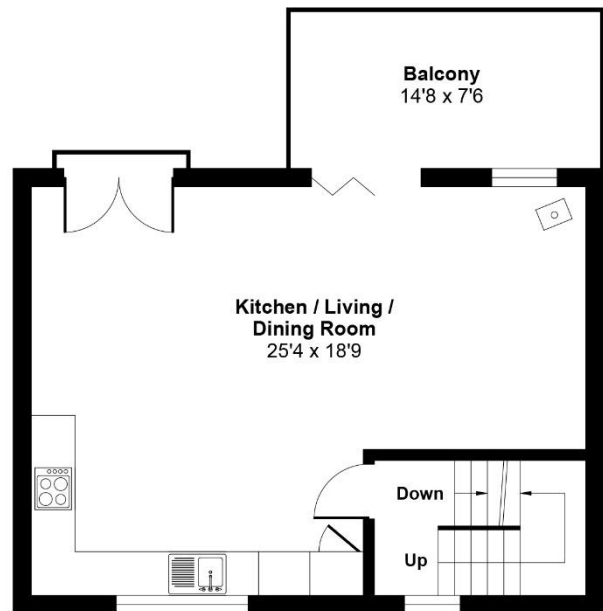
OUTBUILDING



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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