



Navas Croft, Port Navas, Near Falmouth, TR11 5RL

Guide Price £1,100,000

To be sold for the first time in over 40 years, a detached, individual house of reverse-level design, occupying an elevated position in this exclusive and highly sought-after creekside village. 'Navas Croft' enjoys beautiful, sunny, south-facing views over the village and tree-lined banks of Port Navas Creek to the Helford River, and with glorious grounds including formal gardens, light woodland and gently sloping grassland, extending to approaching 5.5 acres or thereabouts. For sale with immediate vacant possession and no onward chain.

Key Features

- Detached individual house
- Beautiful village, creek and woodland views
- 4 bedrooms, 2 bathrooms
- Gardens and grounds approaching 5.5 acres
- Sought-after creekside village location
- Reverse-level design
- Integral garage and ample additional parking
- EPC rating F



THE PROPERTY

In our clients family's ownership since construction, and to be sold for the first time in over forty years. The availability of 'Navas Croft' provides an exceptionally rare opportunity to purchase a property with grounds in this, one of south Cornwall's most sought-after and exclusive creekside villages.

Away from passing traffic and with the grounds enjoying an extremely high degree of privacy and shelter, 'Navas Croft' was designed to provide the first floor living areas, as well as the gardens and grounds, with the picturesque, panoramic and ever-changing views over the village and tree-lined banks of Port Navas Creek to Budock Vean, the woodland of Calamansac, Pedn Billy headland, the sheltered sailing waters of the Helford River and unspoilt rolling countryside of The Lizard Peninsula beyond.

A shared driveway leads to a large parking area to the side of the house, in addition there is a large integral garage and workshop. Pergola-covered steps to the side lead to the main entrance at the rear of the property, where a stable door opens into a split level entrance lobby. The first floor accommodation includes a particularly spacious, triple aspect living room, kitchen and dining room which opens onto a south-facing balcony, family cloaks/shower room, and principal bedroom with en-suite and dressing area. Downstairs, in addition to the integral garage/workshop, there are three further bedrooms, a large utility room and two stores, all of which provide much scope for reformatting if required.

Broad slate terraces and patios lie adjacent to the accommodation and provide lovely outside sitting/dining areas, with magnificent views. Extensive sweeping lawns are interspersed with well stocked shrubberies and specimen trees, with light woodland leading to a former kitchen garden area and through to the gently sloping, south-facing grassland to the rear - ideal for those prospective purchasers with children/grandchildren, pets and wanting a degree of self-sufficiency. In all, these gardens and grounds extend to approaching 5.5 acres or thereabouts.

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 beautiful sub-tropical gardens at Trebah and Glendurgan are just a few minutes' drive away, as are the villages of Mawnan Smith and Constantine, both of which provide an excellent range of day-to-day amenities, including sports clubs, doctors surgeries, general stores, churches, junior schools and public houses.

The Budock Vean Hotel has an excellent nine hole golf course, as well as leisure amenities, swimming pool and tennis courts. The South West Coast Path crosses the Helford River at Helford Passage and leads around The Lizard Peninsula to the south, and around Falmouth Bay to Maenporth, Swanpool and Falmouth in the other direction. The port of Falmouth approximately eight miles distant and the cathedral city of Truro just fifteen miles away, 'Navas Croft' is an ideal location for not just the beauty of the Helford River Area, but also the nearby village and town amenities.

THE ACCOMMODATION COMPRISES

Slate-paved steps with pergola lead from the front driveway and parking area to the rear of the house, where there is a broad slate-paved sun terrace with stable-type entrance door to the accommodation.

ENTRANCE LOBBY

Situated on a mezzanine level with the stable-type door opening onto the gardens, slate silled window to the rear elevation, radiator and built-in double cloaks cupboard with storage locker over. To the left, an inner lobby provides further storage as well as the staircase which descends to the lower hall. Steps with a hardwood handrail and balustrade lead to the:-

UPPER LANDING

Wall light points, radiator, telephone points. Shelved drinks/display cupboard with light and Drayton hot water and central heating control panel.

CLOAKS/SHOWER ROOM

Fully ceramic tiled walls, white three-piece suite comprising a low flush WC, pedestal wash hand basin and broad walk-in shower cubicle with recently installed Mira instant shower. Radiator, strip light/shaver socket, window to the rear elevation.

LIVING ROOM

A well proportioned, triple aspect room, with broad window to the front elevation enjoying a beautiful view over the village to the tree-lined banks of Port Navas Creek, Budock Vean Lane, Calamansac Headland and Pedn Billy Headland. There are glimpses through the trees of the Helford River, Helford Village and its surrounding countryside. Slate silled window to the side elevation and further broad window to the rear enjoying a lovely outlook over the beautifully stocked gardens. Coved ceiling, two double radiators, open granite fireplace with granite-edged hearth and, to one side, stone display shelving with space for TV etc. Wall light points, downlighters.

KITCHEN

Again, enjoying a lovely outlook over the village and creek to Calamansac, Budock Vean, Pedn Billy and surrounding lightly wooded countryside. Fitted with a range of wall and base units with round-edge worksurfaces between with tiled splashbacks. Four-ring gas hob with illuminated extractor canopy over. Dishwasher, inset sink unit with mixer tap and cutlery drainer. Display shelving, Hotpoint double oven/grill (still under warranty), with further cupboards above and below. Access to over-head loft storage area, inset downlighters, radiator, broad archway to the:-

DINING ROOM

Coved ceiling, radiator. Double French doors opening onto:-



BROAD WISTERIA-CLAD BALCONY

Stunning views over the village and Port Navas Creek to Anna Maria Creek, Budock Vean, Calamansac, Pedn Billy and the wooded countryside beyond Helford Village.

PRINCIPAL BEDROOM SUITE

BEDROOM (ONE)

A light, double aspect room, with windows to the side and front elevations, again enjoying lovely village, creek and woodland views. Double radiator, wall light points, full height wardrobe, drawers and dresser.

DRESSING LOBBY

Window to the rear elevation, full height fitted wardrobes with louvre doors providing good storage.

EN-SUITE BATHROOM/WC

Three-piece suite comprising a low flush WC, panelled bath with handgrips and wash hand basin set in vanity unit with cupboards under. Part tiled walls, radiator, window to the side elevation, built-in airing cupboard with slatted shelving.

LOWER HALL

Stairs from the entrance lobby lead down to the lower hall, with built-in book shelving.

UTILITY ROOM AND STORE

Plumbing for washing machine, electrical meters and fuses, door to storage room with fitted shelving.

BEDROOM FOUR

Double glazed window to the front elevation, radiator, telephone point, TV aerial point, built-in full height cupboard.

BEDROOM THREE

Broad double glazed window to the front elevation, radiator, recess with display shelving.

BEDROOM TWO

Double glazed window to the front elevation, fitted bedroom furniture with central dresser unit. Radiator.

STOREROOM (TWO)

Providing additional storage and with door to the:-

INTEGRAL GARAGE

Metal up-and-over door, light and power connected. Workshop area, Worcester oil fired boiler providing domestic hot water and central heating. Foam lagged hot water cylinder with immersion heater.

THE EXTERIOR

'Navas Croft' is accessed off a private driveway which leads, initially, to 'Frenchmans', then to 'Navas Croft' and onto 'Chynoweth'.

DRIVEWAY AND FORECOURT

Twin timber gateposts open from the approach driveway, over which 'Navas Croft' enjoys an unrestricted right of access. 'Navas Croft' owns the forecourt and side parking area providing sufficient space for numerous vehicles, with the tarmac driveway continuing the breadth of the front of the house to the up-and-over door for the integral garage. Exterior courtesy lighting, wisteria-clad balcony, side parking area with lawn.

To the east of the driveway, through a gated entrance, is a lane providing access to additional land which is under separate ownership.

GARDENS AND GROUNDS

From the driveway, slate steps with pergola open onto a broad slate-paved patio with granite retaining wall, exterior courtesy lighting, cold water tap, stable-type entrance door and side storage lockers for recycling and garden implements etc. Slate and granite steps rise to the extensive and beautifully stocked gardens, which contain a mass of flowering shrubs and specimen trees, including camellias, hydrangeas, magnolia, pittosporum, azaleas, acers and rhododendrons.

The upper side gardens continue to form a kitchen garden area, with aluminium-framed greenhouse and polytunnel, with access to the grassland behind.

To the east of the property, a further raised three tier, slate-paved patio is ideal for outside dining, with beautiful views along Port Navas Creek, wooded shoreline, the Helford River, Helford Village and unspoilt countryside beyond. Lawned terraces feature low stone retaining walls, with further granite steps.

GARDEN WOODLAND

Bordering the formal gardens, continuing to the north and eastern side of the house, is an area of garden woodland - a haven of tranquility, ideal for wildlife and roaming children/grandchildren and pets.

GRASSLAND

Situated to the northern side of 'Navas Croft's' gardens and light woodland, a substantial area of grassland with side hedging enjoys a gently sloping, southerly aspect from where, once again, views are enjoyed over miles of surrounding countryside.

GENERAL INFORMATION

SERVICES

Mains electricity and water are connected to the property. Private septic tank drainage. Telephone points (subject to supplier's regulations). Oil fired central heating.

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Freehold.

VIEWING

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

DIRECTIONAL NOTE

From the direction of Constantine and High Cross, proceed into the village of Port Navas, passing the Quay Road and mouth of the creek on the right-hand side. Continue up the rise, around the left-hand bend and passing the entrance to 'Oyster House' on the right, turn left immediately after 'Frenchmans' where a private driveway leads to 'Navas Croft'.





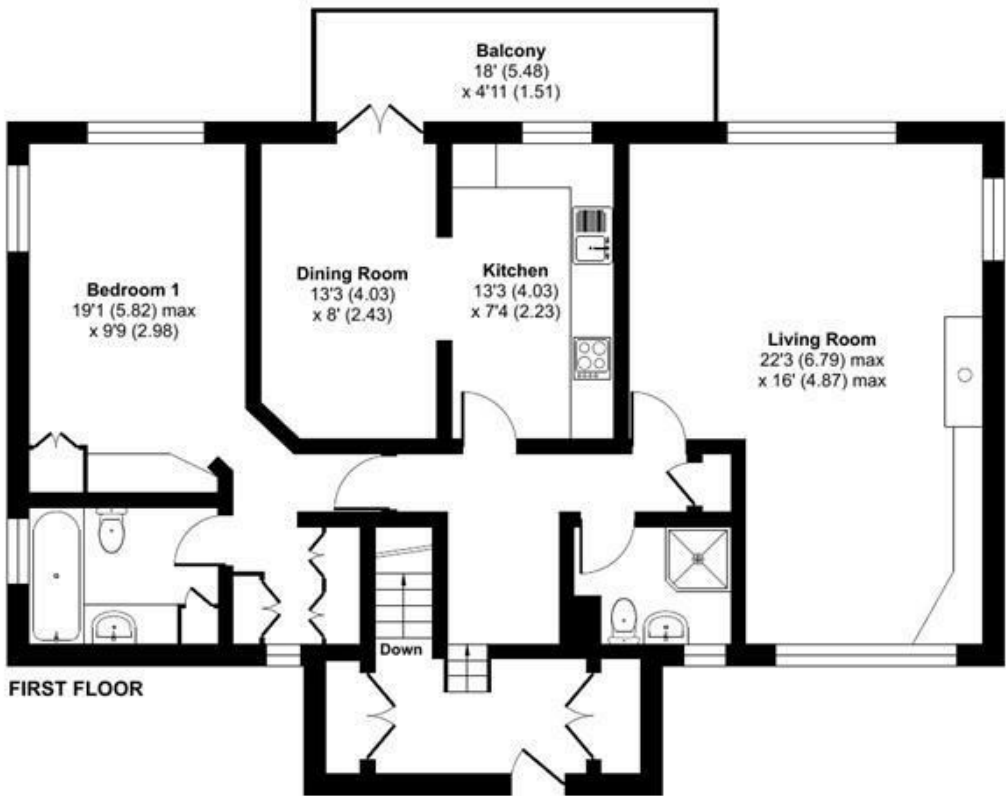
For identification purposes only - not to form part of any contract



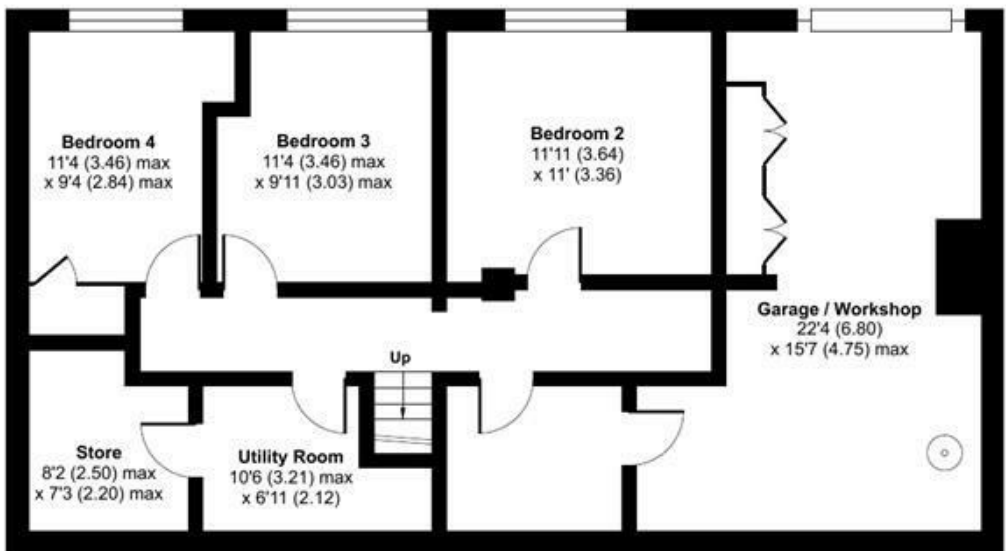
Floor Plan

Port Navas, Falmouth, TR11

Approximate Area = 1722 sq ft / 159.9 sq m
Garage = 287 sq ft / 26.6 sq m
Total = 2009 sq ft / 186.5 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n2dhecom 2025. Produced for Laskowski & Company. REF: 1365204