



Hillside House



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Port Navas
Constantine
Falmouth
Cornwall
TR11 5RQ

4 Bedrooms
4 Reception Rooms
3 Bathrooms
TBC Sq. Metres

Guide Price £1,150,000



The Property

IN THE OWNER'S WORDS

"Living in Port Navas has a nice vibe!

There are private moorings for yachts and motor cruisers, and just a 10 min walk away is the very active private yacht club. The restaurant here serves excellent food and has an amazing outside space overlooking the water.

Our village hall has many activities, Arts and Crafts fairs and our Regatta is an amazing yearly event which brings visitors from far and wide.

From Port Navas you can pop over to other yacht clubs and pubs on the water including the

The Ship Wright Arms, The Ferry boat Inn and the Helford Yacht club where you can dine on the balcony overlooking the water.

The Trengilly Wartha pub is just 10 mins away and this is open all year round and has an old world charm. Many events are held here, including a Halloween Evening, Mother's Day, and the New Year event with live music.

Constantine has two shops, a public house, a farmers market and music events in the Constantine Hall.

All in all a very unique area."

DESCRIPTION

Sitting on a plot of approximately 1/2 an acre, the home has been considerably extended by the current owners. The renovations created a superb kitchen with a master bedroom above as well as adding a double garage.

An attractive glazed entrance porch leads from the driveway and front patio into the house. The large kitchen is a chef's delight! A central island provides plenty of preparation space with a breakfast bar at one end and a prep sink at the other. Shaker style, sage green cabinets are topped with a granite worktop. There is a built in dishwasher, plenty of storage and space for a full sized range and American Fridge/Freezer. Bi-fold doors open out to a raised deck overlooking the garden - ideal for al-fresco dining.

To one side of the kitchen is a practical utility room with additional cabinetry, worktop area and sink. A door leads from here into the garage. To the other side of the kitchen, French doors lead to a large (26'x10') conservatory, itself overlooking the rear garden. This beautiful space makes a lovely dining area. From here there is a sitting room to the front of the house. A cosy wood burner on a slate hearth has pride of place and there are French doors opening to a private front patio area. An adjoining space extends the living area and can be used as a snug or reading area. Finally, there is a good sized office, ideal for those who work from home and a cloak room.

Upstairs, there are three double bedrooms, two with built in wardrobes, and a family bathroom. The current owners have added a very large master bedroom with en-suite. This is a super room with a vaulted ceiling with exposed beams and a balcony overlooking the garden. This addition has extended the house dramatically and created a large four bedroom family home.

The mature gardens are an absolute pleasure; full of camellias, azaleas and magnolias and a productive vegetable garden with a greenhouse and garden sheds. A stream at the end of the garden runs down to the Helford River and there is a stone firepit for evenings spent listening to the small waterfall and enjoying the serenity of a rural garden. A raised deck and patio area just outside the house offer good views over the garden, the wooded valley beyond farmland in the distance.

To the front of the house a gated driveway leads past a private patio area to the double garage (with power and lighting) as well as an additional parking area - ideal for small boat storage. The house is set back from the road and offers good privacy.

This is a superb home and should certainly be viewed to fully appreciate all it has to offer.











Surrounding Area

The home is just 300m from the water's edge; an excellent location for a sailing enthusiast.

Port Navas is a delightful and much sought after Creekside village and community located in a sheltered valley at the head of a creek on the northern side of the Helford River, approximately six miles south of Falmouth.

The Helford River and Port Navas are designated areas of outstanding natural beauty, surrounded by unspoilt wooded countryside from which there is ready access to the beautiful sailing waters of the Helford River, Falmouth Bay and the Carrick Roads.

Pubs such as the 'Ferryboat' at Helford Passage and thatched 'Shipwrights' provide sustenance on the water's edge and just 1.5 miles away is the superb Trengilly Wartha pub. Historic Trebah Gardens and the National Trust owned, treasure, Glendurgan Gardens, meander down to the river's edge. Budock Vean's superb Golf course is perhaps 2 miles away

Excellent boating facilities are enjoyed at the Helford River Sailing Club with its club house/restaurant, as well as at Port Navas Yacht Club that is a hub of social activity, where there is a private slipway, tidal pontoons and restaurant. A public slipway leads near the village hall

Port Navas is a picturesque waterside village that enjoys everything the beautiful Helford River has to offer: sailing waters, stunning views, country pubs and scenic walks, all within easy reach. It lies just six miles from Falmouth harbour town and three miles from Mawnan Smith and Constantine villages, each with a primary school and good local facilities.

The University town of Falmouth, the 3rd largest natural harbour in the world is guarded by the impressive castles of St Mawes and Pendennis. The town boasts golden sandy beaches as well as a range of national and independent shops, restaurants and bars and the acclaimed Natural Maritime Museum.

Truro Cathedral City is eighteen miles away with its mainline railway link to Paddington, London. Newquay airport (twenty five miles) has regular services throughout the UK and Europe.

DIRECTIONS

From Truro, follow A39 towards Falmouth for approx. 8 mi. At Kernick roundabout (B&Q/ ASDA) take 3rd exit to Antron Hill & then left at the next junction to Church Rd. After 2 mi, turn right at the crossroads & then the next left, signposted Port Navas. After 2 miles (at the grassed triangle) turn left. At the next T-junction turn left and continue with the river on your left into the village. As you pass the slipway and yacht club stay to the right and head up the hill without deviation. After 250 meters the house will be on your right hand side. WhatThreeWords - [///tune.badminton.sporting](https://www.what3words.com/tune.badminton.sporting)



Ground Floor
Approx. 155.5 sq. metres (1674.1 sq. feet)



First Floor
Approx. 75.3 sq. metres (810.3 sq. feet)



Total area: approx. 230.8 sq. metres (2484.3 sq. feet)

Additional Information

Services: Mains Water & Private Drainage. Oil Central Heating

Council Tax: Band E

Tenure: Freehold

Local Authority: Cornwall Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D	67	77
	E		
	F		
Not energy efficient - higher running costs	G		

EU Directive 2002/91/EC



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