



ROHRS & ROWE

Tredella
Trewince Lane
Port Navas
Falmouth
Cornwall1
TR11 5RH

- Charming period residence
- Light and airy accommodation with high ceilings
- Generous sitting room
- Spacious family kitchen / dining room
- Triple-aspect master bedroom
- Good sized guest bedroom
- Bedroom 3
- Family bathroom
- Self contained annexe
- Well appointed garden chalet
- Conservatory
- Various useful outbuildings
- Well stocked and generous garden
- Courtyard parking
- EPC E
- Council Tax Band E



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A GORGEOUS PERIOD RESIDENCE WITH GREAT CHARM AND CHARACTER, OFFERING SPACIOUS ACCOMMODATION, INCLUDING A SELF CONTAINED ANNEXE, SET WITHIN BEAUTIFUL GARDENS.





PROPERTY

Thought to have originated as a Coach House, the property was converted into a wonderful residence, offering bright and spacious accommodation throughout. The broad entrance hallway leads to the sitting room, which flows through to the conservatory and the garden beyond, making it ideal for entertaining. A number of doors open onto the decking, which offers lovely views over the beautiful garden. The kitchen is a striking room with a high ceiling, creating a fantastic space for family dining. Upstairs, the master bedroom offers a very comfortable space to relax, with a lovely triple aspect overlooking the garden. The two further bedrooms are generously sized, with an attractive family bathroom. In addition to the main house, there is a self-contained annex, providing extra accommodation for an elderly relative or, as it has previously been used, for guests and income.

The gardens are beautiful, well-planted with a range of mature shrubs, plants, and trees. A broad lawn extends down to a small stream at its furthest point, and to one side, there is a chalet ideal for use as a studio or home office. There is also a garage and a range of useful outbuildings.







HELFDORD RIVER



PORT NAVAS



ANNEX



CHALLET

LOCATION

Port Navas has long been a sought location with its easy access out onto the beautiful river Helford and its popular yacht club. This is a great location with some of the best sailing waters in the country on the renowned Helford River - that also leads out in to Falmouth Bay.

The village is within easy access of Constantine with its range of local facilities and in the opposite direction, The Budock Vean Hotel offers excellent facilities including tennis courts, a golf course, spa and a good restaurant. The Ferryboat Inn is a fabulous place to enjoy views of the Helford river. Falmouth offers such a wonderful array of lifestyle activities, combined with an excellent range of shops and facilities, that includes superb restaurants and cafes in which to socialise.

DISTANCES

Budock Vean Hotel 1.75M (Restaurant, Spa, Golf, Tennis) • Constantine: 2 Miles • Glendurgan Gardens: 2 Miles • Trebah Gardens: 2 Miles • Mawnan Smith: 3 Miles • Falmouth: 7.25 Miles.
Truro: 14.5 Miles • Newquay Airport: 32.5 Miles





Trewince Lane, Port Navas, Constantine, Falmouth, TR11 5RH

Approximate Area = 1593 sq ft / 148 sq m

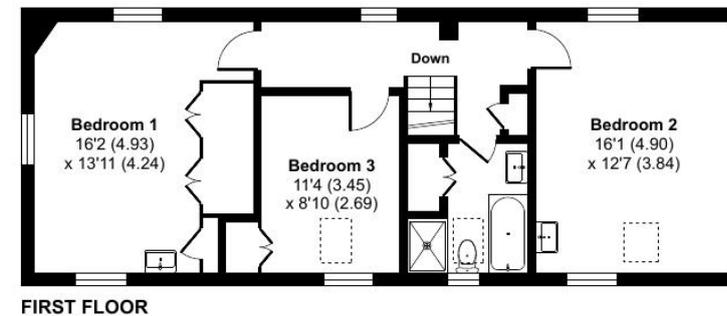
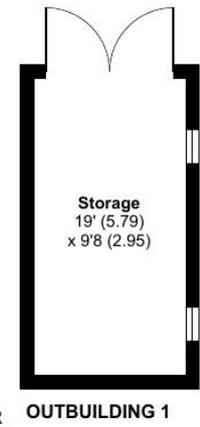
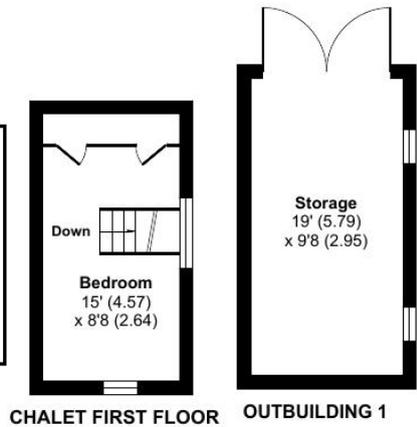
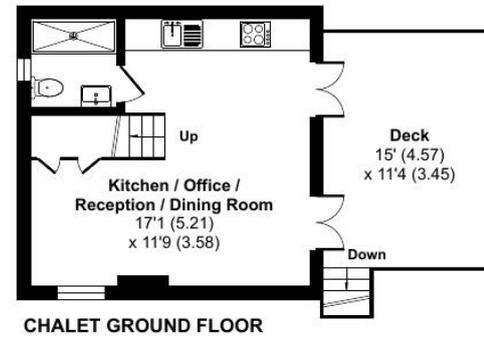
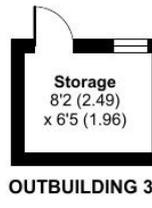
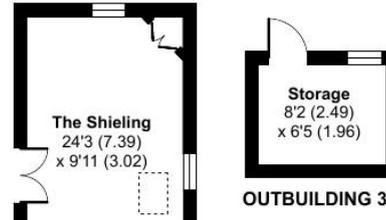
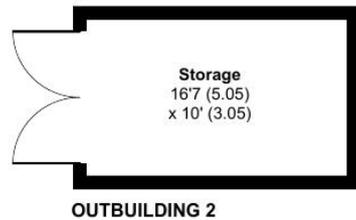
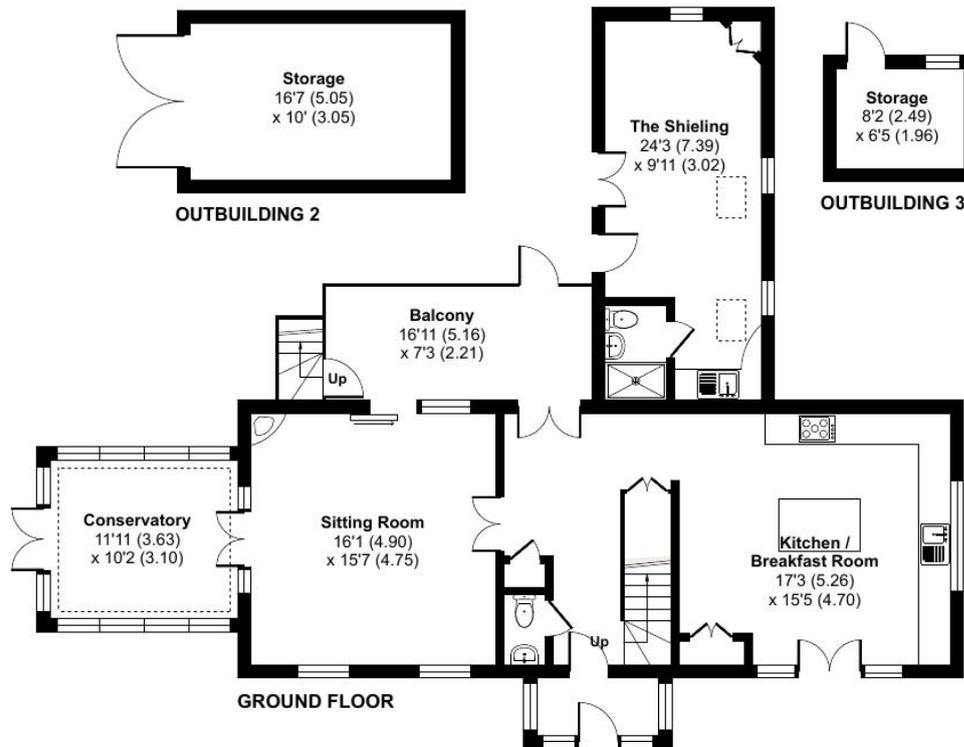
The Shieling = 240 sq ft / 22.3 sq m

Chalet = 451 sq ft / 41.9 sq m

Outbuilding(s) = 402 sq ft / 37.3 sq m

Total = 2686 sq ft / 249.5 sq m

For identification only - Not to scale





Services: Mains water, electricity & private drainage. Oil fired central heating

Directions: What3words: digestion.occupations.monorail

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