



ROHRS & ROWE

*Gate Acre
Budock Vean
Mawnan Smith
Falmouth
TR11 5LJ*

- Fantastic panoramic views over Anna Maria Creek
- 47' living room with patio doors to sun terrace
- Large kitchen/dining room with wood burner
- Master bedroom en suite
- Guest bedroom en suite
- 3 further bedrooms (1 en suite)
- Family bathroom
- Westerly facing broad sun terrace
- Large basement area
- 2 garages and car port
- Well-established private gardens enjoying stunning views
- EPC E

STUNNING WESTERLY VIEWS OF ANNA MARIA CREEK



LOCATION

Budock Vean Hotel: 300 Metres (Restaurant, Spa, Golf, Tennis) • Anna Maria Creek: 300 Metres (Boating and Walking) • Trebah Gardens: 0.6 Miles • Helford River: 0.8 Miles (Sailing) • Ferry Boat Inn: 0.8 Miles (Food and Drink) • Glendurgan Gardens: 0.8 Miles • Port Navas: 1 Mile • Mawnan Smith: 1.5 Miles • Falmouth: 6 Miles • Truro: 14 Miles

Budock Vean has long been sought after as it offers both peace and quiet, as well as a great deal of outdoor and lifestyle activities. The Budock Vean Hotel is within a few hundred metres of Gate Acre and offers excellent facilities including tennis courts, golf course, spa and a good restaurant. Sailing and boating enthusiasts will find some of the best sailing waters in the country on the renowned Helford River that also leads out in to Falmouth Bay. For keen gardeners, the amazing Trebah and Glendurgan Gardens are both within a mile of Gate Acre and the pretty village of Mawnan Smith is approximately 1.5 miles away and offers a convenience store, for all day to day needs.



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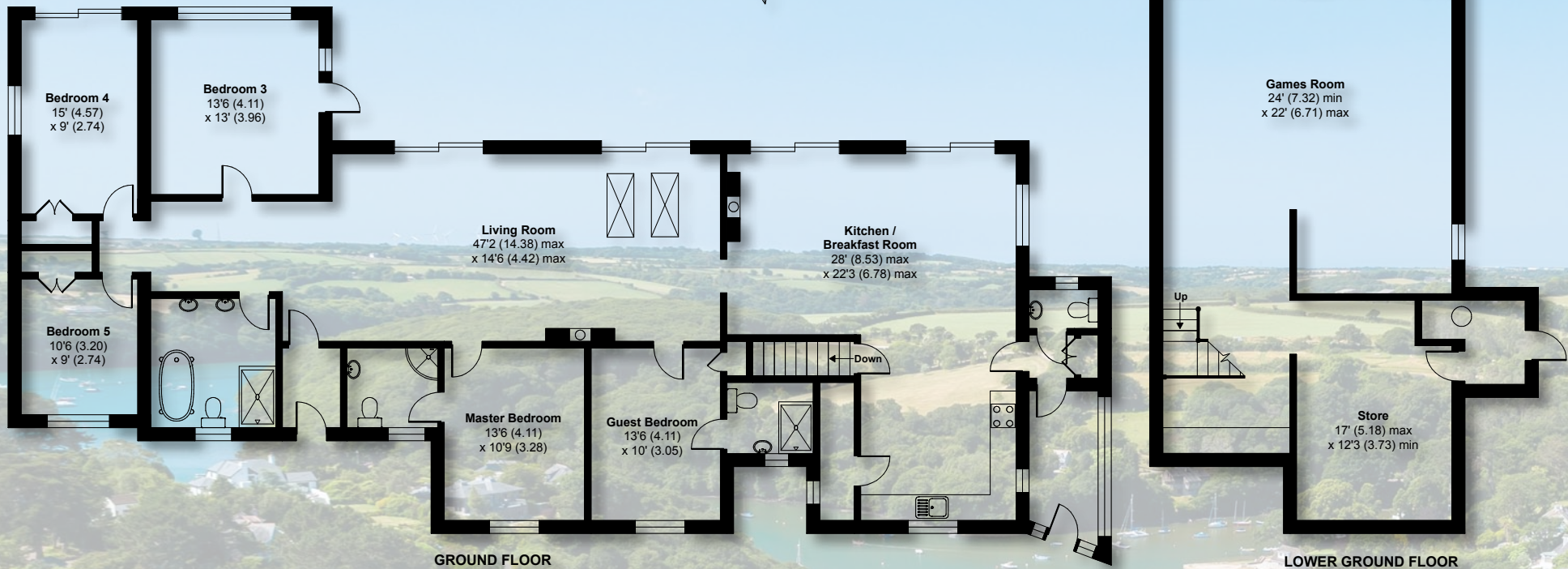


PROPERTY

Set on the edge of the village, Gate Acre can be found in a fabulous position enjoying panoramic views across Anna Maria Creek to Port Navas and the rolling countryside beyond. The property is designed around its view, with a wonderful open plan feel and the main reception rooms opening to the broad sun terrace, making it ideal as an entertaining space. The kitchen opens to the dining area and in turn, flows through to the spacious sitting room. All bedrooms are nicely proportioned with ample bathrooms to suit, whilst on the lower floor, the accommodation is just full of possibilities, with part currently being used as a games room and store. Outside, the gardens are well-established and a real feature with a fabulous sun terrace offering the most wonderful views over the creek below.

Budock Vean, Mawnan Smith, Falmouth, TR11

APPROX. GROSS INTERNAL FLOOR AREA 3159 SQ FT 293.4 SQ METRES



Services: Mains Electricity and water. Private drainage. Oil fired heating.

Directions: Proceed through Mawnan Smith and continue past the entrances to Glendurgan and Trebah Gardens. Travel past the entrance to the Budock Vean Hotel and after approximately 200m, Gate Acre will be found on the left hand side.

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