



Laskowski
&Co



Bosanath Mill Bosanath Valley, Mawnan Smith, Falmouth, TR11 5LL

Guide Price £895,000

Occupying an idyllic valley setting just half a mile from Port Navas Creek and the sheltered sailing waters of the Helford River, a detached former mill house, providing attractively presented and highly versatile accommodation, suitable as a large family home with ancillary accommodation providing the potential to generate an income, or for a dependent relative to live privately within a self-contained annexe. Set within delightful, private gardens and grounds of approximately 2 acres, with detached office and garage block with historic planning permission for conversion to a 3-storey annexe.

Key Features

- Charming former mill house
- Close to Port Navas Creek & the village of Mawnan Smith
- 5 bedrooms
- Double garage and basement with historic permission for conversion to a 3 storey annexe
- Idyllic valley setting
- Grounds of approximately 2 acres
- Detached office
- EPC Rating F



THE LOCATION

Bosanath Valley lies immediately to the north of Anna Maria and Port Navas Creek, just over one mile from the centre of the well served village of Mawnan Smith, whose excellent day-to-day amenities include a village store, thatched public house and a highly regarded county primary school. The village of Constantine is approximately three miles distant and is reached via the yachting haven of Port Navas, with sheltered sailing waters leading directly onto the beautiful Helford River and sea beyond. Helford Passage, home of the Ferry Boat Inn, is an approximate ten minute drive away; before which are the leisure facilities and golf course at Budock Vean, and a short distance after, the renowned National Trust gardens at Trebah and Glendurgan. The outskirts of the port of Falmouth is approximately five miles distant and the cathedral city of Truro, the county's administrative, retailing, health and educational centre is an approximate thirty/thirty five minute drive away, from which there is a regular main-line rail link to London Paddington.

THE PROPERTY

'Bosanath Mill' meaning 'peaceful' in Cornish and certainly living up to it's name, is a most attractive, detached and highly individual home with much charm and character, occupying an idyllic setting within its own, surrounding, highly private grounds, bordering unspoilt countryside and within approximately half a mile of Port Navas Creek.

Nestled away, the property is reached via a sweeping driveway, at the head of which, a large parking/turning area leads to the accommodation. On the roadside, there is a detached block-built double garage with workshop below and historic planning consent for conversion to a three storey annexe - to be used for purposes incidental to the enjoyment of 'Bosanath Mill' - Cornwall Council application number: PA15/04932.

The accommodation is beautifully presented throughout and extremely versatile as either a large five-bedroom family home or as two properties, following the re-installation of a second kitchen in the annexe - ideal for those seeking a source of letting income or a 'two family home'.

The grounds are another particular feature, comprising lawned areas, mature shrub borders, slate pathways and patios, a covered veranda and a fast flowing stream which runs the entire length of the western boundary. An extensive, characterful, and extremely adaptable home, in an unspoilt setting in one of south Cornwall's most sought-after areas.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

An adaptable reception/sitting area with double glazed south-facing roof and uPVC double glazed windows overlooking the gardens. Oak stable-type entrance door, quarry tiled flooring, wall light points, granite step and opening into the:-

LIVING ROOM

A lovely and adaptable room with part-exposed stone walls, beamed ceiling, and oak flooring. uPVC double glazing to rear and front aspects with bespoke working shutters, window seats and granite quoins. Large radiator, feature Contura log burner on slate hearth and large stone fireplace.

DINING ROOM

Continuation of oak flooring. uPVC double glazed windows to front aspect, radiator. Stairs to the first floor leading to the principal bedroom, bathroom, bedroom two and another shower room.

KITCHEN

A remodelled fitted kitchen with modern units, tiled splashback, integrated Lamona oven with Lamona five ring induction hob and overhead extractor fan, and integrated sink with mixer tap. Two radiators, tiled flooring. Full height uPVC double glazed sliding doors opening out onto the patio, bring in much natural light. Space for fridge freezer, double Fisher and Paykel dishwasher, extended island with space for chairs etc. Underfloor electric heating.

UTILITY ROOM

Utility units with large ceramic sink and mixer tap, Continuation of tiled flooring. Part-tiled walls, radiator. uPVC double glazing to rear aspect. Patio door leading to side aspect. Space for fridge freezer. Door opening into the:-

PANTRY

Tiled flooring, shelving. Double glazed window to rear aspect.

FIRST FLOOR VIA DINING ROOM

Carpeted staircase rising to a split landing with uPVC double glazed window to rear aspect. Airing cupboard. Access to the principal bedroom, bathroom, bedroom two and another shower room.

BEDROOM ONE

A double aspect, principal bedroom with carpeted flooring. Radiator. uPVC double glazed bay window to side and uPVC double glazed doors leading out to a Juliet balcony.

SHOWER ROOM

A double aspect, modern bathroom with underfloor heating, part-tiled walls, walk-in shower with screen and integrated shower, and wash hand basin with vanity unit. Two uPVC windows to either side. Integral cupboard, heated towel rail.

BEDROOM TWO

A double bedroom with carpeted flooring, radiator and double glazed windows to front aspect. Integral cupboard housing hot water tank.

BATHROOM

A three piece suite comprising low flush WC, wash hand basin with vanity unit and mixer tap, bath with shower screen and overhead shower, Radiator/heated towel rail, loft hatch access. Tiled walls and floor, uPVC double glazed window to rear aspect.

FIRST FLOOR VIA THE LIVING ROOM

Carpeted flooring with uPVC double glazed window to rear aspect. Radiator. Access to bedrooms three and four, and another bathroom.

BATHROOM

Low flush WC, bath with shower screen and electric shower, wash hand basin with vanity unit and mixer tap. uPVC double glazed window to rear aspect, tiled flooring, tiled walls.

BEDROOM THREE

A double bedroom with carpeted flooring. Two uPVC double glazed windows to front elevation, enjoying views over the garden. Radiator.

BEDROOM FOUR

Another double bedroom with carpeted flooring. uPVC window to front aspect, radiator.

TWO STOREY ANNEXE

With separate access from the ground and first floor via steps.

GROUND FLOOR

Living/dining area with open plan modern kitchen units etc. Tiled flooring.

SHOWER ROOM

A three piece suite comprising low flush WC, wash hand basin and shower cubicle.

FIRST FLOOR

ANNEXE BEDROOM/BEDROOM FIVE

Triple aspect double bedroom with door leading outside via steps to the garden.

THE EXTERIOR

DRIVEWAY

'Bosanath Mill' enjoys a highly private setting, hidden from this quiet roadside, adjacent to unspoilt countryside. Double granite gateposts and timber gates open onto a sweeping tarmac driveway, bordered by lawns and beautifully stocked shrub borders, culminating in a large parking/turning area with two tier stone retaining walls.

FRONT GARDENS

Slate pathway from the parking area with shaped lawns, pathways, climbing wisteria and granite steps leading to both upper and lower patio areas. Exterior courtesy lighting, upper slate paved patio with granite step rising to the entrance porch. Tiered gardens to one side.

LOWER PATIO

Again, slate paved with sliding patio door from the kitchen and steps onto a deep sweeping lawn which borders the fast flowing stream running the entire length of the western boundary. Deep woodland to the southern boundary.

COVERED VERANDA

Timber decking extending from the lower patio area, continuing the full depth of the western side of the house, providing a highly useful and sheltered outside space, perched over the stream below. Power and water supply. Comprising additional utility units with space for washing machine etc.

BOILER ROOM

Worcester boiler, light and power connected. Stable door to the rear hall/second utility room, decking continuing to the:-

REAR GARDENS

Lawns interspersed with trees. Exterior water tap and further courtesy lighting. Oil storage tank.

OFFICE

A superb detached, block-built office, fully lined, with light and power connected, and double glazed windows, screens and doors. Built-in book/file shelving, oak flooring, electric radiator. Exposed ceiling with timber trusses. Immediately adjacent, a further large decked sun terrace, providing a delightful elevated view over the property and grounds to the unspoilt woodland beyond. Exterior courtesy lighting and water tap. Pathway continuing to the:-

DETACHED TWO STOREY DOUBLE GARAGE

Double Glidermatic roller doors. Light and power connected, double glazed windows to side and rear aspects. Door opening onto the rear gardens.

WORKSHOP

Double glazed windows to three aspects, timber flooring, electric radiator. TV aerial socket and telephone point.

GENERAL INFORMATION

SERVICES

Mains electricity and water are connected to the property. Private drainage. Oil fired central heating. Telephone points (subject to supplier's regulations). Electric underfloor heating to some parts of the property.

COUNCIL TAX

Band G - Cornwall Council.

TENURE

Freehold.

VIEWING

All enquiries and viewing requests are to be made directly through Laskowski & Co - the vendor's sole agent, on 01326 318813 and info@laskowskiandcompany.co.uk.

DIRECTIONAL NOTE

Just before entering the village of Mawnan Smith from the direction of Penwarne and Argal Reservoir, turn right opposite the sign for Sampys Hill. Proceed through the bends and past the farm buildings on the left-hand side, take the first turning left. Continue along this road for approximately .7 of a mile, and a short distance after 'Bosanath Farm', the entrance to 'Bosanath Mill' will be found on the right-hand side.



Floor Plan

Bosanath Valley, Mawnan Smith, Falmouth, TR11

Approximate Area = 2375 sq ft / 220.6 sq m

Garage = 526 sq ft / 48.8 sq m

Outbuilding = 218 sq ft / 20.3 sq m

Total = 3119 sq ft / 289.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Laskowski & Company. REF: 1043509