



## Little Trewince, Trewince Lane, Port Navas, Falmouth, TR11 5RH

Guide Price £620,000

'Little Trewince' is a stunning 2 double bedroom detached cottage, situated off Trewince Lane in the highly sought-after creekside hamlet of Port Navas. This beautifully presented cottage has been recently renovated to a high standard throughout, including upgraded heat and sound insulation. The well proportioned accommodation comprises, on the ground floor: entrance hallway, modern re-fitted ground floor shower room, dining room, living room with wood-burning stove and large patio doors opening onto the terrace with views across the garden, re-fitted kitchen with built-in appliances. On the first floor are 2 double bedrooms, the principal of which offers a wonderful balcony with far-reaching views over the substantial garden to woodland and countryside beyond. A private lane gives access to the cottage, with a large parking area to the front and driveway leading to a pitched roof single garage. The rear garden is a real feature of the property, extending to over 200' in length, with a raised west-facing terrace and extensive lawn which incorporates a number of sheltered seating areas linked by a gravel path; an attractive stream runs along the rear boundary of the garden. 'Little Trewince' has most recently been a successful holiday let, but would make a delightful main home or holiday hideaway. Being sold with no onward chain.

### Key Features

- Fully renovated detached 2 double bedroom cottage
- 200' enclosed rear garden backing onto a stream
- Living room with wood-burning stove
- Parking area and attached single garage
- Highly sought-after hamlet of Port Navas on the Helford River
- Far-reaching rural views
- Raised west-facing terrace
- EPC rating E



## LOCATION

A settlement since medieval times, Port Navas - which is thought to translate as 'Cove of the Sheep' - is a peaceful hamlet at the head of one of the Helford River's seven creeks, and an Area of Outstanding Natural Beauty. Within the hamlet there is an active yacht club, providing excellent dining and marina berths for smaller boats, ready access is also provided onto some of the country's most beautiful and sheltered day-sailing waters. Life on the river means plenty of outdoor water activities. Launch your boat, kayak or paddleboard to explore the Helford River from its best angle, spotting the rich birdlife as you go. The well served villages of Mawnan Smith and Constantine are both within a few minutes drive; the port of Falmouth is approximately seven miles distant and the cathedral city of Truro is an approximate thirty minute drive away.

## THE ACCOMMODATION COMPRISSES

Obscure glazed timber front door to:-

### ENTRANCE HALLWAY

Panelled ceiling and partially whitewashed panelled walls, central ceiling light, wall mounted central heating thermostat. Radiator, two timber doors to dining room and shower room. Recess with storage shelf, coat rail and recently installed Worcester Bosch Greenstar II oil fired boiler providing central heating and domestic hot water. Cupboard housing consumer unit and electric meter.

### SHOWER ROOM

Re-fitted and beautifully appointed shower room with large walk-in shower, glass sliding doors and boiler-fed rainfall-style twin head shower. Dual flush WC, vanity unit housing wash hand basin with mixer tap, light and mirror over. Wood-effect laminate flooring, wood panelled and whitewashed ceiling with integrated PIR integrated spotlights and fan. Radiator, large chrome ladder-style heated towel rail. Obscure double glazed window to front aspect.

### DINING ROOM

A spacious dining room, open to the living room, borrowing the living room's light and views from its large patio doors over the extensive garden. Insulated floor with oak-effect wood laminate flooring, insulated and sound proofed whitewashed wood panelled ceiling with integrated spotlights and central pendant light. Whitewashed wood panelled walls to dado height, open tread timber staircase rising to the first floor. Two radiators, double glazed window to side aspect, glazed timber stable door to kitchen. Built-in solid wood breakfast bar and bookshelf divides the dining room from the living room, with step down to:-

### LIVING ROOM

A delightful light and bright west-facing room, with large double glazed patio doors which provide a panoramic view over the garden and gives access onto the raised sun terrace. Fireplace housing cast iron wood-burning stove set on a tiled hearth with wood mantel surround. Whitewashed wood panelled walls to dado height, whitewashed wood panelled ceiling, insulated floor with oak-effect wood laminate flooring, radiator. Double glazed window to side aspect, central pendant lighting.

## KITCHEN

Modern refitted kitchen, well designed to incorporate plenty of storage space, with a range of light coloured eye and base level units, including a larder cupboard with pull-out drawers and space-saving corner carousel units. Wood-effect roll-top worksurface with inset one and a half bowl Franke sink/drainer unit with swan neck mixer tap. Integrated four-ring induction hob with stainless steel extractor over and electric fan assisted oven below. Built-in fridge, built-in freezer and slimline dishwasher. Space and plumbing for washing machine, built-in under unit heater. Whitewashed wood panelled ceiling with automatic PIR lighting, large double glazed window to rear aspect overlooking the garden and surrounding fields beyond. Door to side entrance porch.

## SIDE ENTRANCE PORCH

Wooden stable door leading out to the front of the cottage and driveway.

## FIRST FLOOR

### LANDING

Insulated oak flooring, whitewashed wood panelled ceiling, whitewashed panelling to walls to dado height. Central ceiling light, wood doors to both double bedrooms.

### BEDROOM ONE

A beautiful light and bright double room with large floor-to-ceiling double glazed window and double glazed French doors which give access onto the decked balcony and provides a stunning outlook over the garden and across to adjacent countryside. Insulated oak flooring, whitewashed wood panelled and beamed ceiling, whitewashed wood panelled walls to dado height. Radiator, central ceiling light. Large walk-in wardrobe with cleverly designed and built-in storage, to include a range of shelving and hanging rails.

### BALCONY

Accessed via the double glazed French doors in bedroom one, the decked balcony provides ample space for tables and chairs, with 12mm safety glass surround and wood balustrade. The balcony faces west, enjoying the morning to late evening sun, overlooking the large garden with far-reaching views beyond the area of woodland at the end of the garden and across surrounding fields.

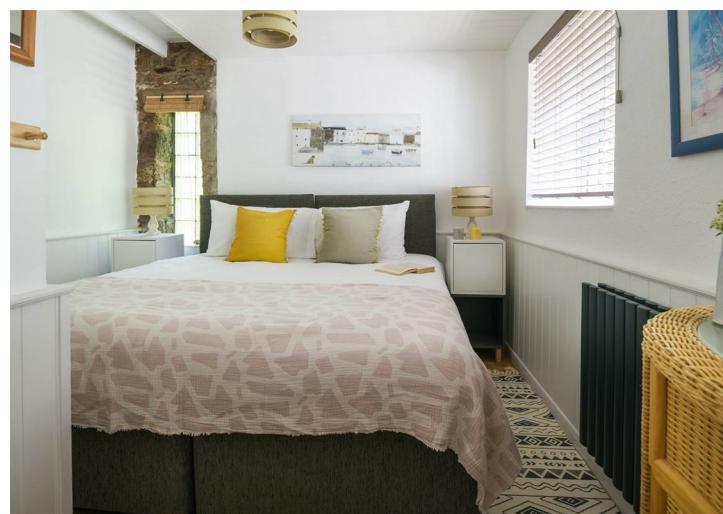
### BEDROOM TWO

A good size dual aspect second double bedroom, with two double glazed windows to the front aspect and a double glazed arts and crafts style window to the side. Insulated oak flooring, whitewashed wood panelled ceiling with loft hatch to fully insulated loft, whitewashed wood panelled walls to dado height, radiator.

## THE EXTERIOR

### FRONT

A tarmacadam hard standing leads to a concrete driveway providing off-road parking, external power point and electric car charger. The driveway provides access to the attached single garage, and a set of steps lead down to the front door, with a path that leads around to the right-hand side of the cottage, providing pedestrian access to the rear garden.



## **GARAGE**

A good size single garage, with timber sliding door, pitched tiled roof and double glazed window to rear aspect. The garage has power and light and is an ideal size for those looking to have a workshop.

## **REAR GARDEN**

The substantial rear garden is a haven for wildlife, providing an excellent degree of privacy, facing west and enjoying sun for the majority of the day. At the top of the garden, is a raised paved sun terrace with PIR automatic lighting, accessed from the living room and providing the ideal spot for barbecues and al fresco dining. Granite chipped and timber steps lead down to a further granite chipped seating area, and the level lawn with its granite chipped path winds down through the garden to two further private and sheltered seating areas. The garden is bordered by beautiful mature shrubs and enclosed by dog proof fencing, three quarters of the way down the garden a fence and pedestrian gate give access to the lower section of lawn which extends down to the stream at the bottom of the garden. This substantial garden enjoys a wonderful outlook over the woodland beyond the stream, and across to surrounding countryside. During the recent re-landscaping of the gardens, a new French drainage system for the upper garden area has been installed. To the side of the cottage is a timber wood store, and to the front a 1,000 litre oil storage tank.

## **GENERAL INFORMATION**

### **SERVICES**

Mains water and electricity are connected to the property. Private septic tank drainage (we understand the septic tank was deep cleaned and inspected in June 2023).

### **AGENT'S NOTE**

Architect GA plans have been drawn up to create a four bedroom property (not submitted) - plans for which are available on request. A successful planning application was made in the 1980's to convert the garage to living space (this application has now lapsed).

### **COUNCIL TAX**

Band D - Cornwall Council.

### **TENURE**

Freehold.

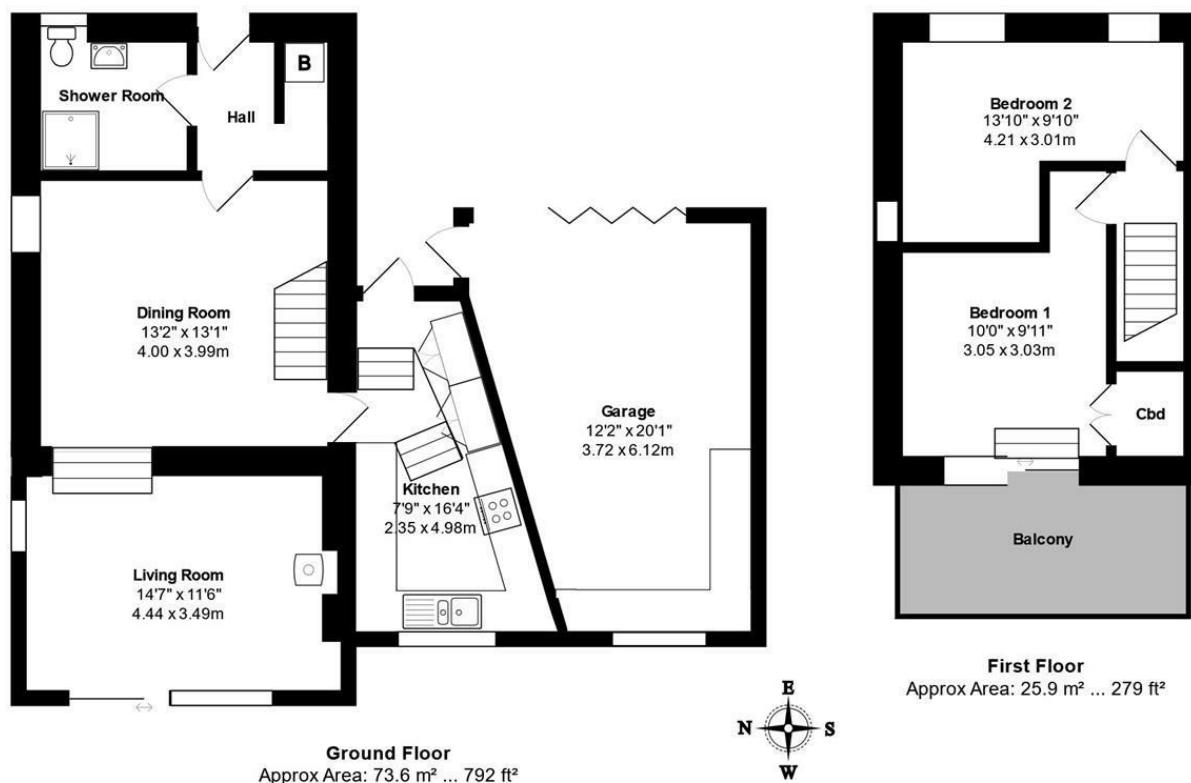
### **VIEWING**

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





# Floor Plan



Trewince Lane, Port Navas, TR11 5RH

Total Approx Area: 99.5 m<sup>2</sup> ... 1071 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only