

OYSTER HOUSE

PORT NAVAS, HELFORD RIVER, SOUTH CORNWALL







LILICRAP CHILCOTT
THE CORNWALL ESTATE AGENT

OYSTER HOUSE

Port Navas, Helford River, Nr. Falmouth, South Cornwall

An iconic waterfronting detached house and separate cottage, magnificently positioned commanding idyllic southerly views over Port Navas Creek towards the Helford River.

SUMMARY OF ACCOMMODATION

Ground Floor: reception hall, sitting room, dining room, superb orangery with balcony, kitchen/breakfast room, cloakroom, wc.

First Floor: landing, principal bedroom with balcony, 2 further bedrooms, 2 bathrooms.

Lower Ground Floor: bedroom/pool room, shower room, store room. Further space with planning consent for 2 large river facing rooms under glazed ceilings with terraces to their fronts.

THE COTTAGE

Hall, living room/kitchen, bedroom, bathroom.

Outside: gated driveway parking, fabulous landscaped lawned gardens with ponds, swimming pool, granite terraces, pavilion, octagonal gazebo and hot tub, pleached lime walk, wisteria colonnade. Steps to foreshore and ownership of fundus to mean low water

In all, about 1 acre.



Viewing strictly by appointment through the vendor's Sole Agent:

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DESCRIPTION

Oyster House is believed to have been built circa 1932, designed by Percy C Boddy FRIBA of Westminster, London and has been in distinguished ownership over the years. Architecturally, elevations are distinctive and attractive, finished in white stucco with small painted windows under a fine hipped Mansard roof of natural slate. To the south (rear) elevation there is a raised slate sun terrace accessed through patio doors from the sitting room, providing a superb vantage point from which to take optimum advantage of the magnificent views – available from every principal room – up and across Port Navas Creek, downstream to the Helford River and over the lush, wooded slopes of Budock Vean. The

outlook is one of constant boating activity including pleasure craft, sailing dinghies and oyster fishermen.

The house has been greatly extended by our client over lower ground and ground floor levels with a grand orangery at the upper level lit by a huge reflective glass roof lantern and three sets of glazed double doors under arched windows. These doors all open onto a huge glass fronted balcony above the recently installed outdoor swimming pool and below the orangery are rooms that could either be used as a guest bedroom suite or as day rooms beside the pool.

The original part of the house is approached via a central front door into a hall with a staircase rising to the first floor



and descending to extensive lower ground floor store rooms, although these have permission to be greatly extended on the southern side creating 2 further large river facing rooms under glazed ceilings, with terraces to their fronts (**Planning Reference PA08/01654/F**). At the main upper ground floor level is a kitchen, large sitting room, dining room and the spectacular orangery, all of which face the views. To the front is a wc and separate cloakroom and on the first floor are three large bedrooms, one of which opens onto a sit out balcony, and two bathrooms which have both been recently updated with underfloor heating, contemporary sanitaryware and travertine tiling. The property is secured by an alarm system and CCTV camera.



To the side of the house is a detached guest cottage offering spacious one bedroomed, self-contained accommodation over a lower ground floor workshop and the principal rooms here also enjoy fantastic views. The planning permission also allows for alteration of this building to include the workshop into the accommodation.

The setting is outstanding and Oyster House is very probably the best positioned house in Port Navas, instantly recognisable when sailing up Port Navas Creek from the Helford River, standing proudly upon a plateau within fine well established gardens which have been greatly re-modelled and landscaped by our client. The majority of the garden is found on the southern side overlooking the creek with extensive terraces both below the house and throughout the gardens. Paths wind between ponds and descend over curving granite steps to the edges of the large central terraced lawns. To the east is an octagonal gazebo with a hot tub beside in a very private position facing down towards the Helford River and below this is a pleached lime walk with magnolias and a wisteria colonnade beside. The terraced lawns are broken by colour filled beds as well as water features and a circular terrace with lavender at its edge. Magnificent palms and trees including blue cedar, specimen conifers and eucalyptus line the garden and at the bottom is a rectangular lily pond, a pavilion and a Japanese Tea Room. The garden also has the distinct advantage of its own wells with potable water.

A gate at the end of the garden gives direct access to a short flight of granite steps leading directly onto the waterfrontage and a strip of foreshore down to mean low water which forms part of the Freehold. This immensely important element of the property should be of great interest to those keen on sailing. The availability of Oyster House, represents a very rare



opportunity to acquire one of Cornwall's most iconic creekfronting houses in this upmarket sailing community on a tributary of the Helford River.

LOCATION

The Helford River is internationally renowned as one of the foremost locations along the south coast of Britain and is an area particularly favoured by the sailing fraternity with excellent facilities provided by the Helford River Sailing Club on the south bank of the river and also by Port Navas Yacht Club at the head of Port Navas Creek. This is one of the most sought after areas of south Cornwall's waterfront, renowned

both for its scenic beauty and the superb day sailing waters of the Helford and Fal Rivers as well as Falmouth Bay.

Port Navas is an immensely attractive village lying in an Area of Outstanding Natural Beauty. There are many safe beaches and coves in the vicinity including Durgan on the banks of the Helford River as well as Maenporth, Swanpool and Gyllyngvase between the house and Falmouth. The South West Coast Path connects these beaches over stunning headlands that look out over Falmouth Bay linking various attractions and places to eat including the Ferry Boat Inn at Helford Passage and the public gardens at Glendurgan and Trebah. A passenger ferry boat crosses the Helford River to





Helford Village where there are further walks through mostly National Trust owned woodland along the banks of the river, as well as the Shipwright's Arms inn.

The nearby villages of Mawnan Smith and Constantine provide a good range of local shops catering for day to day needs and a little further away is the Port town of Falmouth where there are excellent facilities for large yachts, a full selection of services and retailers as well as bars, restaurants and cafés, many of which overlook the harbour. Falmouth is host to the National Maritime Museum and Events Square which is the location for the onshore activities during Falmouth Sailing Week and various festivals including an oyster festival and the Sea Shanty Festival. A rail link from Falmouth leads to the mainline at Truro from where travel time to London Paddington is around 4½ hours. Truro is



Cornwall's capital city and has many national brands amongst its attractive Georgian and Victorian cobbled streets. Truro also provides three excellent private schools and additional clubs and societies to those found nearby, which include a golf course with restaurant and swimming pool at Budock Vean.

THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

A protruding porch leads to a painted wood door with central window opening into:-

RECEPTION HALL. Painted panelled wood staircase rising to the first floor with a galleried landing above. Pendant light, electric radiator. Doors to the sitting room, dining room, side hall and a staircase descending to the lower ground floor.

SITTING ROOM – 22'2" x 15'2" reducing to 13'10". Huge bay with windows on three sides enjoying the views and a pair of glazed doors opening onto the raised slate terrace from where there are staggering creek views. Recessed woodburning stove with a granite surround and mantel and oyster shell motif over. Night store heater, door to the dining room.

DINING ROOM – 21'1" x 12'1". Dual aspect with large windows to the front and rear enjoying the views, further broad window and a pair of glazed double doors to the orangery. Hardwood flooring, woodburning stove recessed into a fire breast with a slate hearth and dressed granite surround. Pendant light, night store heater.

ORANGERY – 21'3" x 18'3". A spectacular recent addition under a huge reflective glass lantern roof window with



automatic vents. Three sets of glazed double doors with reclaimed fanlights over opening onto a full width **GLASS FRONTED BALCONY** facing the creek. Raised granite fireplace with a decorative stove. Spotlights and pendant lights.

SIDE HALL. Half obscured glazed door to the driveway, access to roof space, pendant light. Doors to the wc, cloakroom and:-

KITCHEN / BREAKFAST ROOM – 13'6" x 13'. Dual aspect of large windows to the side and rear facing the creek. Range of light oak fronted kitchen cabinets with roll edged light stone effect worktops and a 1½ bowl stainless steel sink and drainer with a chrome mixer tap over. Tiled splashbacks, ceiling light, under cabinet lights, red oil fired Aga with a tiled surround and cabinets above. Deep recess ideal for a fridge/freezer, integrated dishwasher, stainless steel and glass twin oven and grill with a four plate hob and filter hood over.

WC. White wc, large white pedestal wash basin with integrated chrome mixer tap. Window to the front with shutters, ceiling light, electric radiator.

CLOAKROOM. Window to the front, pendant light, generous space for coats and shoes.

FIRST FLOOR

LANDING. The landing is divided into two sections with a window and glazed door between them and is part galleried over the staircase. Window to the front, large amount of built-in cupboards, access to roof space, pendant light. Doors to:-



BEDROOM 1 – 13'7" x 13' reducing to 12'4". Dual aspect with windows to the side and rear facing the creek, wall lights.

BATHROOM. Fitted with contemporary white sanitaryware including a wc, pedestal wash basin with chrome mixer tap and a double ended square edged bath with integrated mixer tap. Heated tiled floor, Travertine tiled walls, large window to the front with shutters, spotlights, extractor fan.

BEDROOM 2 – 14'7" reducing to 13' x 14'4". Two windows and a glazed door opening onto a large decked balcony, built-in wardrobes, arched recess with drawers below, wall lights.

BALCONY – 13'10" x 8'5". Enjoying the very best views in the house both up and down the creek with all of its boating activity. Decked floor, slate backing from the Mansard roof creating an attractive backdrop.

BEDROOM 3 – 13' extending to 14'7" x 12'3". Broad window facing the views, pendant light, night store heater.

BATH / SHOWER ROOM. Period style contemporary white sanitaryware including a panel bath with chrome mixer tap and hand shower attachment, wc and pedestal wash basin with integrated chrome mixer tap. Large part recessed and part curving glazed screened Travertine tiled shower enclosure with a chrome period style rain head mixer shower. Broad window to the front with shutters, spotlights, extractor fan, heated tiled floor, Travertine tiling to half height.

LOWER GROUND FLOOR

Various stores and a utility cupboard with wall lights, a window and two part glazed doors opening onto the front terraces. Planning permission exists to greatly extend this accommodation creating glazed roofed rooms facing the creek.



Approached from the outside via any one of three glazed doors from the side of the swimming pool is **POOL SUITE**.

BEDROOM – 12'9" x 9'8". Two double glazed doors to the terrace surrounding the swimming pool, area of exposed granite wall, spotlights. This room could either be used as part of a bedroom suite or as a recreational room beside the swimming pool. Doors to a store and:-

SHOWER ROOM. Double glazed door to the terrace beside the pool, large glazed screened shower enclosure with a Triton shower over. White wc, white pedestal wash basin with chrome mixer tap. Tiled walls and floor, electrically heated chrome towel rail.

STORE ROOM – 19'4" x 6'5". A subterranean room with no windows but with a huge amount of space for storage etc.

THE COTTAGE

From the drive a path leads to a slate step and period wood door to:-

HALL. Modern wood floor, space for hanging coats, door to the living room/kitchen and further doors to:-

BATHROOM. White corner spa bath with a period style chrome mixer tap and hand shower attachment. White pedestal wash basin with chrome taps, window to the front, ceiling light, extractor fan, tiled walls to half height, electrically heated chrome towel rail.

WC. White wc, window to the front, tiled floor, ceiling light.

LIVING ROOM / KITCHEN – 17'10" x 9'10". Given a spacious feel due to its 11' high bleached wood boarded ceiling and walls. Dual aspect of windows overlooking the



gardens and creek. Stone fireplace with a woodburning stove set on a slate hearth, exposed beams, spotlights, pendant light, modern wood floor. Range of off white kitchen cabinets with roll edged dark stone effect worktops and a circular stainless steel sink with period style mixer tap over. Stainless steel Hotpoint oven with a four plate hob and extractor hood over. Doorway to a walk-in freezer cupboard and a door to:-

BEDROOM – 10’9” x 9’10”. Window enjoying views through the trees to the creek, bleached wood boarded walls, pendant light, electric radiator.

OUTSIDE

The house is set back from the lane behind a splayed entrance with gates opening between gate piers and an additional pedestrian gate to one side opening through a granite block wall. The gates open onto a tarmac driveway which leads past the cottage before arriving at the side of the house. A further pedestrian gate opens from the lane and leads behind lovely mature hedgerows and down a granite chipped path to the attractive front of the house and the front door. The hedgerow also gives the house complete privacy from the

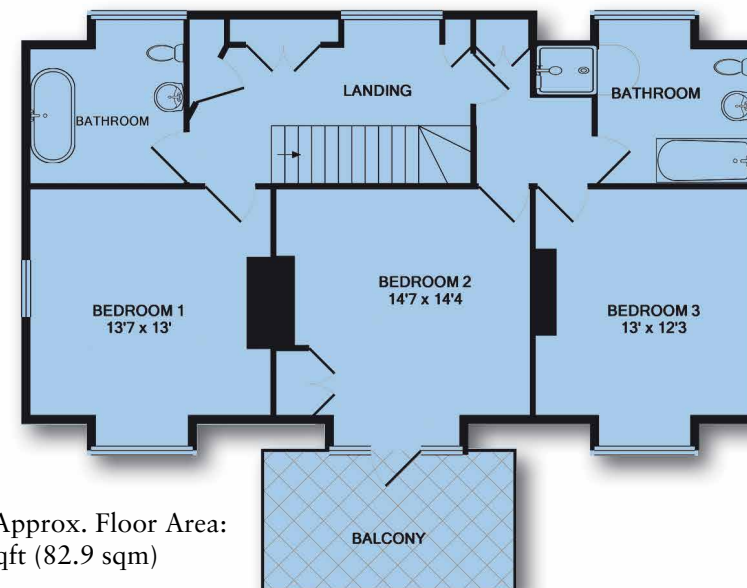
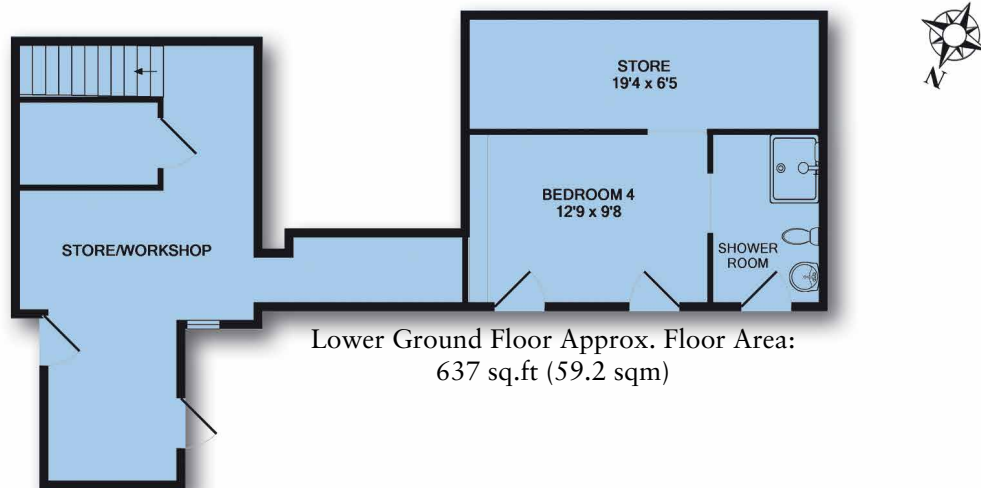
lane and the broad granite chipped path continues around to the eastern side where there is a decked walkway up to the balcony in front of the orangery and it also continues down to the swimming pool.

On the western side of the house are small elevated terraces that look down over the gardens towards the creek and paths with granite steps descend through hydrangeas to the front of the house and also around to a decked terrace below the cottage with an access path running along the western boundary. From the terrace beside the cottage a door opens into:-

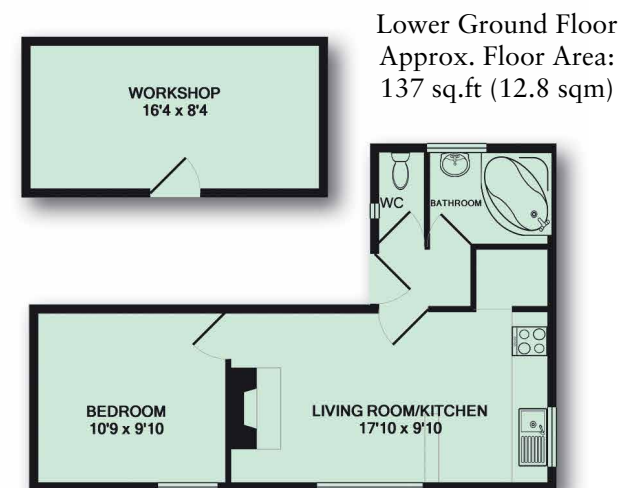
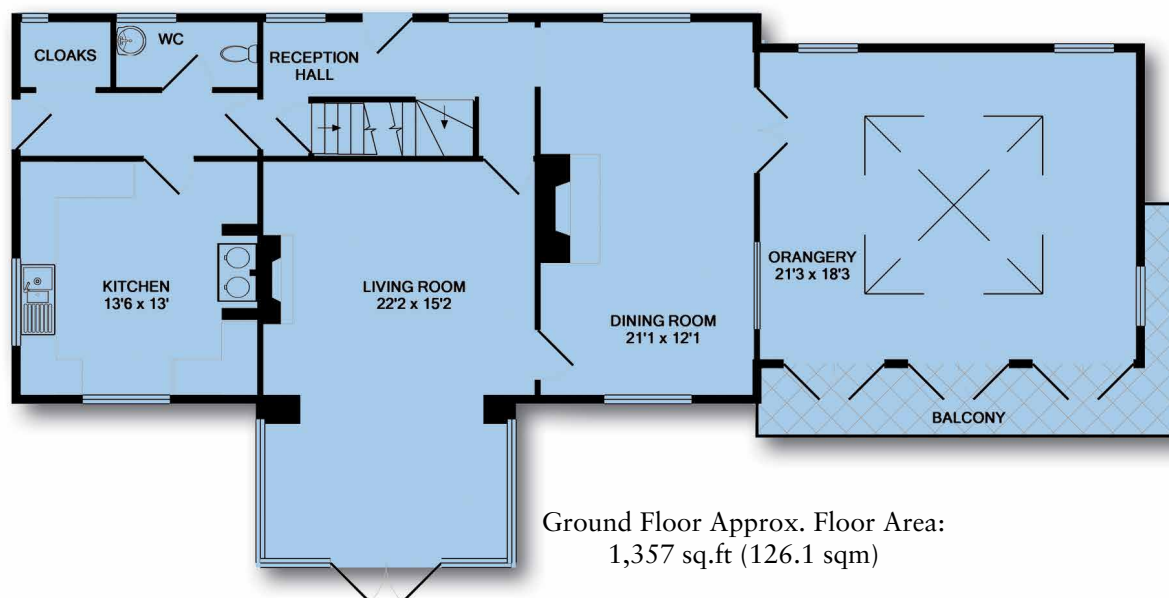
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Total approx. Floor Area: 2,886 sqft (268.1 sqm)

For identification only – not to scale.



OYSTER HOUSE COTTAGE



WORKSHOP – 16'4" x 8'4". Striplight, power points, well, outside water tap. This is the lower ground floor of the cottage.

A chain of ponds with granite surrounds descends below the cottage passing through mature, densely planted areas of the garden with pathways leading over the thinner ponds and past acers, tree ferns, bamboo and lilies all to the backdrop of large and mature trees and palms. A rivulet continues down and past the edge of the lawned front garden to further ponds which eventually culminate in a broad slate edged pond positioned centrally at the bottom of the garden with a lion's head fountain and beyond this is a Japanese Tea House beside a planted pond.

There are various terraces across the front of the house set to either side of the wonderful elevated terrace outside of the sitting room. Granite and thick slate topped steps with matching sloping walls to either side rise up from the lower terraces to this higher level and between them they provide a mix of views and shade throughout the day. Beneath the raised terrace is a granite lined retreat with a slate tiled floor and this is the perfect place to sit and enjoy the views even on the hottest of summer's days. On the eastern side, but still facing south down the creek is a more recent, finely honed granite terrace that surrounds a **SWIMMING POOL** and is backed by columns supporting the balcony off the orangery above which can be lit at night by inset uplighters. Climbing wisteria runs across the face of the elevated terrace clothing it in colour and below the house are wonderful beds filled with hydrangeas, palms, flowering plants and shrubs.

Two inwardly curving flights of granite steps descend to meet at the level of the first terrace of lawn which stretches the breadth of the house and has a steeply sloping lawned bank down to the middle lawned terrace which has a circular granite sett seating area to one side with roses and lavender at its edges. Below this



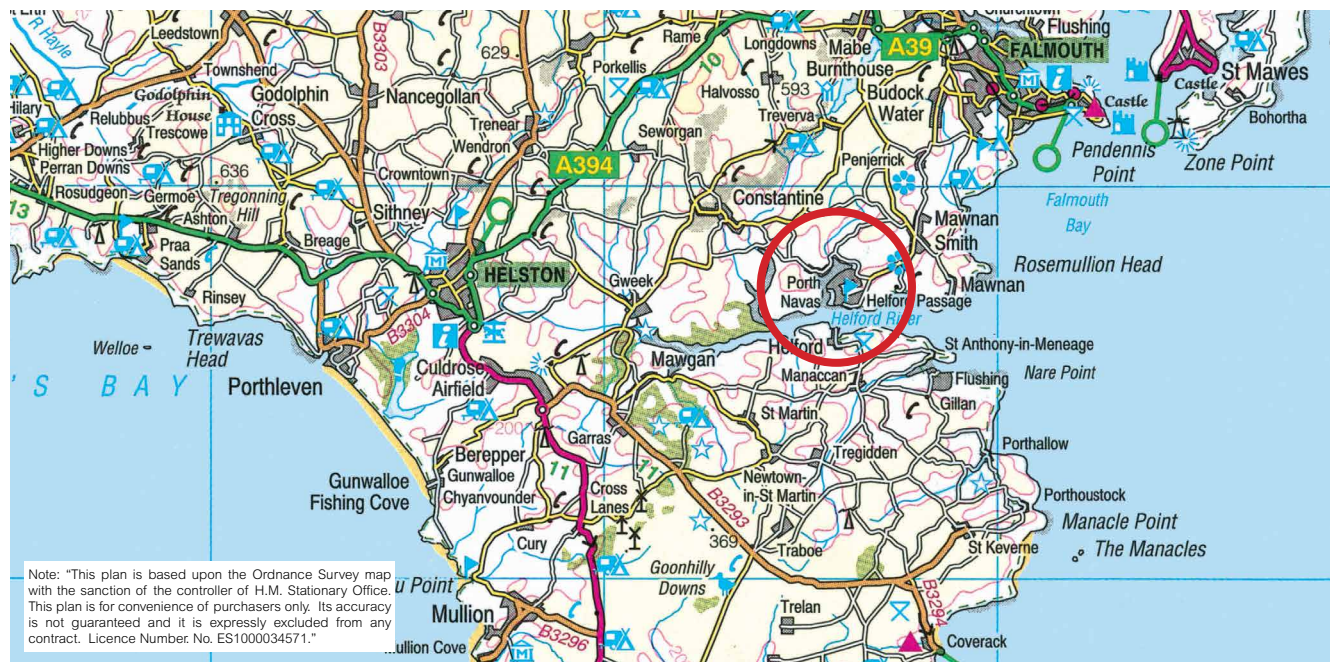
is a further profusely stocked bed designed to provide colour and differing shapes throughout the year.

Below the inwardly curving flights of steps is a further finely honed granite terrace with a built-in granite seat to the rear, a curving front edge, a hot tub and an octagonal gazebo with a shingle roof. Walks descend from here down to a granite mill race which creates a focal point at the end of a broad path leading past pleached limes and magnolia grande flora. A curving colonnade clad in wisteria leads behind this down to the bottom of the garden where there are many mature and more recent trees including a Dicksonia Antartica, three blue cedars and three silver birches set in front of a columned palladium styled temple which is positioned to face north up the garden towards the statuesque elegance of the house.

A gateway in the corner of the garden leads down a flight of granite steps to the foreshore which the property owns down to mean low water giving immediate access to the sailing waters on the creek and out to the Helford River and Falmouth Bay.

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. Facsimile: (01872) 273474. Website: www.waterfrontandcountryhomes.com E-mail: sales@lillicrapchilcott.com





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