

Turnstones, Bar Road,
Helford Passage



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Land and property. Since 1885.

A charming and deceptively spacious private home with one of Cornwall's most sought-after addresses.

Property

Turnstones is a splendid detached bungalow with a charming, Cornish inspired façade with the distinctive slate eyebrow dormer and extends to over 2,300 sq ft of well-proportioned, light-filled accommodation. Offering a highly flexible layout, the property is presented in a traditional style, with delightful views across the established gardens and the surrounding landscape. Having remained in the same family for the last 30 years, the well loved property offers exciting potential and is primed for personalisation or grander plans if taking neighbourly inspiration (subject to necessary consent).

The main reception space is the L-shaped sitting room and music room, with wooden parquet flooring, fireplace and dual S/SW facing aspect, which welcomes sunlight throughout the day. There is also a useful study for private home working or fifth bedroom if required, and a galleried dining room with French doors opening to the rear gardens, and sliding glass doors connecting to the kitchen. The kitchen has a range of units, island and integrated appliances, as well as space for a breakfast table and further French doors for accessing the outside space. An adjoining utility room offers further space for storage and home appliances and also connects into the garage.

Two bedrooms can be found on the ground level, one with extensive built-in storage, while the first floor offers a further two generous double bedrooms, including the principal bedroom with en suite bathroom. This room enjoys wonderful south facing views of The Helford River the countryside beyond. A family shower room can be found on the lower level.

Outside

The generous plots extends to nearly 0.4 acres, including a large gated drive provides parking for several vehicles before the integrated garage, while the south-facing front garden includes a pristine central lawn and colourful border beds filled with



flowering perennials and established shrubs. A veranda provides the ideal vantage point for enjoying the gardens and the beautiful views beyond. To the rear is a further patio and large lawn, with various border shrubs, hedgerows and trees plus a private gated access directly out to the Budock Vean Golf Course.

Location

Bar Road commands an elevated position on The Helford Passage, an 'Area of Outstanding Beauty', overlooking the Helford River which is celebrated for its beauty and tranquillity. There is a passenger ferry, close to the famous Ferry Boat Inn, linking Helford Passage with Helford village which enjoys a shop, sailing club and the popular Shipwrights Arms. The area is renowned for sailing with a popular regatta schedule runs throughout the summer. There is a 9 hole/18 tee golf course directly behind the property at the Budock Vean Hotel, and stunning scenic walks along the creeks and coastal path as well as the nearby tropical gardens, Glendurgan and Trebah. The local village, Mawnan Smith (1.5 miles), is a thriving, active community and provides two village shops, a pub, doctor's surgery, hairdressers, school and pre-school, garage, restaurant, hairdresser and three churches.

The university town, Falmouth (7 miles) is steeped in maritime history and renowned for its beaches, coastline and scenery. The town offers a mix of charming individual boutiques, shops and well known high street names. It has a reputation for its fresh sea food and a choice of cafes and restaurants provide a selection of worldwide cuisine and traditional local food. There is easy access to the A39, connecting Cornwall to the north, and a branch line railway station in the town links directly to Truro (14 miles) and a mainline connection to London Paddington. Newquay Airport (33 miles) offers international and national flights, including flights to London Gatwick taking around an hour.

Postcode region: TR11

General

Local Authority: Cornwall Council
Services: Mains electric and water with private drainage (which we understand from the owner to be compliant) and oil fired central heating.
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,362 sq ft (219 sq m)
Beautiful mature gardens
Four/Five bedrooms
South facing river views
Exciting potential to modernise
Freehold | Helford Passage

Guide price £1,200,000

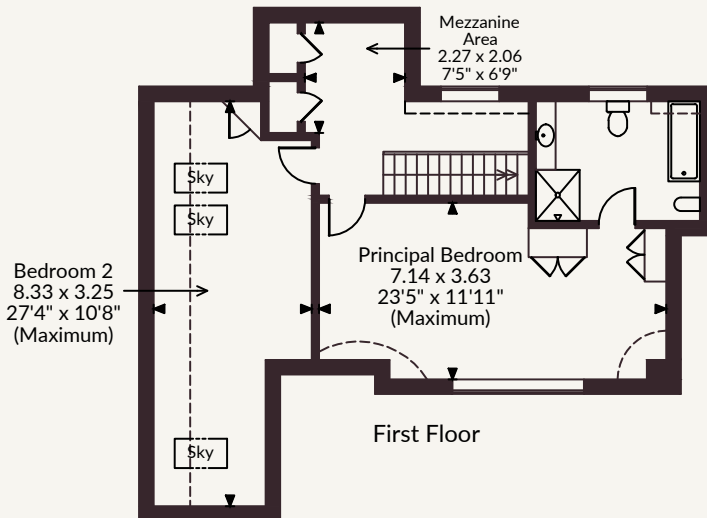
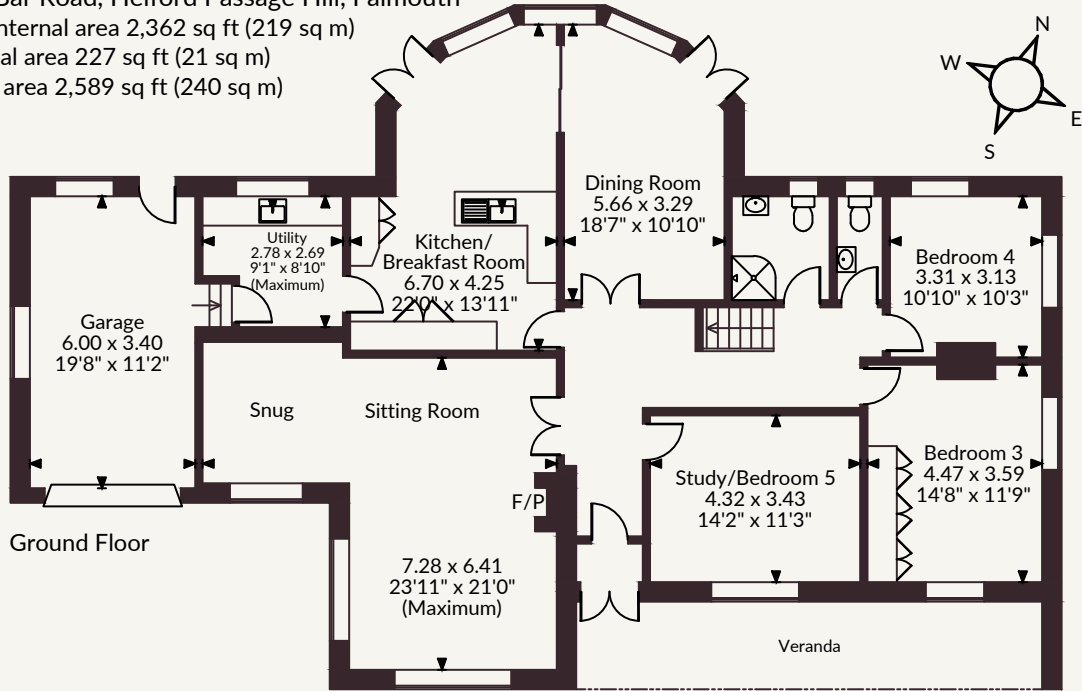


Turnstones Bar Road, Helford Passage Hill, Falmouth

Main House internal area 2,362 sq ft (219 sq m)

Garage internal area 227 sq ft (21 sq m)

Total internal area 2,589 sq ft (240 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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