



Chy Van Dour, St. Martin, Cornwall

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Glorious setting on the **banks of The Helford River**, with 1.6 acres of woodland, paddock and gardens.

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### Summary of accommodation

Porch | Entrance hall/sitting room | Living room | Dining room | Kitchen | Five bedrooms | Shower room | Bathroom

Workshop | Garage | Boathouse (former stable and tack room) | Storage shed

Gardens | Paddock | Woodland | Tidal running mooring

In all about 1.6 acres

### Distances

Helston 5 miles, Mawgan village less than 1 mile, Falmouth 12 miles

(All distances are approximate)



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## The property

Chy Van Dour is Cornish for 'house above the water', and the name perfectly describes the location as it sits in an elevated position above the Helford River. Positioned at the end of a no-through lane, shared only with two other properties, Chy Van Dour is in a secluded and peaceful setting with grounds of 1.6 acres, which extends down to the water's edge. Originally forming part of the Trelowarren Estate, this pretty house, which is now in need of modernising, has retained many original and charming features and offers spacious accommodation arranged over three floors. The ground floor offers a cosy entrance hall/sitting room, a double bedroom and a shower room. On this level is the garage and workshop, both of which can be accessed internally and externally.

Stairs rise to the first floor and split level landing, where there are a dining room and living room with French doors to the terrace and wonderful views over the estuary. There is a stone built fire place with coal effect Calor Gas fire and parquet flooring. The kitchen is fitted with a good range of units and offers a hob and double oven, and space for a dishwasher and washing machine. In addition, on this floor are a further two bedrooms both with lovely views, and a family bathroom.

The second floor comprises two further bedrooms, one of which has a door through to the attic store room. Again, both bedrooms have water views.

## Outside

The garden at Chy Van Dour is in need of some attention, however it is a particularly special feature and is known as a plantsman's garden, which as the name suggests, means it is home to some of the more uncommon species. There are lawns, well-established flower beds, an abundance of spring bulbs, rhododendrons, camellias, hellebores and climbing hydrangeas.

The gardens and grounds extend to about 1.6 acres and include woodland and a paddock. To complement the paddock there is a timber building which is now a boat store, but formerly used as a stable and tack room and within the grounds are other outbuildings.



A stream winds its way down to the foreshore where there is a tidal running mooring.

## Location

Chy Van Dour is situated at Bishops Quay, a stunning and idyllic setting, surrounded by ancient woodland and where Mawgan Creek meets the Helford River. The Helford is one of the most beautiful and sought after locations in the West Country, offering exceptional sailing and watersports including Helford River Sailing Club and the playground of Falmouth Bay. Helston, considered to be the gateway to the Lizard Peninsula, is about 5 miles away and offers all the amenities you would expect from a market town including supermarkets, a sports centre, doctors, pubs, restaurants and shops. There is a good selection of both primary and secondary schools within the area.

## Services

Mains water and electricity. Oil fired central heating and LPG fire.

## Directions (Postcode TR12 6DF)

what3words /// workshop.calculate.backyards

From Helston head towards St Keverne & The Lizard. Turn left on the roundabout into Mawgan and go through the village towards St Martin. Proceed over two narrow bridges and when the road bears hard right and goes on up the hill, fork left along an unmade track, which runs parallel to the river, for ¼ mile. There is a galvanised gate which should be open. As the track continues, take the right fork and Chy Van Dour is the second house on the right.

## Property information

Tenure: Freehold

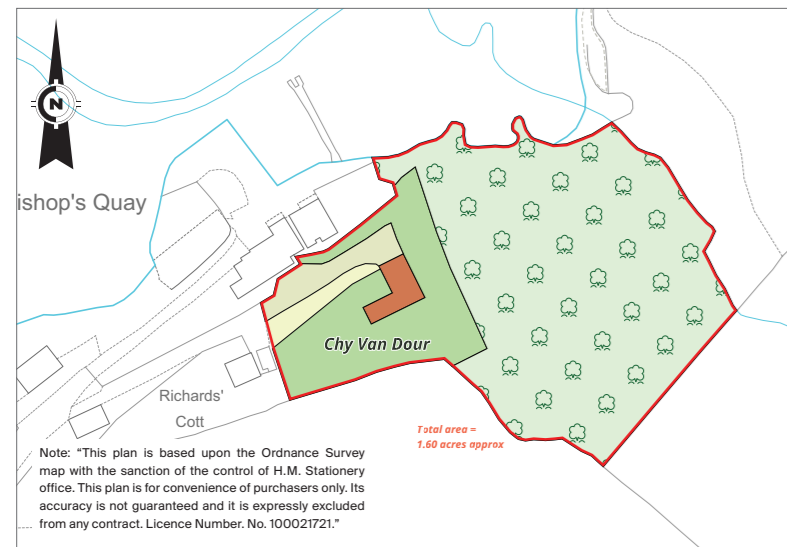
Local Authority: Helston and South Kerrier District Council

(www.cornwall.gov.uk)

Council Tax: Band G

EPC Rating: G

Guide Price: £1,500,000

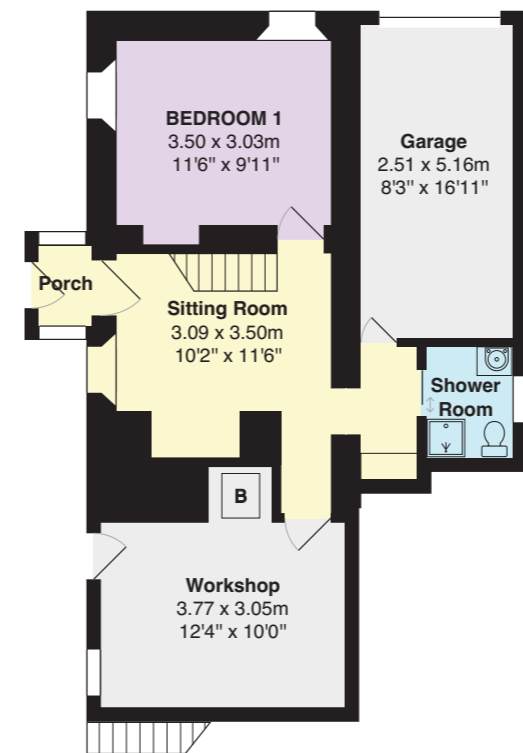


## Approximate Gross Internal Floor Area

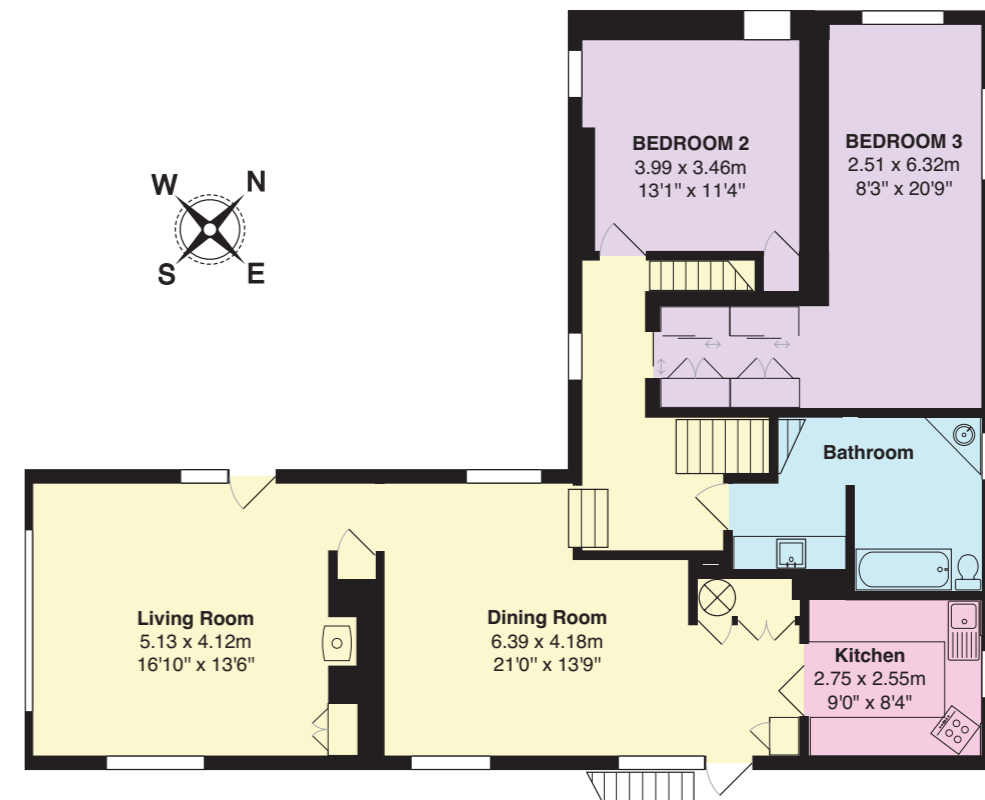
2249 sq ft / 209 sq m

(excluding eaves storage)

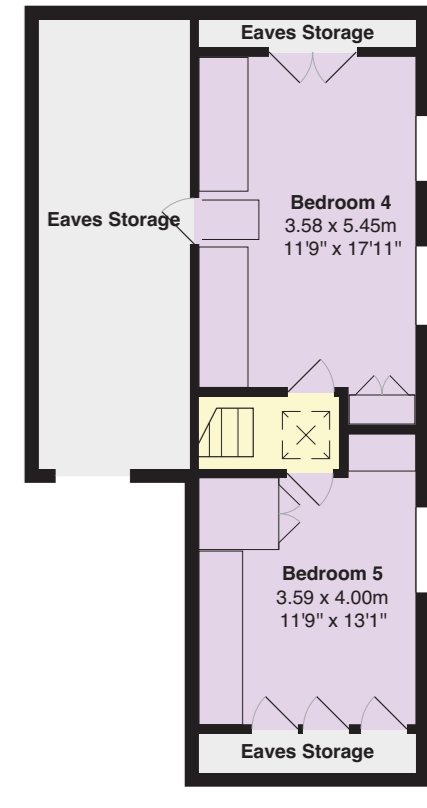
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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