

## FOR SALE



## SET ON EDGE OF ESTUARY

**D**inyan is a landmark house on the banks of the Helford River estuary, a short distance from Port Navas Yacht Club: 500 yards by land, 100 yards by sea.

Designed by Roger Hocking in 1985, this beautiful cedar-clad house has four bedrooms and three bathrooms.

Approached over the shared private lane to the Calamansack Estate, the house is well-settled in its environment and orientated to maximise the views of the creek and quay. Double-height ceilings create a fantastic sense of drama inside, while wrap-around balconies and connected patio areas capture the enchanting landscape. Accommodation is divided over three levels, with entrance at ground floor to a wonderfully proportioned L-shaped living room containing the reception, kitchen and dining space. Long stretches of timber-framed windows outline engaging views. The modern, open-plan living area centres around a towering chimney stack, fitted with a wood-burning stove, that sends heat through the core of the house. A large double bedroom is also found on this level with en suite bathroom.

The top floor has two good-sized bedrooms, both equipped with en suite bathrooms and private decked balconies. On the creekside, the chalet roof overhangs a section of the top-floor balcony to provide some shelter from the weather, creating a versatile outdoor space. The lower-ground floor houses a large fourth bedroom (currently arranged as a games room), with adjoining utility room, that could perhaps be converted in to an additional bathroom if desired, subject to any necessary consents.

The house sits in generous terraced gardens, with areas of meadow and woodland. Perfect for boating enthusiasts, the property boasts long frontage to Port Navas Creek and

outhaul moorings on licence. As you may imagine there is an established holiday letting business here, as well as a separate cottage available by negotiation.

The charming village of Port Navas comprises a handful of stone cottages at the head of the creek, beside its very own village hall and yacht club with restaurant. Once home to the Duchy Oyster Farm, a historic stone quay sits opposite the house and plays host to the annual Port Navas Regatta.

In the 1800's granite was exported from here for London's Tower Bridge. The nearby villages of Constantine and Mawnan Smith provide a good range of shops and amenities, including the Constantine Stores wine merchants. The university town of Falmouth with its beaches, yacht marinas, Maritime Museum and Royal Cornwall Yacht Club is also close at hand.

Port Navas Creek itself is a tributary of the beautiful Helford River estuary, immortalised by Daphne Du Maurier in her novel *Frenchman's Creek*. The river has a number of deep-water moorings, and is home to the Helford River Sailing Club and Helford River Childrens Sailing Trust. There are two local waterside pubs; the thatched Shipwrights pub on the south side of the river and the Ferry Boat Inn on the north side.

Much of the countryside surrounding the Helford Estuary is owned by the National Trust and is designated as an Area of Outstanding Natural Beauty, flush with an endless number of creek-side and coastal walks that are within easy reach. Road links to south Cornwall have much improved in recent years and the A30 dual carriageway just to the north of Truro connects to the M5 motorway at Exeter. Truro has a railway station on the London to Penzance mainline with overnight sleeper service. Newquay Airport provides daily flights to London Gatwick.

This beautiful home is for sale for £1.295 million with Jonathan Cunliffe, 01326 617447, [www.jonathancunliffe.co.uk](http://www.jonathancunliffe.co.uk)

