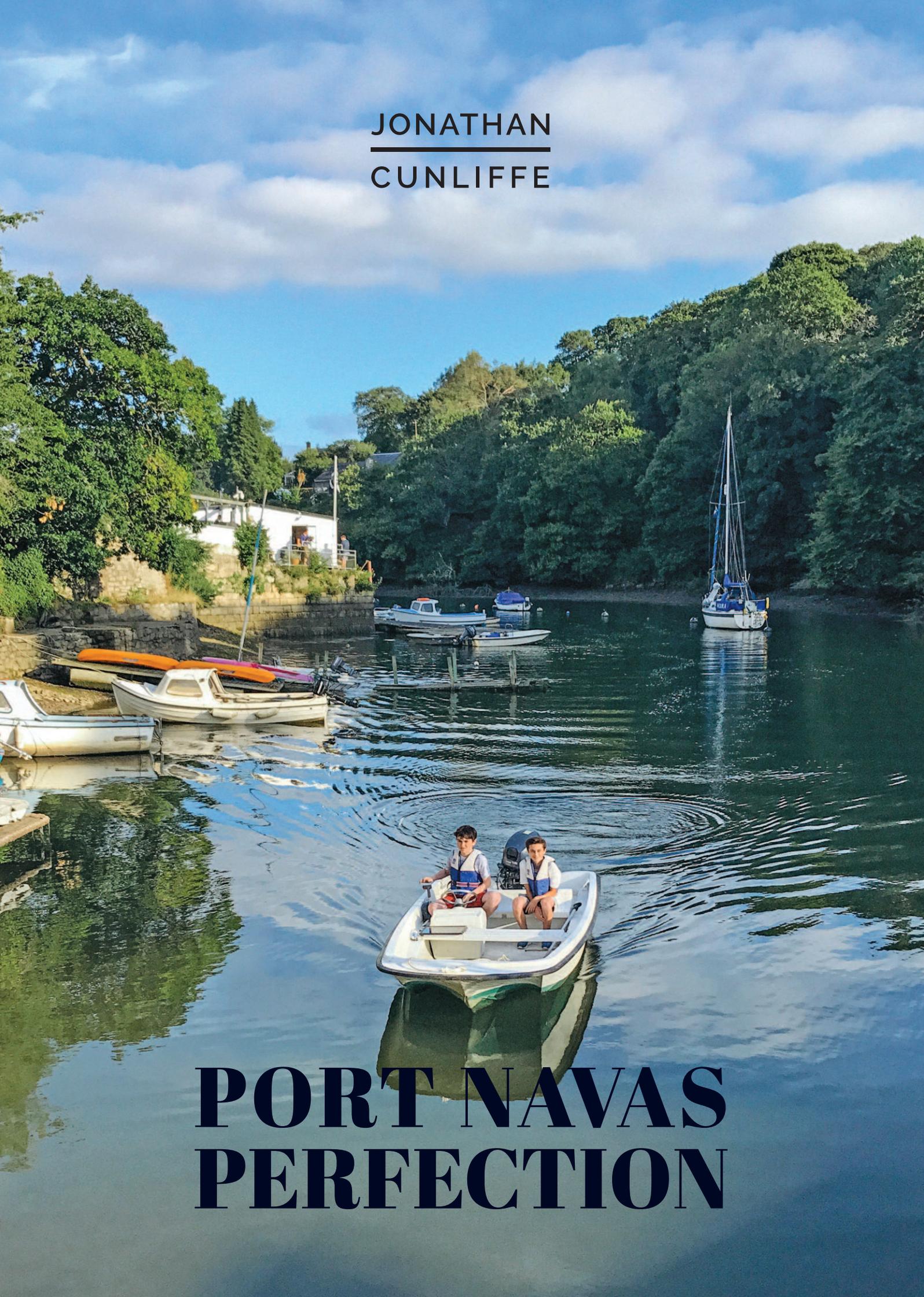


JONATHAN

CUNLIFFE



**PORT NAVAS
PERFECTION**

The Garage, Quay Road, Port Navas TR11 5RY

Waterside masterpiece with 5 bedrooms
and 2 bedroom apartment.

5 Bedrooms • 5 Bath/shower rooms
Spacious living areas opening onto balcony
Sunny south westerly aspect • Beautifully finished interior
2 bedroom guest apartment
Private quay and pontoon • Parking for four cars
Quayside boat store • Integral double garage/workshop
Terraced rear garden





PORT NAVAS

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 plays host to the annual Port Navas Regatta. First held in 1914 the regatta takes place every summer on the quay, when locals and visitors compete in all kinds of water and land-based activities raising money for local charities.

The nearby villages of Constantine and Mawnan Smith provide a good range of shops and amenities, including the renowned Constantine Stores wine merchants, whilst the university town of Falmouth 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 plenty of deep-water moorings and is home to the Helford River Sailing Club and Helford River Children's Sailing Trust, which offers summer holiday courses for eight year olds and over. Children will adore crabbing on the quayside and pottering about in boats. 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, with endless creek-side and coastal walks that are within easy reach.

HISTORY

In 1926 a newly married young engineer, Fred Thomas from Wales, and his wife 'Bunnie' arrived in Port Navas on their honeymoon. In Port Navas, Fred and Bunnie decided to buy a cottage on the creek and the old coal store next door. Fred built his workshop and garage on the site of the old coal store, eventually with petrol pumps on the quayside servicing cars and boats alike. From the beginning it was known as The Garage. During World War 2 Fred's business became a protected occupation with significance for the war effort, contracted by the Special Operations Executive to service naval vessels, or private vessels commandeered by the navy moored in the Helford. Fred ran his business from here for over 40 years and continued to work here, even after

retirement until his death in 1983. In 1965 Fiona Beale arrived in Port Navas on her beloved yacht Devon Maid. She bought The Garage from 'Skip' Thomas and lived aboard while work was completed to convert it to her home where she lived for the next 45 years.

MAIN HOUSE (THE GARAGE)

It may have been once a humble village garage, but the current owners have created a modern masterpiece, one with a gorgeous character, and yet retaining a nod or two to its fascinating history.



Resting above the north bank of the creek, and within a stone's throw of Port Navas Yacht Club, this exceptional house has wonderful views across the creek to the wooded banks on the south shore. The reception hall features a fine curving staircase, while the light sitting room and beautiful hand built Winfrey kitchen both open out on to the expansive balcony. There are 5 bedrooms, with 4 en suites, plus a further shower room. All principle rooms enjoy creek views, and the interior has been finished with a meticulous attention to detail.

GUEST APARTMENT

Self-contained on the ground floor, but with an internal staircase up to the kitchen in the main house, there is a stylish guest apartment comprising an open-plan kitchen/dining/living room, double bedroom, family room with cabin beds and space for a double bed, bath/shower room.

GARAGE/BOATSTORE

Contained in the building, and opposite the private parking area is a useful double garage/workshop and a quayside boat store. Private parking for 4 cars.

WATERFRONT QUAY

What has made The Garage most special for the current owners has been the opportunity to share the river and its environs with their children as they grew up – sailing, waterskiing, swimming & diving in the creek, and generally 'messaging about in boats', all from the private 60ft stone quay and private floating pontoon. Accessed from the quay, and beneath the parking area is a useful boat/chandlery store. Foreshore with the ability to lay tidal moorings.

GARDENS

Up above the house, with access from the porch to the main house, or separate gated access off the lane behind, the landscaped and profusely-stocked terraced rear garden is well placed to enjoy the sun and views.

SERVICES

Mains water and electricity. Private drainage.



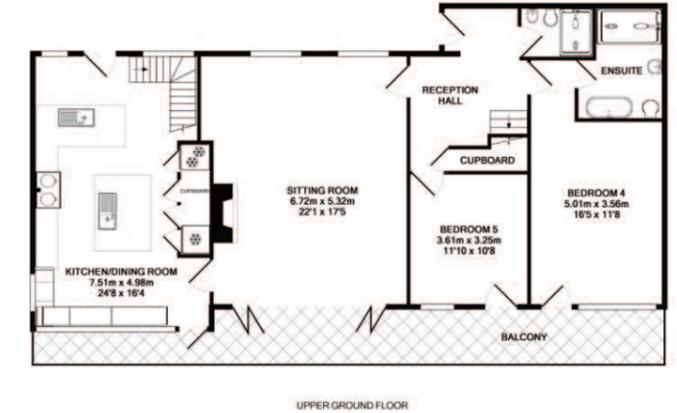
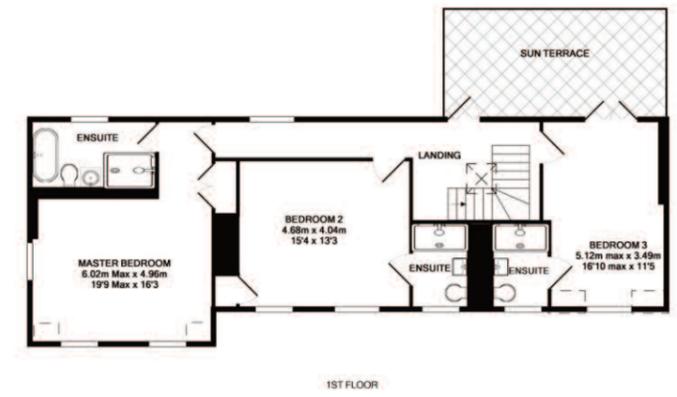
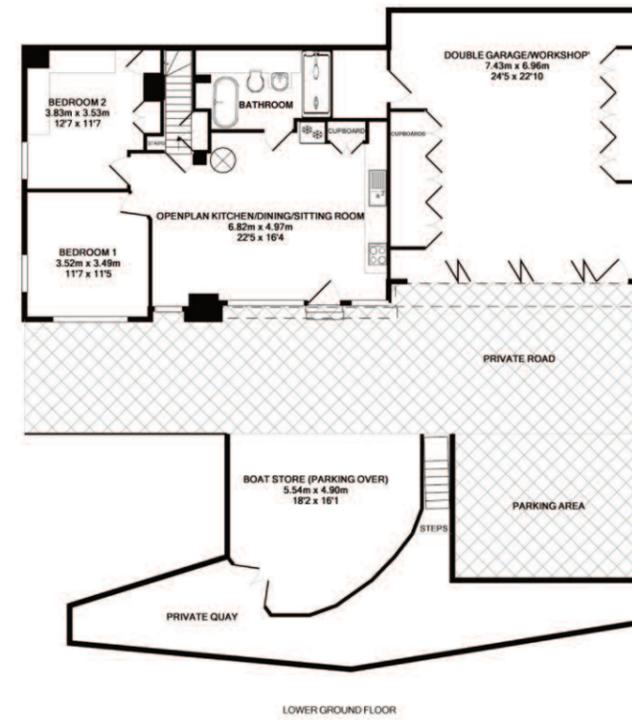
VIEWING

Strictly by appointment with Jonathan Cunliffe. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.





Guest Apartment



DISTANCES

all distances are approximate

- Port Navas Yacht Club – about 100 yards
- Constantine – about 2 miles
- Helford Passage – about 2 miles
- Falmouth – about 6 miles
- Truro – about 15 miles



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
Reference: The Garage, Port Navas			

ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

IMPORTANT NOTICE

Jonathan Cunliffe, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of clients or otherwise. They assume no responsibility for any statement that may be made in these particulars, which do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Jonathan Cunliffe have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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