



TRANQUIL WATERS









# TRANQUIL WATERS

RESTRONGUET, MYLOR, FALMOUTH, TR11 5ST

*A 'Cornish Gem' of a private waterside property with  
magnificent creek and estuary views*

Private waterside retreat within mature gardens and grounds

3 bedroomed house, one bedroomed guest cottage, summer house & outbuildings

Magnificent and panoramic creek and estuary views

Private stone quay, foreshore and mooring

About 2 acres of garden & about 3.6 acres of foreshore with tidal mooring rights

Garage/workshop with home office or studio

Boathouse and further garden storage buildings

#### Distances

Mylor Yacht Harbour about 2.8 miles, Falmouth about 7 miles,  
Truro about 10 miles, Cornwall Airport at Newquay about 27 miles



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## Description

The appropriately named 'Tranquil Waters' is a Cornish Gem in a unique position of privacy and seclusion' with panoramic 180 degree sweeping views of the water and the countryside beyond. This is a truly magical location reminiscent of 'Swallows and Amazons' with its own boat launching facilities at the bottom of the garden.

The property is at the end of a private lane, which then turns into a footpath, so there is no 'through traffic'. The lane only serves other properties along its course. At the top of the long sweeping drive through the mature landscaped grounds is the main house with the very pretty one-bedroom cottage to the side and the pavilion style summer house hidden up behind the main house.

All of the buildings have been designed in the 'New England' style and all positioned to maximise the wonderful views. The main house has a lovely Shaker style spacious kitchen/dining room with doors out onto the large wooden decked sun terrace with conservatory/sunroom off to the side and the L-shaped vaulted ceiling sitting room with wood burning stove has doors out onto the west facing evening sun terrace/ barbecue area.

On the ground floor there is also a good-sized double room with en suite shower room, a utility and separate wc. On the first floor there is a large landing area of which there is the vaulted ceiling master bedroom with French doors out onto its own private balcony, a bathroom and a further smaller bedroom at the back with handmade built-in bunk beds.

The very charming one bedroomed guest cottage is accessed at first floor level straight into the open plan kitchen/dining/ sitting room with doors to balcony to enjoy the fantastic views. An oak spiral staircase leads down to the bedroom and en suite shower room.

Up behind the house is a very pretty single storey pavilion style summerhouse which has a covered veranda entrance. Currently the summer house has two separate rooms with a wc but could quite easily be made into an additional self-contained unit if required, subject to the necessary consents. Within the grounds there is also a garage with attached office/workshop at one end, a further garden/shed store, and at the bottom of the drive a large wooden boat house.













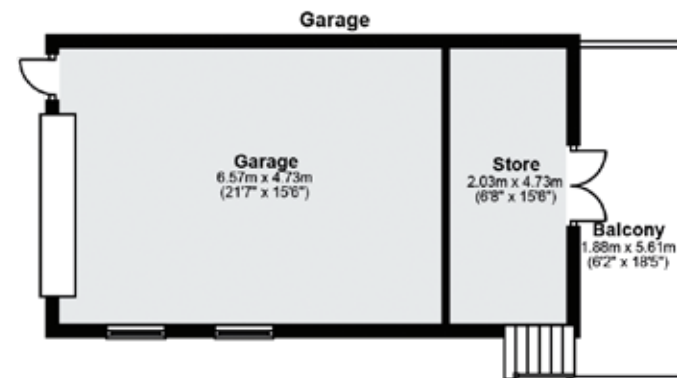
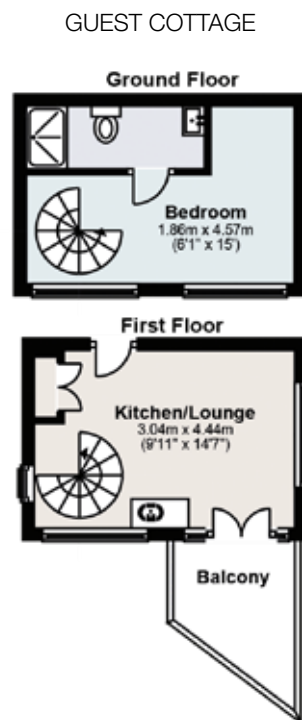
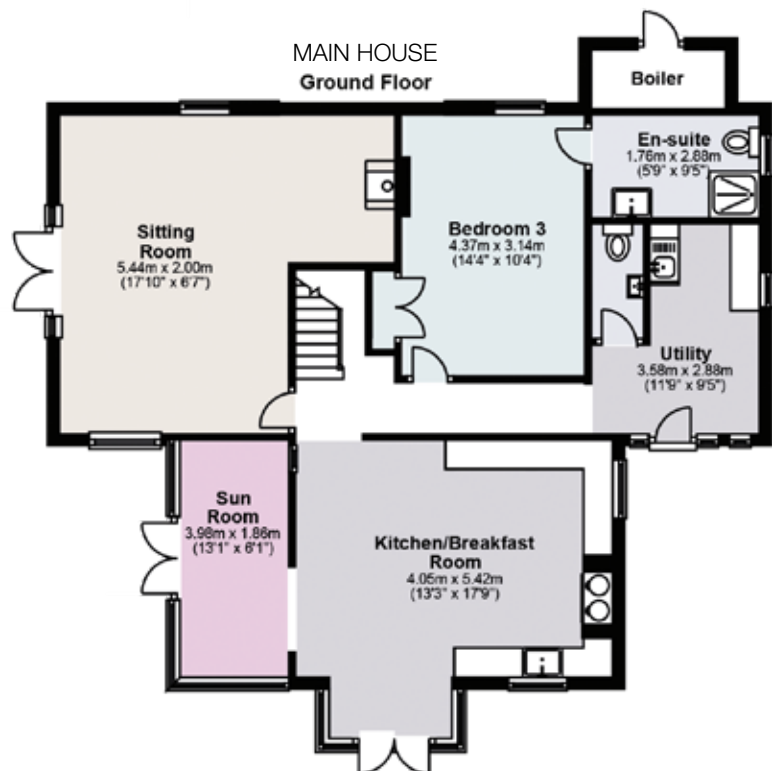
## Gardens & Grounds

The grounds extend to approximately 2 acres with areas of lawn, well established shrubberies and woodlands with a number of pretty areas to sit or follow the sun. Across the lane from the drive are steps down to the granite quay with low branches dipping over the water, giving it 'secrecy' and seclusion with a small terrace area and a floating pontoon with winch, currently used to store two speed boats. The property also owns approximately 3.6 acres of foreshore, with tidal mooring rights.

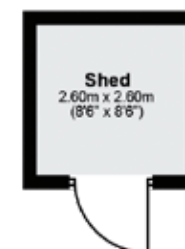
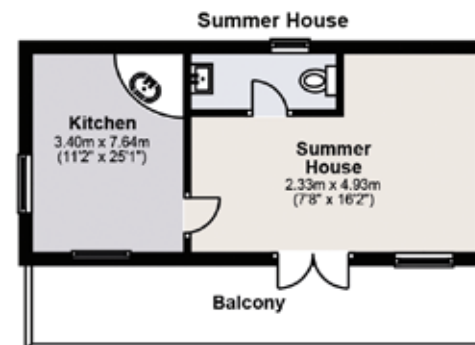
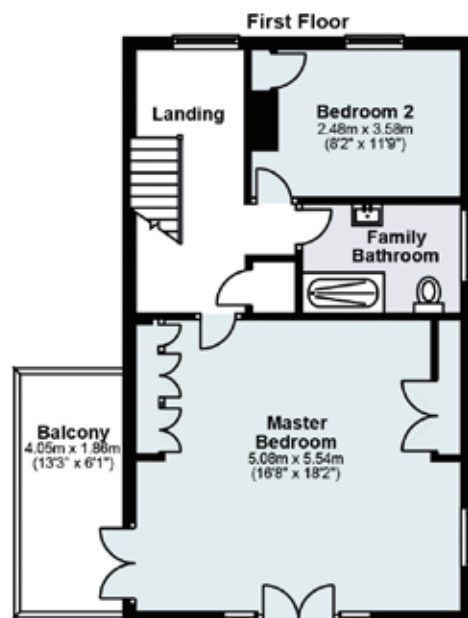
From the newly installed electric gates at the bottom of the drive is approximately 150m of driveway lined with well-established shrubbery and trees such that the house cannot be seen from the entrance offering complete privacy. At the top of the drive there is plenty of parking for a number of cars.







**TRANQUIL WATERS**  
Approximate Gross Internal Area:  
291.9 sq.m. / 3142.3 sq.ft.





## The Location

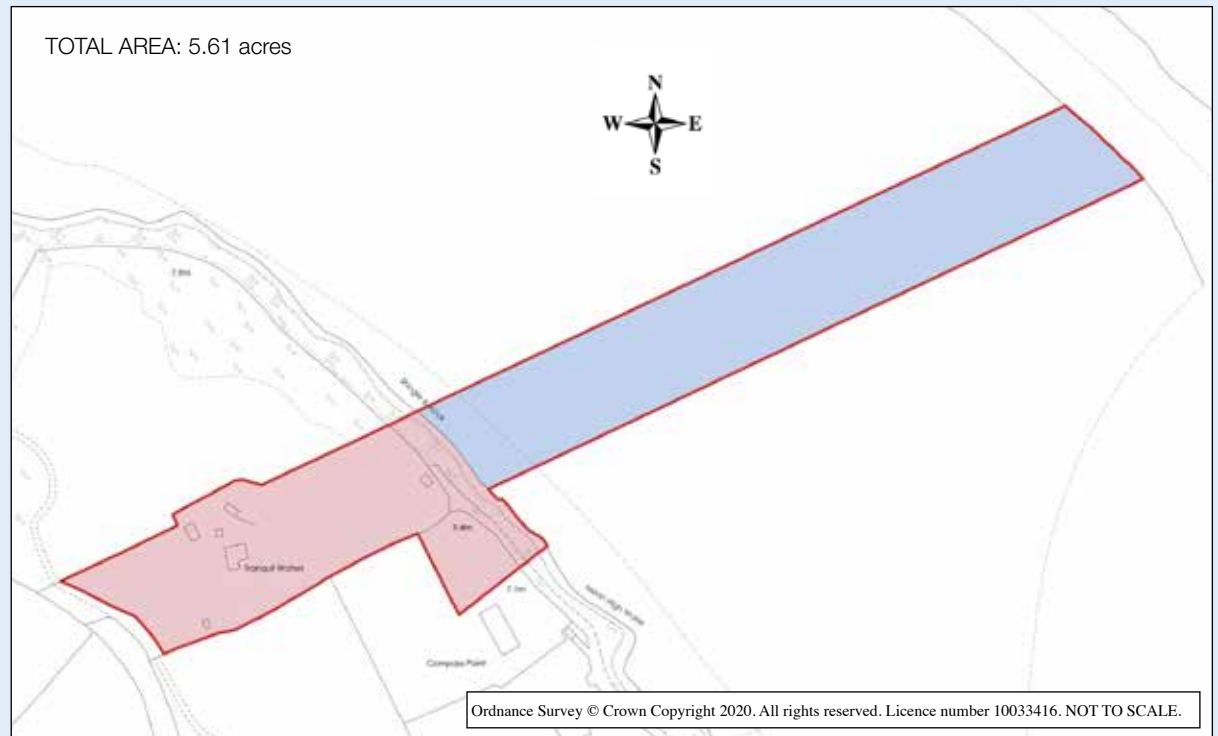
The area between Falmouth and Truro, encompassing Mylor, Feock and Restronguet is renowned for outstanding sailing waters and wonderful views. Rarely has a property combined both in such a secluded and private setting as Tranquil Waters, yet within easy reach of all the conveniences of the two major towns.

Sailing enthusiasts are well catered for with an active sailing club in the village of Restronguet and the world class facilities at Mylor Yacht Harbour are around a mile away, with pontoon berths, moorings, chandlery, yacht club, cafe and restaurants. The renowned thatched Pandora Inn is just a short walk along the creek.

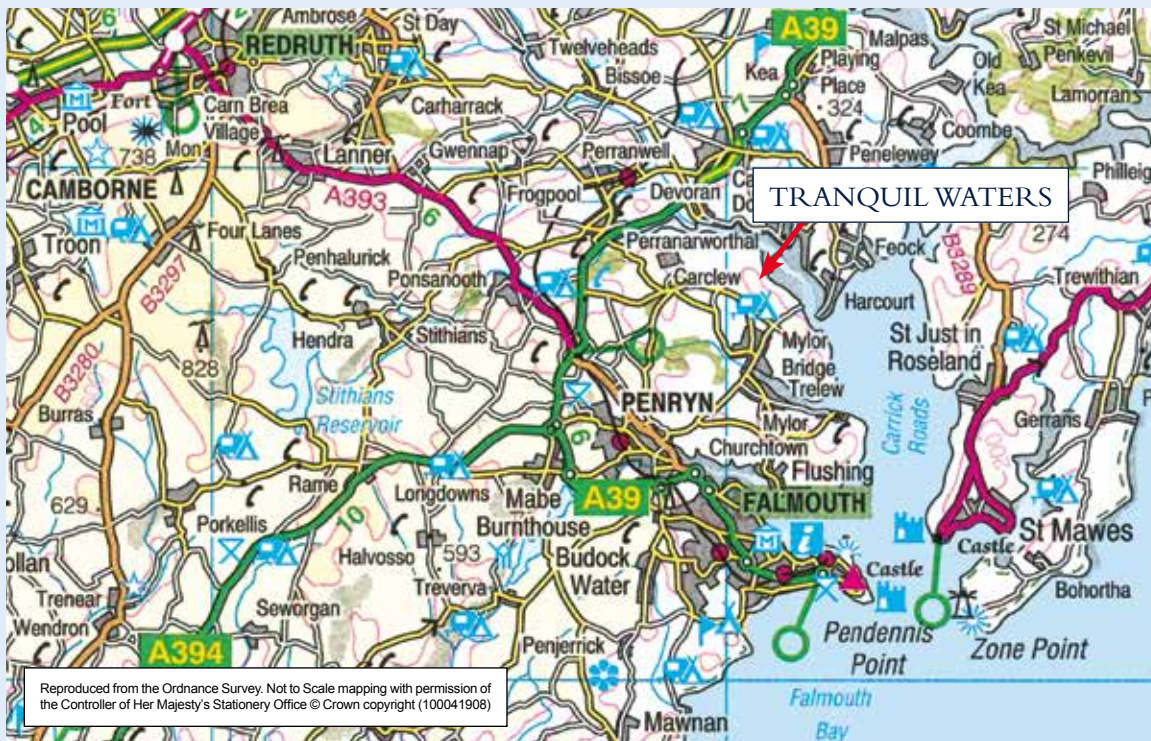
The busy port of Falmouth itself is home to one of the world's largest natural harbours, a spectacular stage for the National Maritime Museum Cornwall, Royal Cornwall Yacht Club and many high profile yachting events.

The Cathedral city of Truro is approximately 10 miles and offers a good range of schooling both state and private, a mainline rail link to London Paddington, an excellent range of national and independent shops, restaurants and bars along with a cinema, museum and a highly regarded theatre (currently under refurbishment).

Cornwall Airport (Newquay) provides flights to London as well as to other regional and European destinations.







## Directions

Driving down to Restronguet from Mylor Bridge continue to the Pandora Inn at the bottom of the hill. Just before you reach the water's edge turn left in to a private lane. Follow the lane along the Creekside and Tranquil Waters is the last property on the left before the lane turns into a footpath.

## Services

Mains electricity and water. Private drainage. Oil Fired Central Heating.

## Tenure

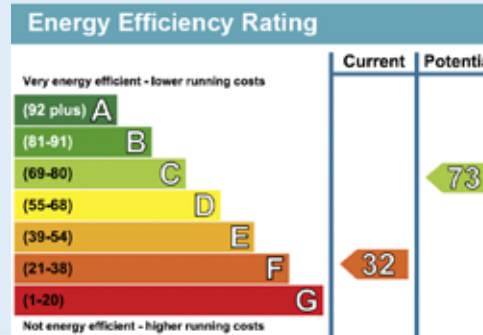
Freehold

## Viewings

Strictly by prior appointment with Savills.

## Fixtures & Fittings

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments, etc. are specifically excluded but may be available by separate negotiation.



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