



Barford

Bar Road, Helford Passage, Cornwall

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A private and tranquil south facing home on the highly regarded Bar Road with stunning water views.

A rare and exciting opportunity to secure one of the most sought-after waterside addresses in the South West, with south facing panoramic river and countryside views, generous grounds and gardens and incredible potential for personalisation or redevelopment.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE & DRIVEWAY



0.45 ACRES



FREEHOLD



WATERSIDE VILLAGE



2945 SQ FT



**GUIDE PRICE
£2,000,000**



The property

To be sold for the first time in over 40 years. Situated in what is widely regarded to be one of the finest and most exclusive waterside addresses in the South West, this is now one of only a handful of remaining chances to secure an undeveloped piece of Bar Road on the Helford Passage. Commanding a grandstand position on the highly sought after south side of Bar Road, this broad detached home boasts spectacular panoramic views across of The Helford River, the countryside beyond and out to Falmouth Bay.

Having remained in the same family for the last 40 years, the well loved property offers exciting potential and is primed for personalisation or grander plans if taking neighbourly inspiration (subject to necessary consent).

Approached via a stone and portico entrance, the property offers C.2600 sq.ft of accommodation spanning a broad and imposing home with all principal rooms to the rear of the property ensuring the stunning views are maximised at every

opportunity. A spacious entrance hallway continues through the ground floor to serve all rooms on this level. The large semi-open plan living/dining room enjoys a triple aspect with south/southwest views of the river and twin double doors opening to the rear garden. Also on the ground floor is a handy boot/utility room, kitchen, shower room and the first en suite bedroom plus a study/fourth bedroom. To the first floor is a generous en suite bedroom with breath taking elevated views, plus a further bedroom.

Outside

Generous but manageable private grounds and gardens extend to C. 0.45 acres. With mature tree and hedge lined boundaries, there is a wonderful sense of privacy and seclusion to the front whilst to the south facing rear garden, there is a broad lawn and patio to appreciate the afternoon sun with expansive vistas of the magnificent Helford River and countryside. A generous sweeping gravelled driveway to the front leads to a detached double garage plus a little pavilion serving as overflow accommodation or a garden studio.









Location

Barford is located in 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, Helford River Sailing Club and the popular Shipwrights Arms.

The area is renowned for the range of leisure activities available and most particularly, its water sports including sailing, swimming and kayaking. There are a number of sailing and yacht clubs in the vicinity and a popular regatta schedule runs throughout the summer. Golfing enthusiasts will be spoilt for choice and there is a 9 hole/18 tee golf course set in mature parkland with beautiful scenery at the nearby Budock Veian Hotel, which also has excellent spa facilities. Much of the surrounding land is owned and protected by the National Trust, with 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.

Falmouth (7 miles), Cornwall's premier south coast location, is steeped in maritime history and renowned for its beaches, spectacular coastline and scenery. The town offers a fascinating mix of charming individual boutiques, shops and well known high street names. It has a reputation for its fresh sea food and an abundance 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 just under an hour.



Distances

- Helford Passage Beach - 0.4 miles
- Mawnan Smith - 1.5 miles
- Falmouth - 7 miles
- Truro - 14 miles

Nearby Stations

- Penmere, Falmouth - 5 miles
- Cornwall Airport - 33 miles

Key Locations

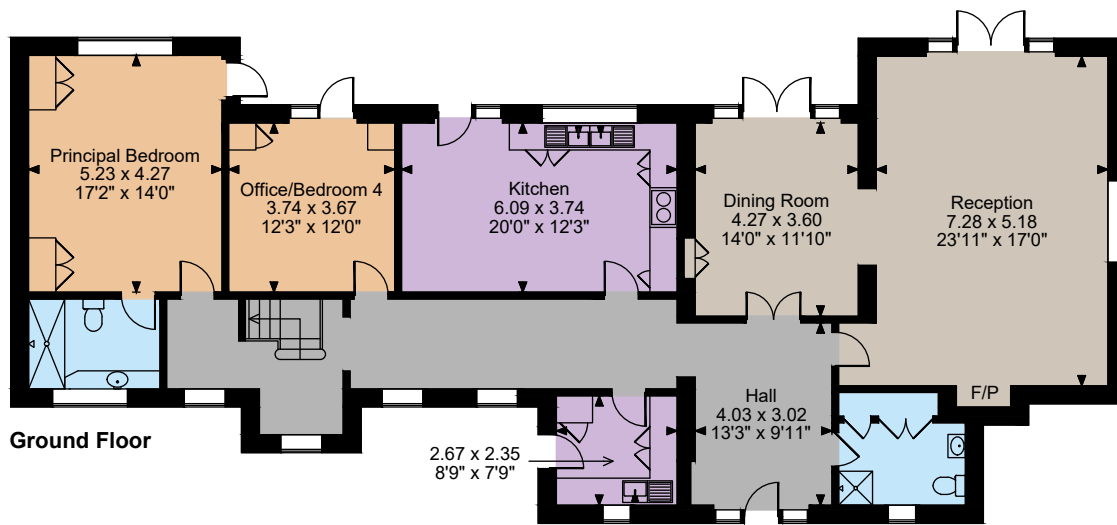
- Ferry Boat Inn - 0.4 miles
- Helford River Sailing Club - 1.5 miles (by passenger ferry)

Nearby Schools

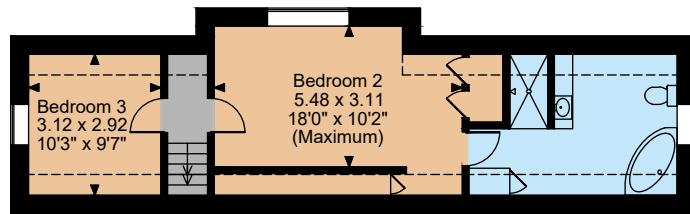
- Mawnan CofE Primary - 1.3 miles
- Constantine Primary - 4 miles
- Falmouth Secondary - 5 miles
- Truro School (independent) - 14 miles
- Truro High School For Girls - 13 miles



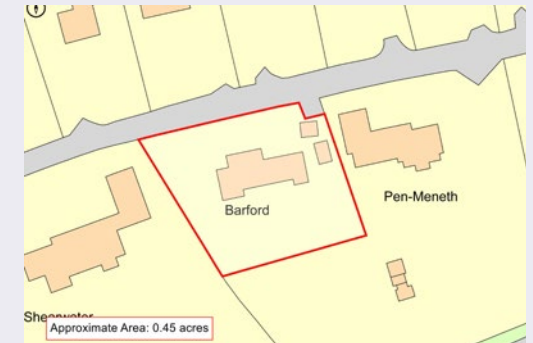
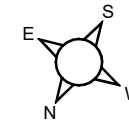
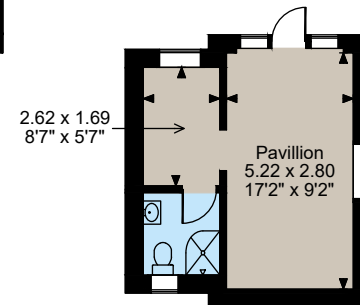
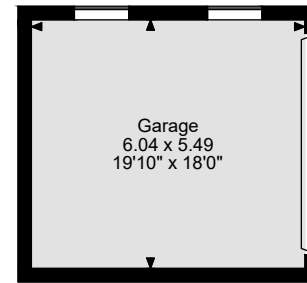




Ground Floor



First Floor



Floorplans

House internal area 2,588 sq ft (240 sq m)
For identification purposes only.

Directions

TR11 5LE

///what3words - ///planting.richer.stall

General

Local Authority: Cornwall Council

Services: Connected to mains electric and water with oil fired central heating (plus some storage heaters) and private drainage which we understand to be compliant with current regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: F

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

☐☐☐ Denotes restricted head height

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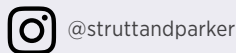
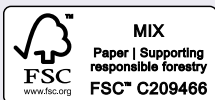
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