



James Carter
& CO ESTATE AGENTS

**Court Cottage, Trehunsey Close, Mawnan
Smith, Falmouth, Cornwall TR11 5HW**



PROPERTY DESCRIPTION

We are incredibly pleased to have been chosen to market this stunning detached bungalow that is located in the sought after Old Church Road area, close to the village of Mawnan Smith. Trehunsey close is a no through lane that is home to a small, but select number of properties with these properties very rarely becoming available on the open market. The property will ideally suit a buyer looking to purchase a property that is located within a quiet and tranquil location yet be close to village amenities. This really is quite the unique setting, with the open views to the rear over countryside to Falmouth bay and a high level of privacy, this really is a very rare opportunity indeed.

Internally the bungalow is flooded with natural light across the rear of the property, this elevation of of the property providing most of the principle accommodation, this including the living room, conservatory and two of the bedrooms. The living room is a spacious dual aspect 'L' shaped reception space that opens to the conservatory, both of these rooms taking in views over the gardens to Falmouth bay beyond. The kitchen is also fitted with a range of modern units that benefits from integrated appliances.

The bungalow also benefits from a generous entrance hallway, this then providing access to the three double bedrooms, two of these bedrooms enjoying direct access out to the rear gardens. There is also a modern four piece bathroom with separate shower enclosure.

The bungalow externally enjoys very private rear lawned gardens that take in the best of the views to Falmouth bay. At the front of the property there is forecourt parking for several cars and access to a single garage.

Once more, a very rare opportunity in such a location. An opportunity not to be missed, a viewing of this stunning bungalow is very highly recommended.

Old Church Road.

The location places the property in very close proximity to the nearby south west coast paths that in one direction takes you towards Maenporth and to the other in the direction of both Durgan and Helford. The exclusive area of Old Church Road remains incredibly sought after and is situated on the edge of the ever popular village of Mawnan Smith.

Mawnan Smith is a very popular and sought after village situated between the Town of Falmouth and the Helford River. The village has a thriving community which is well served by a range of facilities including a general stores, well regarded primary school and pre school, coffee shop, hairdressers, doctors surgery and the thatched Red Lion Public House. The renowned gardens at Trebah, Glendurgan and Carwinion are all within easy walking distance, as is the coastal footpath that lead towards the Helford passage in one direction and Maenporth and Falmouth in the other. The beautiful Helford River with its safe sailing waters and moorings is within easy reach of this property with various footpaths providing access to Durgan, Porth Saxon beach, Grebe beach and the Helford. The Helford river provides some of the most sought after day sailing waters in the south west. The village is also close to the popular beaches close by that include Durgan, Maenporth and Swanpool, all of which are within easy reach.





ROOM DESCRIPTIONS

Entrance Hallway

Door to the front with double glazed panel set to the side, door to the cloaks cupboard, coved ceiling, door to the airing cupboard housing the hot water tank and shelving, access to the loft space, night storage heater, door through to the living room.

Living Room

5.33m x 5.23m (17' 6" x 17' 2") A lovely light and airy dual aspect room that enjoys views through to the conservatory and out to the gardens with Falmouth bay beyond. Double glazed windows to the side and rear, coved ceiling, television point, night storage heater, door through to the kitchen, double glazed French doors that open through to the conservatory.

Conservatory/ Dining Room

4.23m x 2.94m (13' 11" x 9' 8") A fantastic addition to the property, a space that enjoys a majority of the days sunshine whilst also enjoying lovely views over the gardens to Falmouth bay beyond. Vaulted double glazed roof, double glazed French doors from the living room, double glazing to both sides and also to the rear, sliding patio doors that open to the gardens with additional double glazed French doors that open to a broad slate paved terrace that runs along the rear of the bungalow.

Kitchen

2.79m x 2.44m (9' 2" x 8' 0") The kitchen has been fitted with a comprehensive range of units with wooden working surfaces with matching upstands and part tiled surrounds, fitted stainless steel eye level oven with fitted stainless steel microwave over, fitted ceramic hob with stainless steel cooker hood above, integrated fridge freezer, integrated dishwasher, space for undercounter fridge, inset stainless steel 'Franke' one and a half bowl sink and drainer unit with mixer tap over, tiled flooring, double glazed window to the front, coved ceiling.

Bedroom One

3.58m x 2.67m (11' 9" x 8' 9") A spacious double bedroom that is situated to the rear of the bungalow, this room enjoying direct access out to the rear slate paved terrace and gardens. Double glazed door to the garden with double glazed window set to the side, modern fitted vanity sink unit with shelf and drawers under and tiled surround, built in double wardrobe to one wall, night storage heater, coved ceiling.

Bedroom Two

3.20m x 2.67m (10' 6" x 8' 9") A second spacious double bedroom that once more enjoys direct access out to the slate paved terrace and gardens. Double glazed door opening to the garden with double glazed window set to the side, modern fitted vanity unit with inset sink and cupboards under, further fitted single wardrobe, coved ceiling.

Bedroom Three

3.89m x 3.17m (12' 9" x 10' 5") A third spacious double bedroom, this time being set to the front of the bungalow. Double glazed window to the front, built in double wardrobes set to one wall, modern fitted vanity unit with inset sink, coved ceiling.

Bathroom

The bathroom comprises a modern four piece white suite that consists of a panel bath with tiled surrounds and chrome taps, separate corner shower enclosure with inner tiled walling, glazed surround and Mira shower over, pedestal wash hand basin with tiled surrounds, low level w.c, heated chrome towel rail, tiled flooring, double glazed window to the front.

Gardens

The property benefits from a large level rear garden that to a majority is laid to lawn, this garden being enclosed to either side and backing onto a field that accommodates horses. The garden immediately to the rear features a broad slate paved terrace that runs the full width of the bungalow and then wraps around the conservatory. This large paved terrace making the perfect space to enjoy breakfast or lunch whilst taking in both the open views towards Falmouth bay along with a majority of the days sunshine. The garden to either side has been well planted with a number of maturing shrubs, plants and trees. As you walk down to the rear of the garden the views over the countryside and then onto Falmouth bay just improve the further you head towards the rear boundary. Access can also be gained via a side pathway back around to the front of the property.

Garage

A single garage set to the front and side of the property, up and over door to the front, pedestrian door to the side.

Parking

The property enjoys the benefit of a broad forecourt that runs across the full width of the property. This forecourt area providing parking for several cars as well as access to the garage.

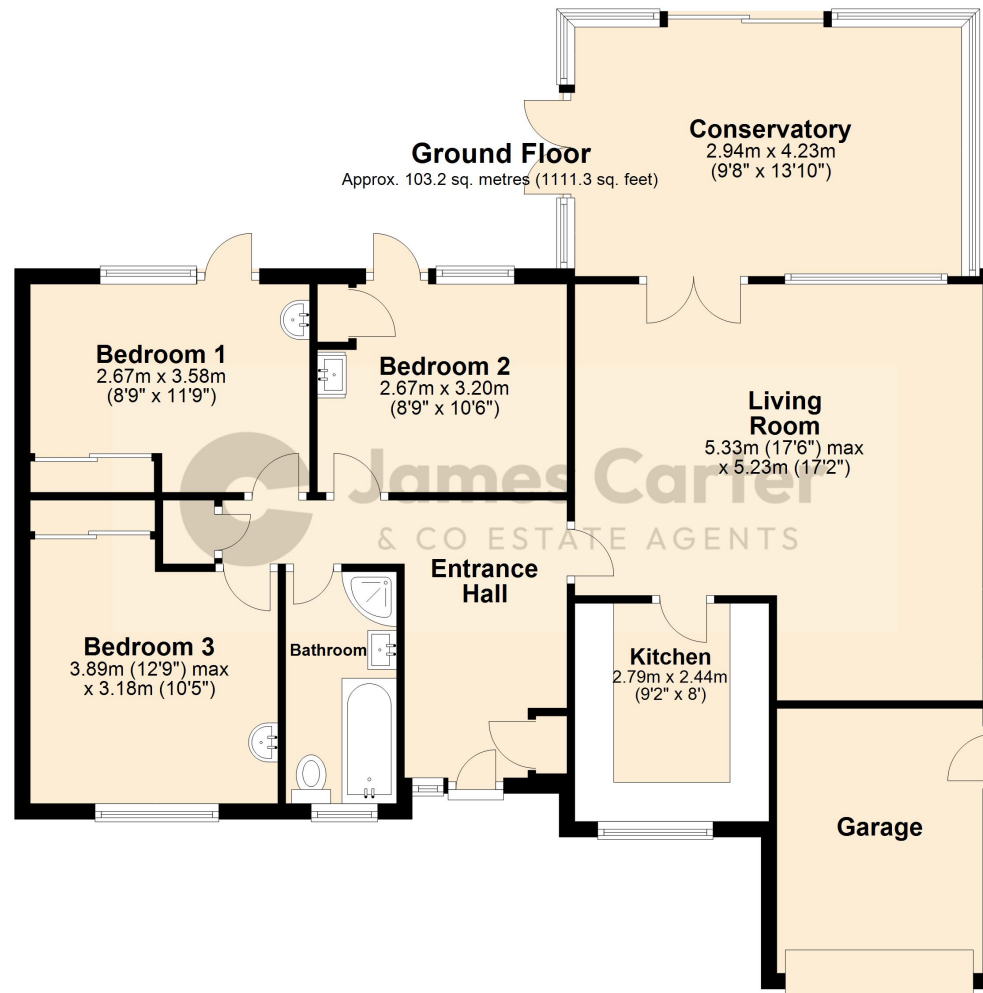
Additional Information

Tenure - Freehold.

Services- Mains Electricity and Water.

Council Tax - Band E Cornwall Council.

FLOORPLAN



Total area: approx. 103.2 sq. metres (1111.3 sq. feet)

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