







## PROPERTY DESCRIPTION

We are incredibly pleased to be able to offer for sale this stunning character home situated within a non estate location within Mawnan Smith. The property has recently been the subject of an extensive program of updating and improvement by the current owners. The property now provides a high standard of living that is complimented by the character feel that flows throughout the home. The property also has the unusual addition of a detached holiday letting property or potential annex for a dependent relative.

As you enter the property you are initially greeted by a spacious entrance porch that leads to the main entrance hallway, this hallway featuring a half turn turning staircase with broad window over. The ground floor is very spacious, the hallway providing access to the living room, kitchen dining room and cloakroom. The living room is a very spacious light and airy dual aspect room, this room providing a warm and welcoming feel, it benefits from both the morning and afternoon sunshine. The living room also features a focal point wood burning stove and exposed timber floorboards. The dual aspect kitchen diner is equally as impressive and is once more a lovely and light family space. The kitchen has been very tastefully upgraded with a range of units that benefit from granite working surfaces, whilst there are also a comprehensive range of integrated appliances. The dining area has a focal point wood burning stove, whilst access can be gained via French doors to the courtyard garden area, this being a perfect space to enjoy some outside dining.

The first floor continues with the luxurious feel and initially features a very generous dual aspect landing area. This landing providing access to the three bedrooms and recently upgraded modern shower room. The master bedroom also features a high quality en-suite bathroom with modern claw foot roll top bath.

Externally there are enclosed gardens to the rear, these gardens enjoying a majority of the morning and afternoon sunshine.

'The Stable' is located a short distance away from the property and therefore is an ideal space as a holiday let or potential annex. The accommodation within 'The Stable' comprises an open plan living/kitchen and bedroom space. There is also an upgraded modern shower room set to the side of the entrance. 'The Stable' also benefits from an enclosed and private courtyard garden.

### 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, a restaurant, 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 footpaths 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 each reach of this property with various footpaths providing access to both Durgan 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 Vestibule

Double glazed door to the front, fitted cloaks cupboard to one wall providing ample storage space, double glazed window to the side, radiator under, tiled flooring, LED ceiling spotlights, part glazed door through to the entrance hallway

### Hallway

Part glazed door from the entrance porch, attractive half turn staircase ascending to the first floor landing with painted balustrade and oak handrail, full width double glazed window to side set to the half landing, access to under stairs cupboard, radiator, coved ceiling, timber panel doors to the living room, kitchen dining room and further timber panel door to the ground floor cloakroom/ w.c

### Cloakroom/ W.C

The cloakroom has been very tastefully upgraded and comprises a vanity unit to one wall with woodblock counter top over, inset square counter top basin with chrome mixer tap over, low level w.c with concealed cistern, heated towel rail, tiled flooring, LED ceiling spotlights, double glazed window to the side with deep woodblock timber sill under, door to cupboard housing Grant oil fired boiler

### Living Room

4.57m x 6.17m (15' 0" x 20' 3") A very spacious reception room that enjoys the benefit of being dual aspect, this allowing the room to enjoy the morning and afternoon sunshine. Focal point fireplace with inset wood burning stove set on a polished granite hearth with floating oak mantle over, recess to either side, exposed timber floorboards, double glazed window to the rear, further double glazed French doors to the side that access the terrace, three radiators, tv point, coved ceiling, central ceiling rose.

### Kitchen Dining Room

4.14m x 5.18m (13' 7" x 17' 0") A stunning full depth dual aspect family sized kitchen dining room that enjoys the morning and later afternoon light. The kitchen has once more a focal point wood burning stove set on hearth with fitted cupboard set to the side. The kitchen has been very tastefully upgraded with a comprehensive range of fitted modern units with polished granite working surfaces over, fitted range style cooker with cooker hood over, range of integrated appliances that include an integrated dishwasher, integrated washing machine and separate tumble dryer, integrated fridge freezer and integrated microwave, inset butler style sink with mixer tap over, double glazed doors that open to the rear on to the terrace, further double glazed window to the front.

### Landing

A very spacious dual aspect landing that features a broad full width double glazed window to the side that floods the landing with natural light, further double glazed window to the front, painted timber balustrade with oak handrail over, radiator, panel doors through to the bedrooms and shower room.

### Bedroom One

3.95m x 5.18m Max (13' 0" x 17' 0") A very spacious master bedroom that has been upgraded recently to provide the addition of a lovely period style en suite bathroom. Double glazed window to the rear with deep sill under, wall lights, radiator, coved ceiling, built in double wardrobes to one wall. these providing ample hanging and storage space.

### En Suite

Panel door from the bedroom. The en suite has been very tastefully upgraded to provide a period style suite that has a centre piece freestanding roll top claw foot bath, chrome tap and shower attachment over, fitted grey vanity unit inset square counter top mounted sink unit, low level w.c with concealed cistern, heated towel rail, LED ceiling spotlights, extractor fan, Velux window, oak effect flooring.

### Bedroom Two

3.68m x 4.53m (12' 1" x 14' 10") A spacious second double bedroom that overlooks the rear of the property. Panel door from the landing, double glazed window to the rear, cast iron fireplace to one wall with slate hearth under, radiator, central ceiling rose.

### Bedroom Three

2.31m x 2.37m (7' 7" x 7' 9") Panel door from the landing, double glazed window to the side with deep timber sill under, radiator, coved ceiling.

### Shower Room

The shower room has been upgraded to provide a modern fitted suite that comprises a full width shower enclosure. The shower enclosure benefiting from low maintenance panel walling, chrome mixer shower over, glazed shower screen, fitted grey vanity unit with inset square countertop sink unit, low level w.c with concealed cistern, heated towel rail, extractor fan, LED ceiling spotlights.

### Gardens (Main House)

The main house enjoys very private rear gardens, these gardens having a paved terrace that provides a lovely private and sunny space for either outside dining or just enjoying the days sunshine. The rear garden features a raised bed beyond the terrace, this raised bed being well planted with variety of mature shrubs and plants. The rear garden is also well enclosed beyond this raised bed by timber fencing, this affording a high degree of privacy. There is access around the side of the property to the front of the main house. There are also stone steps that rise to the rear and provide direct access to the parking area.

### The Stable (Detached Annex Or Holiday Let)

The 'Stable' is a detached holiday let/ annex that is situated across a rear courtyard and detached from the main home. This allowing great flexibility in regards to how this part of the property can be used. The current owners use this as a successful holiday letting property, it could however make a great space for a dependent relative if required.

### Open Plan Living Area/Kitchen/Bedroom

2.92m x 3.50m (9' 7" x 11' 6") The main living area provides an open plan living area that consists the bedroom/living area and kitchen area along with the entrance hallway. This space has a double glazed window to the front that overlook a private courtyard garden area, oak effect flooring throughout, further double glazed Velux window over. There is the aforementioned bedroom area and the seating area where there is space for a small dining table. The kitchen area comprises fitted units to one wall with working surfaces over and part tiled surrounds, fitted AEG oven with hob over and cooker hood above, space for fridge.

### Shower Room

The shower room has been tastefully upgraded to the same standard as the main house. This comprising a double shower enclosure with Mira shower over, low maintenance panel walling, folding glazed shower screen and door, fitted vanity unit with tiled surrounds, inset square countertop sink unit, low level w.c with concealed cistern, Velux window, oak effect flooring.

### The Stable Gardens

The stable enjoys the benefits of a fully enclosed private courtyard garden area. The garden enjoys a good degree of privacy whilst it also benefits from the late morning and afternoon sunshine. This garden area providing a perfect space for outside dining for visiting guests, or an ideal low maintenance private garden area for a dependent relative

### Parking

The property benefits from broad parking area, this being situated to the front of the main house and providing space for two to three cars.

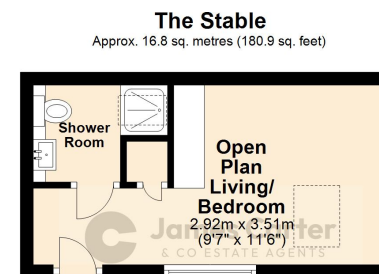
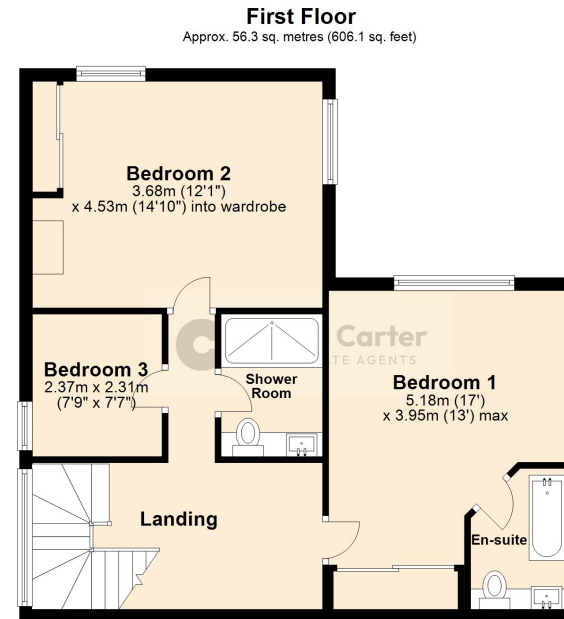
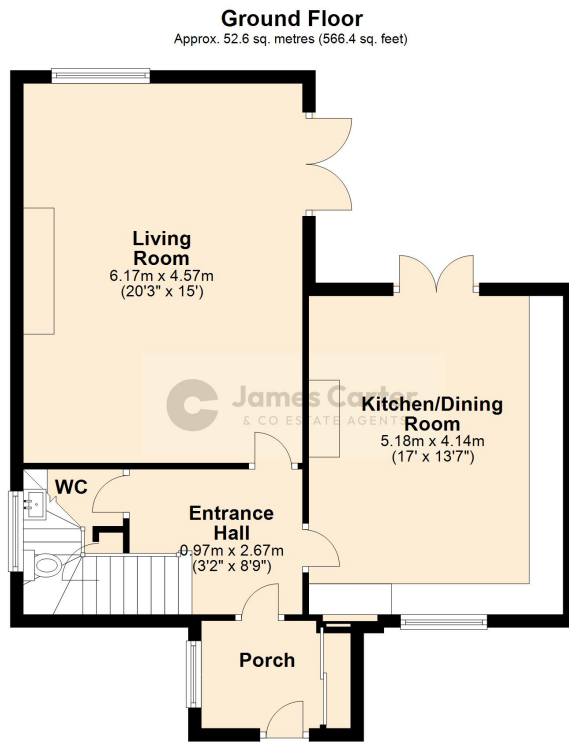
### Additional Information

Tenure - Freehold.

Services - Mains Water, Electricity And Drainage.

Council Tax- Band TBC.

# FLOORPLAN



Total area: approx. 125.7 sq. metres (1353.4 sq. feet)

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