

£345,000 Freehold



**Green Ways, Penwarne Road, Mawnan  
Smith, Falmouth, Cornwall TR11 5PQ**



## PROPERTY DESCRIPTION

A fantastic opportunity to purchase a detached non estate bungalow located within a small hamlet near the very sought after village of Mawnan Smith. The property has been upgraded and improved and now provides comfortable, spacious and modern two double bedroom accommodation.

As you enter the property you are greeted by an unusually spacious reception hallway, this welcoming space providing access to all of the principle rooms. The living room and dining space is accessed through double doors from the reception hallway, this room featuring a focal point wood burning stove set on an attractive granite hearth, this room also enjoying direct access out to the private rear garden. The upgraded modern kitchen breakfast room features an attractive modern range of olive green shaker style units with solid wood block working surfaces over, this room enjoying views over the garden to the rear and onto the fields beyond.

The bungalow provides two double bedrooms, both of these spacious bedrooms enjoying views to the front towards the private woodland opposite. The property also benefits from a modern fitted bathroom, a very useful utility space and gas central heating (LPG).

Externally there is parking to the front and private gardens to the rear. The owners also have the use of an additional area of garden that bounds onto fields at the rear, this area of garden measures approx 14 metres by 8 metres. This garden area is available to purchase by separate negotiation as many of the other owners in Penwarne have done.

In our opinion and for any buyer wishing to purchase a non estate detached bungalow within the surrounding areas of Mawnan Smith, this opportunity should not be missed. A viewing is very highly advised.

### Location:

Penwarne is a small rural hamlet located close to the very popular and sought after village of Mawnan Smith. The hamlet comprises a number of detached non estate properties that back on to open farmland. The hamlet is incredibly popular as it is located almost midway between the harbour town of Falmouth and the 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 and sought after 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 (Approx 1.5 Miles) 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.





## ROOM DESCRIPTIONS

### Entrance Hallway

Double glazed door to the front, quarry tiled flooring, space for cloak hooks, coved ceiling, folding door through to the utility cupboard, further part glazed door opening through to the reception hallway.

### Utility Cupboard

A very useful utility area and a great addition to the property. Folding panel door from the entrance hallway, wall mounted gas boiler set to one side, plumbing for washing machine, wall mounted shelving, coved ceiling.

### Inner Hallway

A lovely welcoming and very spacious reception hallway that provides access to all of the principal rooms. Part glazed door from the entrance hallway, radiator with cover, access to the loft space, recessed LED ceiling spotlights, coved ceiling, part glazed double doors that open through to the living and dining room.

### Living Room/Dining Room

4.59m x 4m (15' 1" x 13' 1") A lovely reception room that opens directly onto the rear gardens and features a focal point wood burning stove. Double part glazed doors from the reception hallway, focal point 'Jotul' wood burning stove that sits on a large granite hearth with matching granite background, French doors that open to the rear garden with matching double glazed panels set to either side, fitted cupboards set within recess with shelving over, radiator, wall light points, space for dining table.

### Kitchen/ Breakfast Room

3.81m x 2.51m (12' 6" x 8' 3") A lovely upgraded kitchen breakfast room that is situated to the rear of the bungalow. The kitchen is fitted with a comprehensive range of olive green Shaker style floor, wall and drawer units with solid wood block working surfaces over with matching wood block upstands, inset stainless steel sink and drainer unit with chrome mixer tap over, inset oven with hob over and cooker hood above, integrated slimline dishwasher, woodblock narrow breakfast bar area with radiator under, panel door to deep larder style cupboard providing additional storage space, engineered oak flooring throughout, coved ceiling, double glazed window to the rear with views out over the garden to the fields beyond, double glazed door that opens to the side porch.

### Bedroom One

3.83m x 3.30m (12' 7" x 10' 10") A spacious master bedroom that is set to the front of the bungalow, this room enjoying views across Penwarne road to the private woodland beyond. Panel door from the reception hallway, double glazed window to the front with radiator below, fitted wardrobe set to one wall, coved ceiling.

### Bedroom Two

3.20m x 3.12m (10' 6" x 10' 3") A second spacious double bedroom that again is set to the front of the bungalow, this room once more enjoying views across Penwarne Road to the private woodland opposite. Panel door from the reception hallway, double glazed window to the front with built in cupboards set to either side, these providing useful storage space, radiator.

### Bathroom

Panel door from the reception hallway. The bathroom comprises a modern white suite that consists of a 'P' shaped bath with tiled surrounds, curved glass shower screen set to the side and Mira shower over, modern vanity unit with inset sink and cupboards below, part tiled surrounds, low level w.c, tiled flooring, double glazed window set to the side, heated chrome towel rail, LED ceiling spotlights, extractor fan.

### Gardens

The property is approached from Penwarne Road by a broad frontage with a centrally positioned driveway area, this driveway providing parking for one car, there are raised gravel beds to either side. A pathway then leads around the side of the property to the rear garden. The rear garden enjoys a great deal of privacy and also a lovely outlook over the rear to the fields beyond. The rear garden currently features a broad block paved patio area that leads out to the additional area of garden that can be purchased separately. At one side of the garden there is a very useful timber shed that is divided into three sections, an ideal place for the storage of bikes and garden equipment.

### Parking

The property benefits from driveway parking that is set to the front of the bungalow, this driveway area providing parking for one vehicle. There is also unrestricted parking opposite within a layby area.

### Additional Area Of Garden (Available By Separate Negotiation)

There is a large rear lawned area of garden which is used by the current owners, this area of garden is not owned by the current property owners, however it is available for purchase if required. Many other owners of the properties in Penwarne have taken this option to greatly enlarge their gardens, enhance their own properties and undoubtedly add value to their homes. The area of garden measures approximately 14 metres deep by 8 metres wide.

### Additional Information

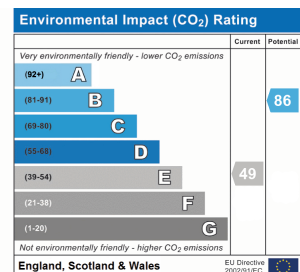
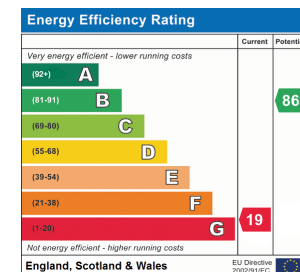
Tenure - Freehold.

Services - Mains Water And Electricity (Private LPG supply And Drainage).

Council Tax- Band C Cornwall Council.



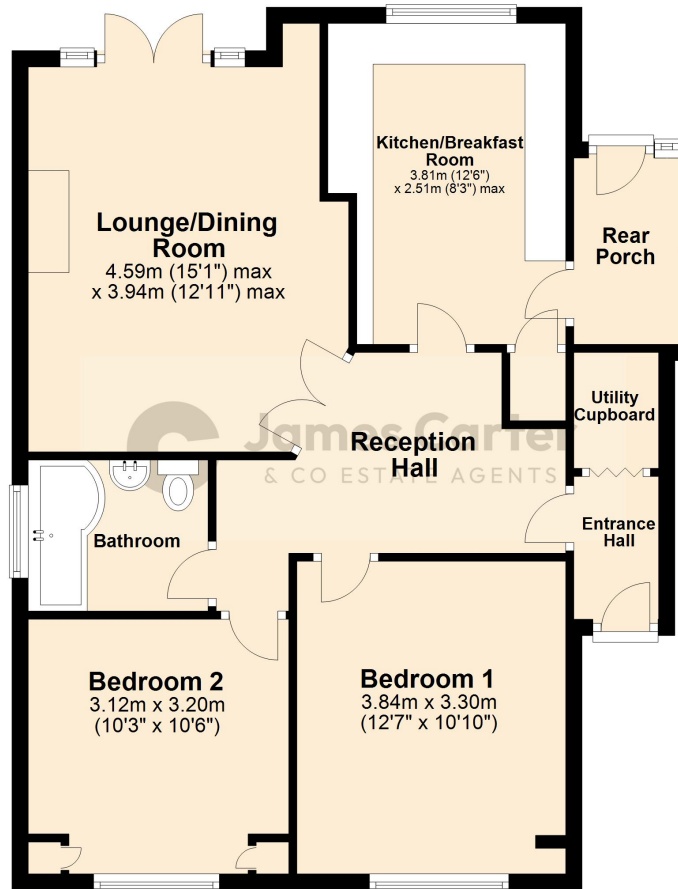
Extra Garden Area  
That Can Be  
Purchased  
Separately If  
Required



# FLOORPLAN

## Ground Floor

Approx. 72.5 sq. metres (780.4 sq. feet)



Total area: approx. 72.5 sq. metres (780.4 sq. feet)

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