





PROPERTY DESCRIPTION

A fantastic opportunity to purchase an extremely spacious three/ four bedroom family home situated within the heart of Mawnan Smith. The property is located towards the end of a cul de sac and enjoys a position that allows for very easy access to the village centre.

The property has been extended to the side and rear and provides unusually spacious family sized accommodation. The current owner has also undertaken a program of updating and improvement in recent years. The property also provides flexible accommodation, this including two living areas, a formal living room set to the front of the property and a secondary living space to the rear that opens to the gardens and enjoys far reaching countryside views. There is also a broad kitchen breakfast room with wood burning stove plus a separate dining room that again enjoys far reaching rural views.

The first floor continues with the spacious feel and provides three generous double bedrooms, a spacious light and airy landing area, a bathroom and separate shower room.

Externally there are gardens to the front and rear, the rear enjoying a good degree of privacy, a Southerly facing aspect and uninterrupted rural views. The property also benefits from double glazing.

A very unusual opportunity to purchase a property providing such generous family living within Mawnan Smith. A viewing is very highly advised.

FEATURES

- Extended Semi Detached Home
- Far Reaching Rural Views
- Southerly Facing Rear Garden
- Updated And Improved Throughout
- Cul De Sac Location
- Walking Distance Of Village Amenities And School





ROOM DESCRIPTIONS

Entrance Hall

Timber panel door to the front, stairs ascending to the first floor landing, doorway through to the living room, part glazed timber door through to the kitchen breakfast room.

Living Room

3.07m x 5.51m (10' 1" x 18' 1") A spacious living area set to the front of the property and overlooking the garden. Double glazed window to the front, fireplace with hearth under and recess to side, wall light points,

Kitchen Breakfast Room

3.48m x 5.56m (11' 5" x 18' 3") A very spacious kitchen breakfast room that enjoys views through to the countryside to the rear. The kitchen comprises a range of fitted dark blue handleless floor units with woodblock working surfaces, matching upstands with tiling over, inset sink and drainer unit with mixer tap over, fitted 'Chilli Penguin' wood burning stove with top oven box, further fitted range style cooker with stainless steel cooker hood over, tiled flooring, ceiling spotlights, large squared archway through to the additional living area.

Living Area

3.38m x 4.60m (11' 1" x 15' 1") A fantastic family area that is set to the rear of the property, this room enjoying direct access out to the garden whilst also enjoying far reaching rural views over open countryside in the direction of Port Navas in the distance. Double glazed patio doors opening to the garden, engineered bamboo flooring, fitted skylight, electric radiator, squared archway through to the dining room.

Dining Room

3.38m x 3.53m (11' 1" x 11' 7") A spacious dining area that is accessed directly from the secondary living area. Double glazed window to the rear that provides views over the garden and out across open countryside. Engineered bamboo flooring, door to deep under stairs storage cupboard, door through to the integral garage.

Landing

A very spacious landing area that provides space for a study area if required. Stairs ascending from the entrance hallway, double glazed window to the rear that enjoys far reaching views, cupboard housing hot water tank, doors leading off to the bedrooms, bathroom and separate shower room.

Bedroom One

3.56m x 3.56m (11' 8" x 11' 8") A lovely light and airy main bedroom that is set at the rear of the property, this room enjoying fantastic far reaching rural views. Double glazed window to the rear, built in wardrobe to one wall.

Bedroom Two

3.40m x 3.69m (11' 2" x 12' 1") A further spacious double bedroom that once more is set to the rear of the property, this room once more enjoying fantastic far reaching rural views. Double glazed window to the rear, built in double wardrobe, electric radiator.

Bedroom Three

3.00m x 3.63m (9' 10" x 11' 11") A further spacious double bedroom, this time being set to the front of the property. Double glazed window to the front overlooking the garden area.

Bathroom

The main bathroom is a very spacious room having previously been a further bedroom we understand. The suite comprises a corner bath with timber panel surrounds, pedestal wash hand basin, low level w.c, tiled flooring, fitted cupboard to one wall, double glazed window to the front.

Shower Room

A modern fitted shower room comprising a corner shower enclosure with inner tiled walling and Mira shower over, low level w.c, pedestal wash hand basin, tiled flooring, double glazed window to the side.

Garage

2.46m x 4.80m (8' 1" x 15' 9") An integral single garage set to the side of the property, up and over door to the front, power and light, door through to dining room.

Gardens

The property enjoys a broad frontage that provides parking for three to four cars. At the front of the property there is a small area of garden with mature cherry tree set within it. The gardens are fully enclosed by mature hedging to the boundaries. Access can be gained to the integral garage whilst there is also side pedestrian access to the rear gardens.

The rear gardens back on to open farmland and enjoy amazing far reaching views over this open countryside in the direction of Port Navas in the distance. The garden is laid mainly to lawn with maturing shrubs set within, There is an upper terrace that takes in the best of the views. The rear garden is also enclosed with fencing to either side whilst there is walling to the rear with trellis over.

Additional Information

Tenure - Freehold.

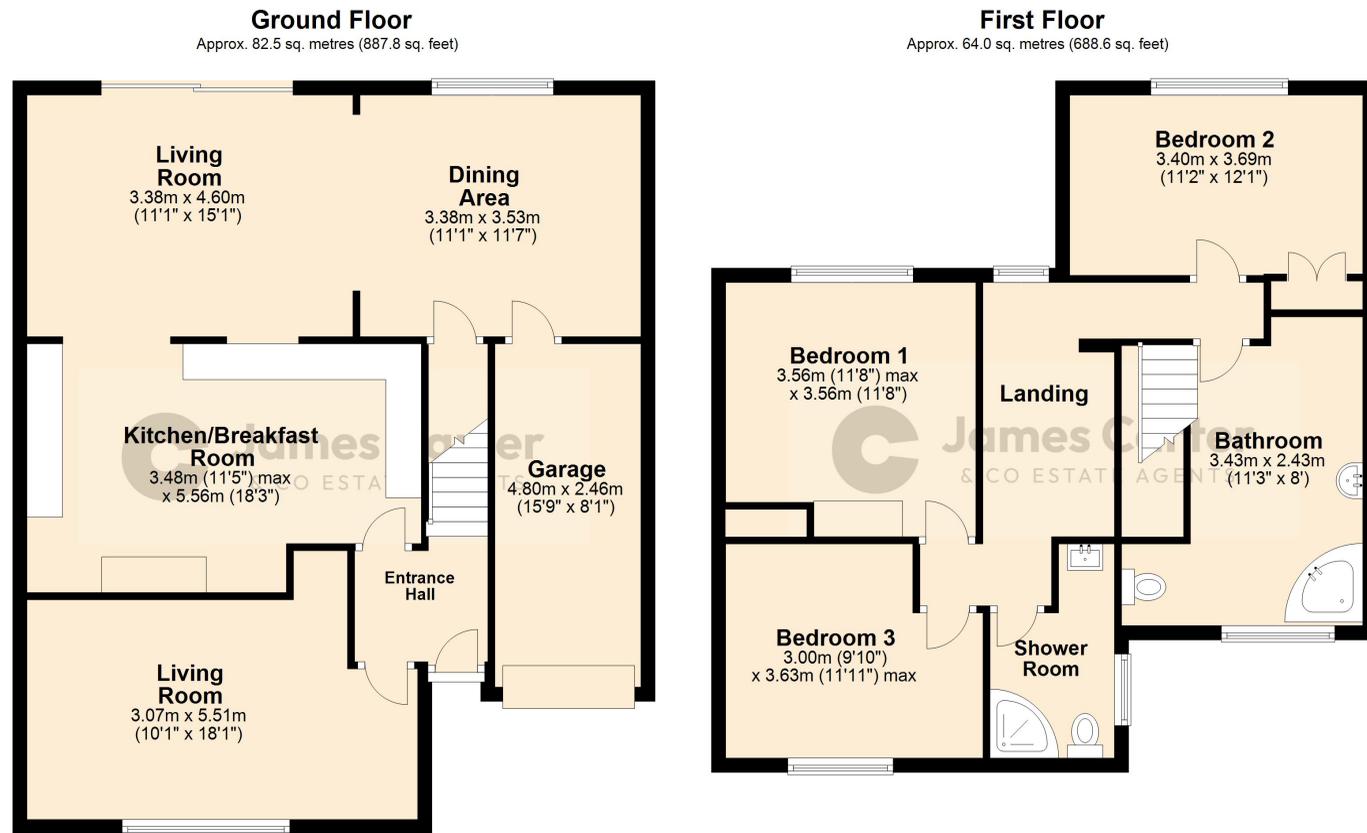
Services Mains Electricity, Water And Drainage.

Council Tax Band C Cornwall Council.

Agents Note: This particular property is subject to a clause, this clause being that at least one of the potential purchasers will have need to have lived or worked within Cornwall for the minimum of the last 3 years.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	64
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN



Total area: approx. 146.4 sq. metres (1576.3 sq. feet)

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