



Windyridge



Windyridge The Square

Mawnan Smith, Falmouth, TR11 5EP

Truro City 13 miles Falmouth 4 miles Maenporth Beach 2.5 miles

Centrally positioned in this popular South Coast village, a charming and most characterful, versatile cottage.

- Detached Characterful Cottage
- Central Village Location
- Modern Re-fitted Kitchen
- Three/ Four Bedrooms
- Neat & Compact Garden
- Versatile Accommodation
- Ground Floor Shower Rm/ WC.
- First Floor Family Bathroom
- Council Tax Band D
- Freehold

Guide Price £450,000

SITUATION

Mawnan Smith is a select and highly desirable village near the Helford. Mawnan Smith lies approximately 1.5 miles from Helford Passage. It is a very well catered for village with a good number of day to day amenities including a thatched public house 'The Red Lion Inn', a garage, village hall, coffee shop, village store, church, schooling and regular bus service to neighbouring destinations.

The village boasts a strong sense of community features a charming square with a café and a variety of shops. Mawnan Smith is situated in an Area of Outstanding Natural Beauty surrounded by the picturesque coastline of the South Cornish Coast, with Maenporth Beach within walking distance. The National Trust's Trebah and Glendurgan Gardens are within two miles of the village, as is the popular Ferryboat Inn, located on the stunning Helford River.

The historic port of Falmouth, renowned for the sailing waters of the Carrick Roads and its sandy south-facing beaches, offers a wealth of restaurants, bars, shops, and galleries. Additionally, Falmouth boasts the world's third deepest natural harbour, adding to its rich maritime heritage.

Beautiful rural, creekside and coastal walks are in abundance from the doorstep with the Helford River nearby, as well as the South West Coast Path, accessed from nearby Maenporth Beach.



DESCRIPTION

Stags are thrilled to present to the market this substantial and quite versatile, three/ four bedroom detached cottage offering three/ four reception rooms with plenty of scope for an integral annexe arrangement or would be ideal for those who seeking a home work space or require studio/ arts and craft space of some description. This versatile room which is believed to have previously served as the village shop and more recently utilised as a studio could provide a number of fantastic options.

Originally built during the late 18th Century, the property was believed to have previously been two cottages before becoming a shop and later the village tea room. Now the property is presented as one spacious family home and is beautifully presented to the market. The home has undergone extensive refurbishment by the current owners and now provides a beautiful light and airy living space. Accommodation comprises; Side entrance to the rear reception room/ bedroom four, ground floor shower room/ w.c off, re-fitted stylish and sleek kitchen, inner dining room, dual aspect living room and further reception room/ former shop with street frontage and access. On the first floor are three generous double bedrooms and a modern family bathroom. To the rear of the property is a low maintenance, enclosed lawned garden. This versatile characterful home comes with viewing highly recommended to fully appreciate the space, quality, location and potential offered.

OUTSIDE

A neat and compact garden is situated at the rear of the property contained by timber fencing and a traditional Cornish hedge topped with flowers and shrubs. There is a small lawn making for an ideal space for alfresco dining and relaxing with a side access gate.

SERVICES

Mains water, electricity and drainage connected. Electric heating. Double-glazed. Broadband: Standard and superfast available (Ofcom). Mobile phone: 02, Vodaphone. EE are likely outside (Ofcom).

VIEWINGS

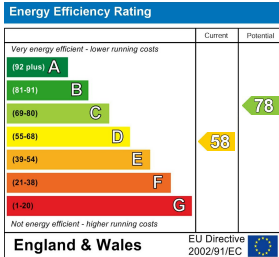
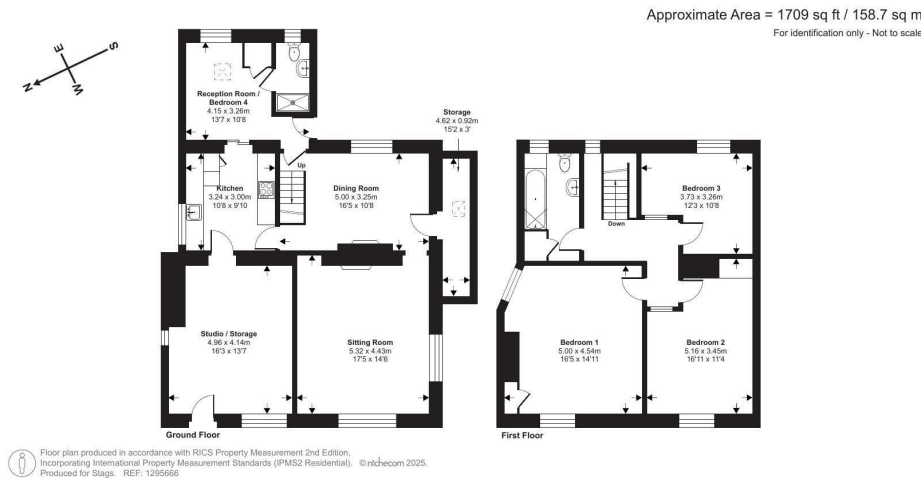
Strictly and only by prior appointment via Stags' Truro office.

DIRECTIONS

From our office in Lemon Street Truro, proceed on the A39 heading towards Falmouth. Continue past Carnon Downs and through Perranarworthel turning off at the double roundabout taking Treliver Road through Mabe Burnthouse and into Church Road which leads into Penwarne Road. Follow this road until you reach the village of Mawnan Smith where the property can be found in the centre, next to the thatched public house, The Red Lion Inn.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk
01872 264488