

TOM WILLS
PERSONAL PROPERTY AGENTS

Pendine Carlidnack Lane

Mawnan Smith Falmouth, TR11 5HE

Guide price £750,000

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Mawnan Smith, Falmouth, TR11 5HE

A private gated driveway leads into a hidden plot on the quiet fringes of Mawnan Smith, in which this substantial four bedroom detached bungalow stands centrally, surrounded by relatively level, mature gardens that provide complete privacy and an unspoilt outlook from every room. Four double bedrooms, two generous reception rooms, a conservatory and two bath/shower rooms are matched outside by a double garage, deep driveway parking and a detached workshop, offering a rare combination of privacy, practicality and village living.

- Individual detached bungalow with a generous plot of just under half an acre
- Substantial 1970sq.ft, four bedroom detached bungalow, all bedrooms genuine doubles
- Liveable condition with scope to modernise and improve to ones own taste
- Two bath/shower rooms with clever en-suite serving two bedrooms
- Complete privacy and seclusion behind a private gated driveway
- Short walk to village amenities, Maenporth Beach and the South West Coast Path
- Glorious gardens with mature shrub and tree-lined borders
- Immediate vacant posession with no onward chain
- Double garage with replacement electric doors and detached workshop
- Large workshop with secondary entrance from a side lane

























THE PROPERTY

Inside, an entrance porch leads to a hallway with the living accommodation to one side and the bedrooms to the other, nicely separating the two. All rooms look out over the surrounding gardens through modern UPVC double glazing. Both formal reception rooms are an excellent size, the living room enjoying sliding doors to a conservatory which overlooks a sheltered side patio. The kitchen to the rear leads through to a useful utility room with a courtesy door to the rear garden. The four bedrooms are all genuine doubles and are served by two bath/shower rooms. Heating is by oil fired boiler.

The gardens are a particular feature of the property, being fairly level, enclosed, private and stocked with a mass of mature flowering shrubs and specimen tree borders. An array of winding pathways leads through the planting, giving the grounds a character more akin to woodland than a village garden, while the paved patio accessed from the conservatory is a notably sheltered spot.

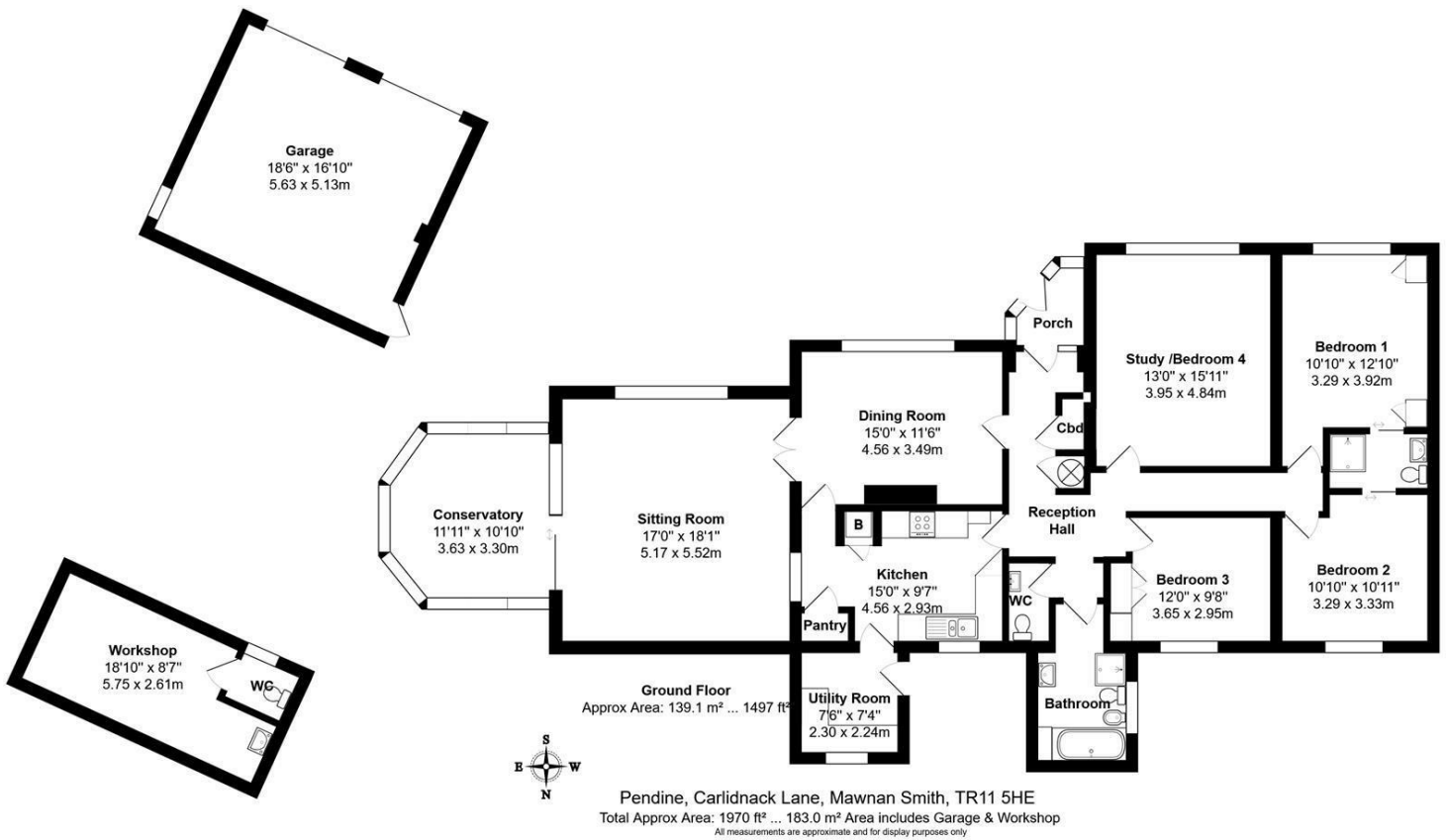
THE LOCATION

Carlidnack Lane is a quiet, traffic-free road of individual detached homes on the edge of Mawnan Smith, with the village a short walk away. It covers almost everything day to day: a store and sub-post office, coffee shop, garage, doctors' surgery, hairdresser, craft shops, junior school, churches, a busy Memorial Hall and the thatched Red Lion Inn, well regarded for its food. Buses run regularly into Falmouth, and the village supports football, cricket, bowls and tennis, with five golf courses within twenty miles.

At the foot of Carlidnack Lane, a woodland path through the valley reaches the sandy beach at Maenporth in minutes, where the South West Coast Path runs south to Rosemullion Head or north along Falmouth Bay to Swanpool. South of the village the land falls to the Helford, a protected river of wooded creeks and sheltered inlets much of it in National Trust care, with boats kept at Helford Passage and a seasonal ferry across to The Shipwrights. The mild air here allows sub-tropical planting to thrive, as the neighbouring gardens at Trebah and Glendurgan show. Falmouth is a few miles off for shops, galleries and restaurants, and Truro around twenty five minutes by car.

ADDITIONAL INFORMATION

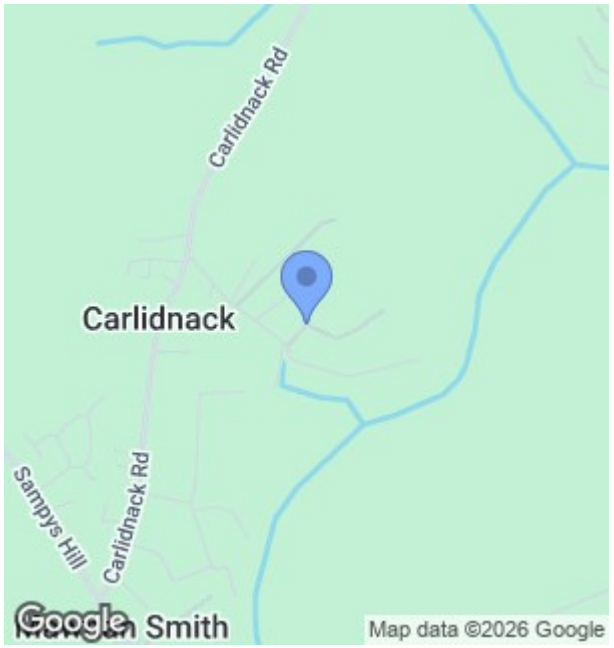
Tenure - Freehold. Services - Mains electricity, water and drainage are connected to the property. Oil fired central heating. Council Tax- Band E. EPC rating - 53(E). Possession - Vacant possession with no onward chain. VIEWING ARRANGEMENTS - STRICTLY BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.



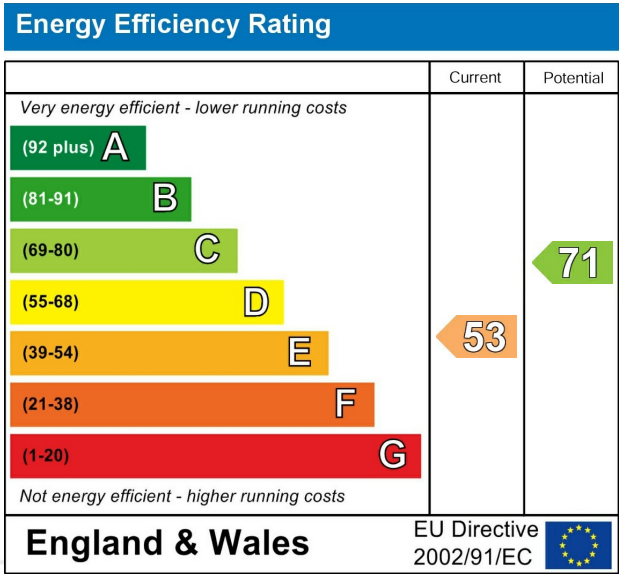
Pendine, Carlidnack Lane, Mawnan Smith, TR11 5HE

Total Approx Area: 1970 ft² ... 183.0 m² Area includes Garage & Workshop

All measurements are approximate and for display purposes only



Energy Efficiency Graph



Viewing Please contact us on 01326 352302
if you wish to arrange a viewing appointment for this property or require further information.

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