



## Watersmeet, The Square, Mawnan Smith, Falmouth, TR11 5EP

£625,000

To be sold for the first time since its construction in 1962 and in the same family's ownership ever since, a detached, individual dormer bungalow, providing highly deceptive, extensive and extremely versatile accommodation, extending to 2,184 sq ft, including a well proportioned annexe, ideal for a dependant relative etc, but equally and easily converted back into garaging or combined with the main accommodation if preferred. Private off-road parking, delightful, well enclosed and highly private rear gardens, all set within the 'heart' of this sought-after village, close to the Helford River and south Cornish coast, whose excellent day-to-day amenities are 'literally' on the doorstep.

### Key Features

- Highly deceptive, detached, individual dormer bungalow
- Including spacious annexe - ideal for a dependant relative etc
- Beautifully stocked and highly secluded rear gardens
- Immediate vacant possession with no onward chain
- Accommodation extending to 2,184 sq ft
- Off-road parking for 2 plus vehicles
- Village amenities 'on the doorstep'
- EPC rating E



## THE PROPERTY

Occupied by three generations of the same family, 'Watersmeet' is a detached, individual, non-estate property which occupies a privileged position in the centre of this highly sought-after village, whose excellent amenities are just a short level walk away, together with the village's primary school being within close proximity.

The main accommodation provides three/four bedrooms and three bath/shower rooms, which complement a central entrance hall, full depth, double aspect kitchen and breakfast room, utility room, adaptable separate dining room, and well proportioned living room which overlooks and opens directly onto the extremely sunny, private, sub-tropical gardens. Upstairs, there are three bedrooms, one of which is en-suite, and the ground floor annexe benefits from both internal as well as independent external access. The existing planning consent for this annexe is for use by a 'family member' although, in the future, some prospective purchasers may wish to incorporate the annexe into the main accommodation or seek consent for its use for holiday letting etc, subject to the necessary permission from Cornwall Council.

The front gardens provide an attractive frontage as well as off-road parking, with the rear gardens being a particular feature due to their privacy, sunny aspect and the attractive aspect they provide from all main rooms.

## THE LOCATION

'Watersmeet' is situated literally next door to the village's doctors surgery, across the road from the picturesque thatched public house - The Red Lion - with other facilities including an electricians, craft workshops, convenience store, coffee shop, hairdressers, church and bowling club all within easy walking distance.

Just outside the village is the picturesque riverside hamlet at Durgan and the internationally renowned, sub-tropical gardens at Glendurgan and Trebah. The Ferry Boat Inn at Helford Passage is nearby, and many picturesque walks in the area include along the banks of the beautiful Helford River, out to Rosemullion Head and beyond, along the South West Coast Path, to the sandy beaches at Maenporth, Swanpool and Falmouth. It is little wonder why Mawnan remains one of the most sought-after location anywhere along the south coast of Cornwall.

## THE ACCOMMODATION COMPRISES

### RECEPTION HALL

Front entrance door with direct, level, easy access from the front garden and parking area. Radiator, double glazed window to the front elevation, staircase with turned balustrade rising to the part galleried first floor landing.

### KITCHEN AND BREAKFAST ROOM

A light double aspect room, the full depth of the property, with broad replacement uPVC double glazed window to the front elevation overlooking the centre of the village. Door from the reception hall, radiator, inset downlighters, broad opening to the kitchen area with full range of cream-painted Shaker-style units with ample round edge worksurfaces between with complementary small tiled splashbacks. Inset stainless steel sink unit with mixer tap and cutlery drainer, integrated Miele dishwasher, four-ring Bosch gas hob with extractor

canopy over. Split level Bosch double oven and grill, integrated Miele fridge and freezer cabinet. Tall larder units, radiator, double glazed window and door overlooking and opening onto the rear gardens.

### UTILITY ROOM

Separate side entrance door providing independent access from the front garden area. Stainless steel sink unit with cupboards below and recess with plumbing for washing machine. Small pane casement door from the breakfast area, night storage heater, tall broom cupboard and double cloaks cupboard with louvre doors. Door to:-

### CLOAKROOM/WC AND WET ROOM

Attractively appointed with a white suite comprising a low flush WC and wall mounted wash hand basin with mixer tap. Shower area with instant shower, fully ceramic tiled walls and flooring. Obscure double glazed window to the rear elevation, extractor fan, inset downlighters.

### LIVING ROOM

A particularly well proportioned room with broad window and double double glazed casement doors overlooking and opening directly onto the paved rear terrace and well enclosed, sunny, south-facing rear gardens. Slate fireplace with shelved display alcoves to either side. Two radiators, TV aerial sockets.

### DINING ROOM

Broad window to the front elevation, again enjoying an outlook over the centre of the village. Plate shelving, fitted book/display shelving, radiator, door from the reception hall, dimmer switching, thermostat, internal connecting door to the annexe (see below).

## FIRST FLOOR

### LANDING

Part galleried with access to over-head loft storage area, inset downlighters, airing cupboard with linen shelving, radiator, access to over-head loft storage area. The rooms in an anti-clockwise rotation from the top of the staircase:-

### BEDROOM TWO

Broad uPVC double glazed window to the rear elevation overlooking the gardens. Fitted wardrobes with mirror doors, radiator, inset downlighters with dimmer switching, telephone point, dresser recess, door to:-

### SMALL EN-SUITE SHOWER ROOM

Low flush WC with concealed cistern, pedestal wash hand basin, corner entry shower cubicle with Mira instant shower. Extractor fan, part tiled walls, towel rail/radiator.

### BEDROOM THREE

Window to the rear elevation, again overlooking the gardens, mirror-fronted full height wardrobe, fitted adjustable wall shelving, access to eaves storage area, radiator.

### BEDROOM ONE

A light double aspect room with window to the side elevation and further window to the rear, again enjoying an attractive outlook over the rear gardens. Further mirror-fronted wardrobes, radiator, eaves storage.



## **FAMILY SHOWER ROOM**

Heritage-style white suite comprising a wash hand basin with mixer tap and low flush WC with concealed cistern, set in vanity unit with cupboard under. Mains-powered shower cubicle with dual head shower. Broad window to the front elevation overlooking the village centre, towel rail/radiator, inset downlighters, part tiled walls, wall mirror, strip light.

## **THE ANNEXE**

This extensive 'wing' benefits from both internal and independent external access.

## **HALLWAY**

Doorway to the side elevation with direct access onto The Square. Radiator, trip switching, Velux roof light, downlighters.

## **BEDROOM**

Broad window to the front elevation overlooking the village, Rointe electric radiator, interconnecting door with the main accommodation, shelved recess, fitted wardrobe, door to the hallway.

## **SHOWER ROOM/WC**

Wash hand basin with mixer tap and low flush WC with concealed cistern set in vanity unit with wall mirror, downlighters and storage cupboards over, further storage below. Downlighters including automatic lighting, panelled walls, towel rail/radiator, walk-in shower area with mains-powered shower. Extractor fan.

## **KITCHEN**

Stable-type uPVC double glazed door with obscure glass from the rear terrace and gardens. Range of fitted wall and base units with round edge worksurfaces between. Ceramic tiled walling, recess and cooker panel point, inset stainless steel sink unit with mixer tap and cutlery drainer. Small Bosch dishwasher and microwave. Display shelving, space for tall fridge/freezer.

## **LIVING ROOM**

A well proportioned room with broad window overlooking the gardens, Rointe electric radiator. Timber fire surround for an electric fire. TV aerial sockets.

## **THE EXTERIOR**

### **PARKING**

To the front of the property, there are two pairs of double timber gates which open onto two hardstandings which provide private off-road parking.

### **FRONT GARDENS**

Well enclosed by stone and granite walling, with gravelled areas planted with an array of shrubs and plants including camellias, honeysuckle and rosemary etc. Raised stone walling, bin storage area, paved pathway continuing to the side door and utility room. Exterior courtesy lighting, cold water tap. A public footpath extends the depth of the side boundary, off which independent access to the annexe is provided.

### **REAR GARDENS**

A particular feature of the property; fully enclosed, extremely

private and sheltered and enjoying a sunny south and westerly aspect. Broad slate-paved terrace, ideal for entertaining, with doors from the kitchen, lounge and annexe. Exterior courtesy lighting, power points, cold water tap. Granite steps onto a further slate terrace adjacent to a level lawn, bordered by beautifully stocked flower and shrub beds including many mature plants including palm trees, bay tree, copper beech, camellias, hydrangeas, azaleas and ferns etc. A beautiful garden area - quite unexpected being so close to the centre of the village. Fully enclosed to all sides by block walling and the property itself.

## **OUTBUILDING**

Slate terrace and pathway continuing from the gardens, configured to provide a potting area with light and power connected and double glazed windows overlooking the garden. Internal door to:-

## **IMPLEMENT STORE/WORKSHOP**

Grant oil fired boiler, oil storage tank, much storage space, light and power, courtesy door to the side elevation opening onto the pathway leading to The Square.

## **GENERAL INFORMATION**

### **SERVICES**

Mains electricity, water and drainage are connected to the property. Telephone points (subject to supplier's regulations). Oil fired central heating (not functioning) and supplementary electric radiators and night storage heaters.

### **COUNCIL TAX**

Band C - Cornwall Council.

### **TENURE**

Freehold.

### **POSSESSION**

Immediate vacant possession upon completion of the purchase - the vendor offering the additional benefit of no onward chain.

### **VIEWING**

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

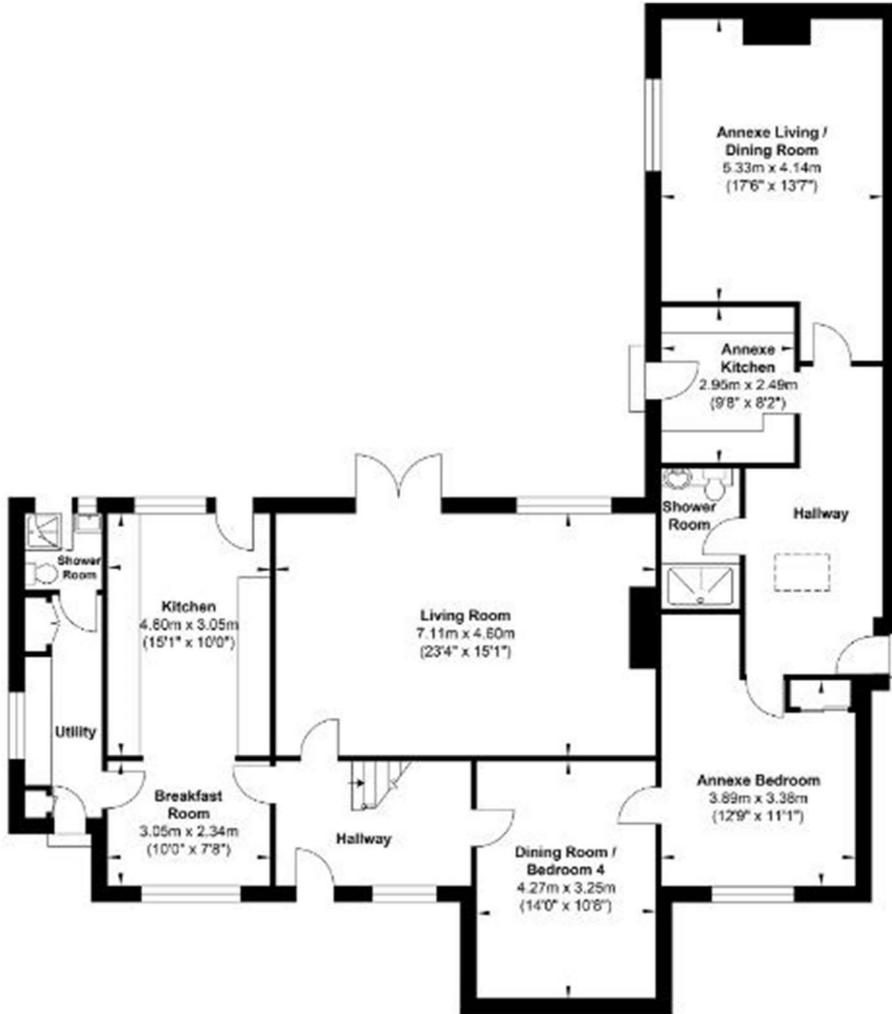
### **DIRECTIONAL NOTE**

'Watersmeet' is situated literally in the heart of this highly sought-after village, next door to the doctors surgery and directly opposite the picturesque thatched public house - The Red Lion.

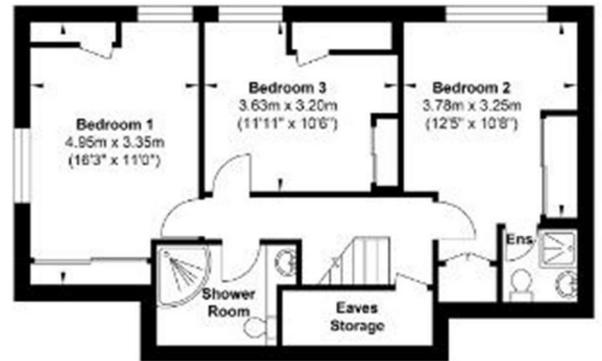




# Floor Plan



**Ground Floor**



**First Floor**

**Gross Internal Floor Area : 203.4 m2 ... 2189.5 ft2**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.