



Tresooth Bungalow, Penwarne Road, Mawnan Smith, Falmouth, TR11 5PF

Guide Price £750,000

A detached, individual, high quality home, attractively presented and maintained throughout, providing well proportioned and extremely versatile 3/4 bedroom, 3 bath/shower room accommodation, set in well stocked and landscaped gardens, backing onto unspoilt farmland, with gated entrance, ample driveway parking and detached double garaging, all within just a few minutes' drive of Mawnan Smith, the Helford River and port of Falmouth.

Key Features

- Detached individual house
- 3/4 bedrooms and 3 bath/shower rooms
- Double garage and ample parking
- Less than 2 miles from Mawnan Smith
- Backing onto open farmland
- Double glazing, oil central heating and solar panelling
- Well stocked surrounding gardens
- EPC rating C



THE PROPERTY

Constructed, we understand, approximately thirty five years ago by the original owner for his own occupation, 'Tresooth Bungalow' is now to be sold for only the third time since construction.

Built on the site of an older property, in this attractive semi-rural setting, backing onto and overlooking open farmland, the property has attractive part stone-clad elevations under a pitched slate-effect roof which, with the fully surrounding gardens, has created an individual home ideal for family and retirement buyers alike.

Enjoying a broad frontage to Penwarne Road with full length granite walling, electronic gates open onto an extensive brick pavia forecourt which, in addition to a detached block-built double garage, provides ample parking for numerous visitors and vehicles. Level pathways lead to the front and rear of the property, with the surrounding gardens and pathways being almost completely level.

The double glazed accommodation benefits from oil fired central heating, supplemented by solar panelling, with the well proportioned accommodation briefly comprising a sheltered entrance porch, impressive galleried reception hall, double aspect lounge with open fireplace, study area, magnificent triple aspect dining room, recently refitted kitchen, complementary utility room, ground floor master bedroom suite, family bathroom/WC and former fourth bedroom, or sitting room, off which is a large conservatory. Upstairs, the galleried landing provides access to two further bedrooms and a first floor shower room/WC, with all upstairs rooms enjoying attractive views over the neighbouring and surrounding and unspoilt farmland.

The surrounding gardens are a particular feature, having been attractively stocked and landscaped, to comprise large lawned areas bordered by dense ever-green shrubberies, which provide both a high degree of privacy and shelter, together with an attractive outlook from every room.

THE LOCATION

'Tresooth Bungalow' is situated less than two miles from the centre of Mawnan Smith, one of Cornwall's most sought-after villages, which offers an excellent range of day-to-day amenities, including a thatched public house, The Red Lion Inn, doctors' surgery, convenience store, garage, electrical store, hairdressers, church, restaurant, craft shops, sports clubs and highly regarded county primary school.

Along neighbouring 'No Mans Land Road' is Penjerrick Garden and just beyond Mawnan Smith are Trebah and Glendurgan Gardens, whose sub-tropical plants and pathways leading down to the beautiful Helford River are many peoples clearest memory of this beautiful and unspoilt area.

Many beautiful rural, woodland, coastal and riverside walks abound in the area, including around nearby Argal Lake, with all necessary retail, commercial, educational, administrative and health facilities readily accessible in nearby Falmouth, less than four miles distant, and the cathedral city of Truro, just over ten miles away.

'Tresooth Bungalow' is, undoubtedly, a home which will appeal to both retirement and family purchasers alike and we, the vendors' Sole Agent, have no hesitation recommending interested prospective purchasers arrange an early viewing appointment to fully appreciate all the features this highly desirable property has to offer.

THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

ENTRANCE PORCH

Of double glazed uPVC construction, providing a sheltered entrance to the accommodation with tiled flooring and uPVC door with glazed side screens, opening into the:-

RECEPTION HALL

8'10" x 18' (2.69m x 5.49m)

A particularly well proportioned, light, reception area with broad, easy-rising staircase with turned balustrade, leading to the galleried first floor landing with Velux roof light over. Radiator, under-stair storage cupboard. Double casement doors to the:-

LOUNGE

17'11" x 13'0" (5.47m x 3.98m)

An attractive, light, double aspect room with two windows to the front elevation and sliding patio door to the side, enjoying an attractive outlook over the gardens to surrounding unspoilt countryside. Mellow stone fireplace with marble hearth, inset glass-fronted multi fuel stove and hardwood mantel over. Two radiators, TV aerial sockets, door to:-

STUDY AREA

9'11" x 9'10" (3.03m x 3.00m)

An adaptable through room with window to the side elevation with doors from both the lounge and kitchen. Radiator, telephone points, broad archway opening into the:-

DINING ROOM

4.58m x 3.37m

A substantial addition by the previous owners, providing a light, triple aspect and extremely versatile room with windows and casement doors opening onto and overlooking the rear gardens to adjacent unspoilt countryside. Radiator, wall light points.

KITCHEN

10'8" x 9'11" (3.27m x 3.03m)

Beautifully refitted by the present owners, including a broad range of fitted base units with Iroko worksurfaces over and tiled splashbacks. Hardwood wall shelving, recessed broad range cooker with Smeg illuminated extractor canopy over. Space for tall fridge/freezer, Karndean flooring, broad window to the rear elevation overlooking the gardens. Small pane casement door to the study area and doorway to the:-

UTILITY ROOM

Reappointed with a matching range of units and Iroko worksurfaces. Inset rangemaster sink unit with mixer tap, recesses with plumbing for washing machine, tumble dryer and dishwasher. Hardwood wall shelving, matching wall tiling, high level cupboard housing electrical trip switching. Recess with Worcester oil fired boiler providing domestic hot water and central heating. uPVC double glazed door and window opening onto and overlooking the rear gardens.

BEDROOM TWO/SITTING ROOM

11'8" x 9'11" (3.57m x 3.03m)

Window to the side elevation, radiator, double glazed sliding patio door opening into the:-

CONSERVATORY

8'9" x 7'10" (2.68m x 2.40m)

Of substantial block and double glazed construction, providing another light living area, overlooking and opening onto the gardens.

GROUND FLOOR BATHROOM/WC

9'4" x 6'7" (2.87m x 2.02m)

A well proportioned ground floor bathroom with contemporary white suite comprising a wash hand basin with mixer tap and storage cupboards below, low flush WC and moulded jacuzzi bath with mixer tap and mains-powered shower over. Part tiled walls, radiator, window to the side elevation, storage/linen cupboard.

BEDROOM ONE

12'8" x 11'8" (3.88m x 3.57m)

Two windows to the front elevation overlooking the gardens to countryside beyond. Radiator, telephone point, doorway to:-

EN-SUITE BATH/SHOWER ROOM/WC

Attractively appointed with white contemporary sanitary ware including a twin wall-hung 'his and her' wash hand basin with dual mixer taps. Low flush WC and panelled bath with mixer tap, glazed screen and mains-powered shower over. Window to the side elevation, extractor fan, shaver socket, radiator, part tiled walls.

FIRST FLOOR

GALLERIED LANDING

A most attractive feature of the property, with balustrade overlooking the reception area and Velux window overlooking surrounding countryside. Deep walk-in airing cupboard with Smart Energy hot water cylinder with immersion and solar heating.

BEDROOM THREE

12'9" x 13'3" (3.89m x 4.05m)

Another triple aspect room, with Velux roof lights to the front, side and rear elevations, providing an attractive outlook over the surrounding unspoilt countryside. Access to eaves storage areas, two radiators.

BEDROOM FOUR

8'5" x 13'3" (2.58m x 4.06m)

Velux roof light to the side elevation, again providing attractive garden and countryside views. Radiator, access to eaves storage.

FIRST FLOOR SHOWER ROOM/WC

Contemporary white suite comprising a pedestal wash hand basin with mixer tap, low flush WC and mains-powered shower cubicle with sliding glazed screen. Part tiled walls, extractor fan, radiator, Velux window to the rear elevation with countryside views.

THE EXTERIOR

'Tresooth Bungalow' benefits from an extremely broad frontage to the roadside, with double gateposts and twin electric gates, with grass verges to either side, opening onto the:-

LARGE BRICK PAVIA FORECOURT

Providing ample parking for a number of vehicles, with granite borders, attractively stocked with a variety of mature shrubs and plants including heathers, azaleas, camellias and palms.

DOUBLE GARAGE

18'1" x 19'7" (5.52m x 5.97m)

Of block construction under a pitched roof of matching roof tiles with supplementary solar panelling. Twin electric roller doors, light and power connected, over-head storage, space for fridge, freezers and tumble dryer, etc. Solar panel inverter units. Courtesy door to the rear with paved storage for bins and recycling etc.

FRONT GARDENS

From the forecourt, a level concreted pathway leads through the gardens to the sheltered entrance porch, with courtesy lighting. There is a large and level paved patio with sliding door from the lounge, granite wall extending the length of the front boundary, with a level lawned area interspersed with cherry and fruit trees etc.

The level concreted pathway continues around the property to the:-

SIDE GARDEN AREA

With further level lawn and well stocked ever-green borders with many mature plants, including camellias, hydrangeas, fuchsias, azaleas and ceanothus etc. Paved pathway to a hidden compost area.

REAR GARDENS

Extend the full breadth of the rear of the property - a real feature - providing an extremely sheltered sitting-out area with level lawn, again bordered by profusely stocked shrub beds. The rear boundary, backing onto unspoilt farmland, paved terracing 'connecting' the accommodation with the gardens, with doors from the conservatory, utility room and dining room. Courtesy lighting, exterior water tap, granite-edged borders. Recently installed oil storage tank.

HIDDEN GARDEN AREA

Formerly a kitchen garden, now left as a natural garden area, still backing onto farmland and retaining numerous trees and shrubs.

GENERAL INFORMATION

SERVICES

Mains electricity and water are connected to the property. Private septic tank drainage. Telephone points (subject to supplier's regulations). Oil fired central heating. Supplementary solar panelling installed in 2011 - the feed in tariff cashback being approximately £1,100/£1,200 per annum to 2036.

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Freehold.

VIEWING

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

DIRECTIONAL NOTE

From the direction of Truro, take the A39 following the signs to Falmouth. After Treluswell Roundabout, take the turning off Treliever Roundabout, take the left-hand turning immediately after the A39 into the village of Mabe. Continue through the village and over the crossroads, following the signs to Mawnan Smith. Continue on this road, passing Argal Lake on the right-hand side and proceed to the crossroads. Continue straight across, continuing to follow the signs to Mawnan Smith and within approximately half a mile, 'Tresooth Bungalow' will be found on the left-hand side immediately before the left-hand turning onto 'No Mans Land Road'.



Floor Plan

Penwarne Road, Mawnan Smith, Falmouth, TR11

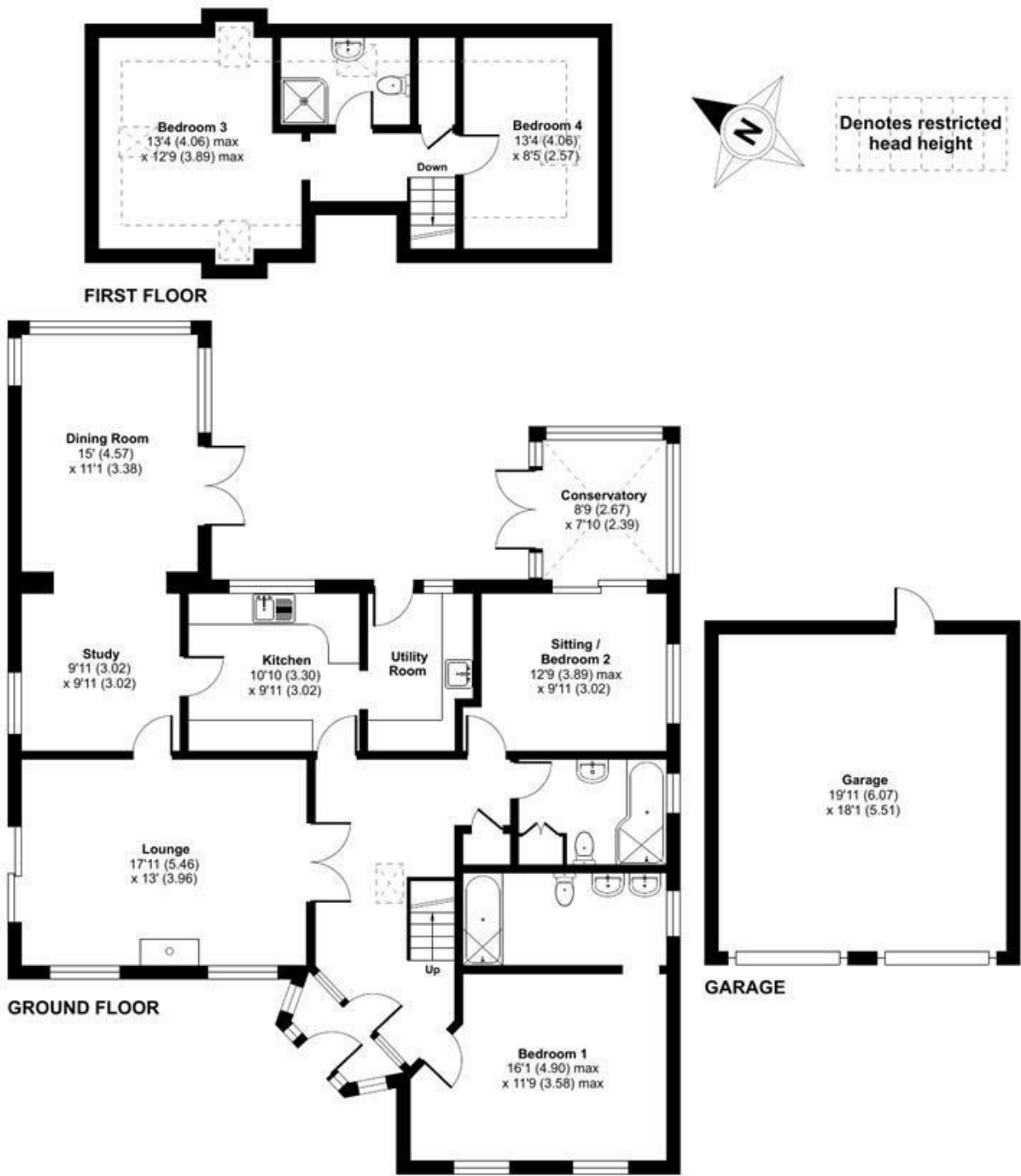
Approximate Area = 1739 sq ft / 161.5 sq m

Limited Use Area(s) = 124 sq ft / 11.5 sq m

Garage = 363 sq ft / 33.7 sq m

Total = 2226 sq ft / 206.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Laskowski & Company. REF: 1176603