



Laskowski
&Co



Well Meadow, Old Church Road, Mawnan Smith, Falmouth, TR11 5HY

Guide Price £1,100,000

A striking architect-designed detached residence, offering over 2,300 sq ft of beautifully finished living space, including 3/4 spacious double bedrooms, all of which are en-suite, located on one of the area's most desirable residential roads in an Area of Outstanding Natural Beauty, the property enjoys lovely views over surrounding countryside. Refurbished to an exceptional standard, 'Well Meadow' combines contemporary elegance with thoughtful design. Additional features include a generous 300 sq ft garage, extensive driveway parking, and meticulously landscaped level gardens. A true 'turn-key' home!

Key Features

- Architect designed
- Presented to an exceptional standard throughout
- Extensive investment evident
- Located along an extremely desirable residential road
- 3/4 double bedrooms (3 en-suite)
- Beautifully landscaped gardens
- Vast accommodation totalling over 2300 sq ft plus 300 sq ft garage
- EPC rating C



THE LOCATION

'Well Meadow' is situated just a mile from the heart of Mawnan Smith, a charming village offering excellent everyday amenities including a village store, café, hairdresser, thatched pub (The Red Lion), craft workshops, highly regarded local primary school, doctors surgery, and a regular bus service to the bustling harbour town of Falmouth, around five miles away. Just a short level walk from the property is Mawnan Church, with the South West Coast Path leading from there, along the stunning Helford River towards Helford Passage, Rosemullion Head, and the beaches at Maenporth, Swanpool, and Falmouth. Nearby attractions include the National Trust's Carwinion, Glendurgan, and Trebah Gardens. The sheltered sailing waters of The Helford River, Falmouth Bay and the Carrick Roads are regarded among the finest in the country. Golf enthusiasts are well served with courses at Budock Vean and Falmouth, whilst the cathedral city of Truro, Cornwall's administrative, legal, and healthcare centre, is within a thirty minute drive.

THE ACCOMMODATION COMPRISES

From the extensive gravelled driveway, a paved pathway leads to the front entrance door, opening into the:-

ENTRANCE HALL

A stunning entrance, light and bright, with high ceiling and tall glass panelling. Engineered oak flooring with under-floor heating, two radiators. Oak staircase rising to first floor level. Hand crafted oak and glass panelled French doors to the dining room, WC, study, and bedroom three.

WC

Continuation of engineered oak flooring and under-floor heating. Low flush WC, wash hand basin with mixer tap set in vanity unit. Tiled splashback, hardwood double glazed windows with shutters.

STUDY

The perfect office/study, with hardwood double glazed windows with shutters, and space for office furniture etc. Carpeted flooring with under-floor heating.

BEDROOM THREE

A large, dual aspect double bedroom, with hardwood double glazed window and doors leading onto the patio. Carpeted flooring, radiator.

EN-SUITE

A three piece suite comprising low flush WC, wash hand basin with mixer tap, walk-in shower with glazed screen and integrated overhead VADO thermostatic digital shower. Tiling to walls, tiled flooring with under-floor heating. Heated towel rail, hardwood double glazed windows.

OPEN-PLAN DINING AREA

A particular feature of this property, boasting elegant engineered oak flooring with under-floor heating, open to the first floor landing, creating a striking sense of space. Natural light floods through via Velux windows, enhancing the airy atmosphere. The dining area flows seamlessly into the:-

KITCHEN

A handcrafted contemporary, Shaker-style, well appointed kitchen with eye and base level units with integrated Franke

stainless steel sink/drainers with mixer tap. Polished granite worksurfaces. Integrated appliances to include Bosch microwave, Bosch dishwasher, and fridge/freezer. Rangemaster induction hob with double oven under and integrated extractor hood. Three hardwood double glazed windows overlook the parking area and front garden, engineered oak flooring with under-floor heating. Oak door to boot room.

SNUG/OCCASIONAL BEDROOM

Oak and glass panelled French doors open into this highly versatile room, currently a snug area, but could also be utilised as an occasional bedroom. Carpeted flooring with under-floor heating, double glazed windows and doors leading to the patio area, enjoying a wonderful southerly aspect and benefiting from the afternoon sun.

LIVING ROOM

Two steps descend from the open-plan dining area to this broad living room, with floor-to-ceiling double glazed windows to the rear elevation, making this an exceptional light and airy space. Integrated STUV log burner with slate hearth surround, radiator, carpeted flooring with under-floor heating. Opening to the:-

SUN/LIVING ROOM

An irregular shaped room with complete glass panelling from one end to the other, providing much natural light. Continuation of engineered oak flooring, radiator. Double glazed windows and bi-folding doors to the patio, with electric pleated blinds.

BOOT ROOM

Deep cupboards, radiator, tiled flooring. Hardwood double glazed picture window to front elevation, and hardwood double glazed stable door leading to driveway, providing a secondary entrance.

GARAGE/UTILITY

A large garage with concrete flooring, hardwood double glazed window to the rear elevation and hardwood double glazed stable door leading to the garden. Feature timber sectional roller doors with timber lintel over. Space for storage including high level utility units with space for dishwasher or washing machine. Additional space for fridge/freezer, integrated stainless steel sink with mixer tap and tiled splashback. Grant oil fired boiler with ultra steel immersion tank for providing hot water and central heating.

FIRST FLOOR

LANDING

Accessed via the oak staircase with glass panelling, a wonderful landing overlooking the dining and living areas to the ground floor, flooded with natural light via Velux windows, secondary hardwood double glazed window to the side elevation, and tall ground-to first-floor glass panel to front elevation. Eaves storage with two built-in deep storage cupboards. Radiator.

PRINCIPAL BEDROOM

A large double bedroom with full glass panelling to one side, carpeted flooring with under-floor heating, timber French doors leading onto the large balcony, with glass panelling and steel balustrade, enjoying a wonderful south-facing aspect over neighbouring countryside. Opening to a:-



DRESSING AREA

With two built-in mirror-fronted sliding doors. Door to the:-

EN-SUITE

A four piece suite comprising low flush WC, wash hand basin with mixer tap set in vanity unit, walk-in shower with glazed screen and large overhead rainfall-style shower attachment, bath with handheld shower attachment. Tiled flooring with under-floor heating, heated towel rail, Velux window.

BEDROOM TWO

A large double bedroom with built-in cupboard/wardrobe space and further eaves storage. Hardwood double glazed window to the rear elevation overlooking the garden. Carpeted flooring, radiator.

EN-SUITE

A three piece suite comprising low flush WC, wash hand basin with mixer tap set in vanity unit, walk-in shower with glazed screen and large overhead rainfall-style attachment. Tiled flooring with under-floor heating, tiling to walls. Wall-mounted electric mirror. Heated towel rail. Velux window.

THE EXTERIOR

FRONT

Accessed via highly sought-after Old Church Road, the property is set behind secure gates, opening onto a generous parking area accommodating at least four vehicles and leading directly to the garage. The frontage is enclosed by charming stone walls and framed by mature shrubs, plants and trees, offering a sense of privacy and character. A gravelled driveway leads to a paved pathway to the front door. The front garden/courtyard area is beautifully bordered by low level flowerbeds, stone walls and established hedging. Gated pathways on both sides of the property provide convenient access to the rear garden.

REAR

The rear of the property is accessed from both sides, via gated entrances. Just beyond the gate on the right-hand side, is the oil storage tank and useful area for recycling and log storage. A paved pathway leads into the rear garden, which is beautifully maintained and bordered by mature shrubs, well established plants, and low level flowerbeds. The garden itself is predominantly laid to lawn, almost entirely level, and enclosed by a low stone wall, creating a peaceful and private setting. Surrounding the property is open countryside and a select number of highly desirable neighbouring homes, adding to the sense of space and exclusivity.

Accessed from the sun/living room, snug/occasional bedroom, and ground floor bedroom, is a raised, paved terrace - perfect for al fresco dining and outdoor entertaining. To the far end, there are attractive, well stocked flowerbeds which add colour and charm throughout the seasons. The garden enjoys a sunny aspect, benefiting from beautiful evening sun. Wrapping around to the other side of the property, a continuation of paving and gravel leads to a garden shed, ideal for further storage. A secondary gate provides access back to the front of the house. External water hose connection and electric power supply.

GENERAL INFORMATION

SERVICES

Mains water, private septic tank drainage and electricity are connected to the property. Oil fired central heating. Telephone points (subject to supplier's regulations).

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Freehold.

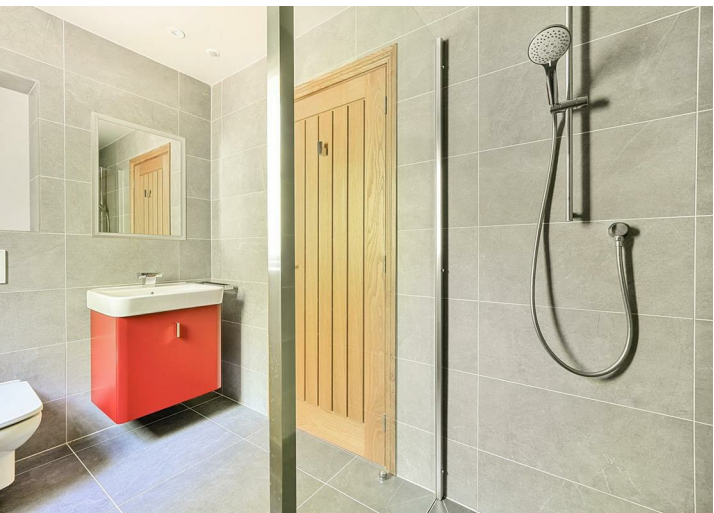
VIEWING

All enquiries and viewing requests are to be made through the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

From the centre of Mawnan Smith, take the left turn by The Red Lion Inn onto Carwinion Road and follow the road out of the village towards Maenporth. After approximately half a mile, turn right onto Old Church Road, following the signs for Mawnan Church. Continue for a further half a mile, and 'Well Meadow' will be found on the right-hand side.







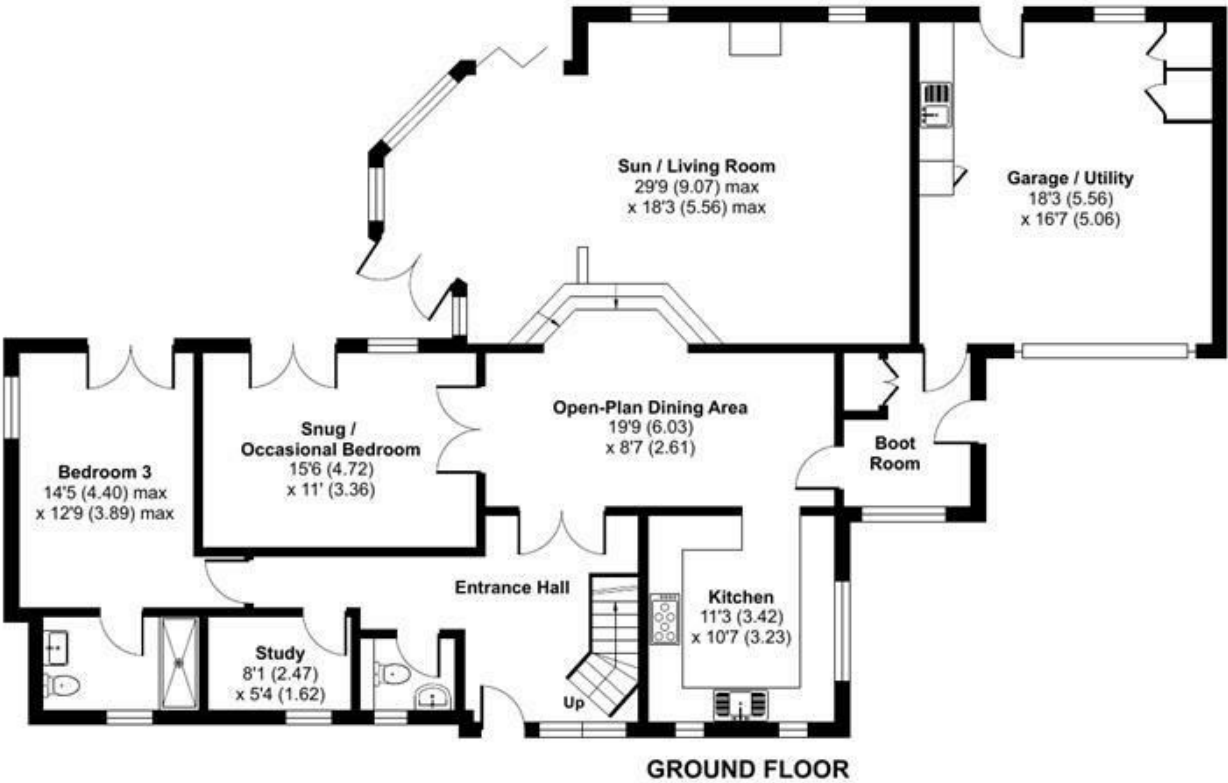
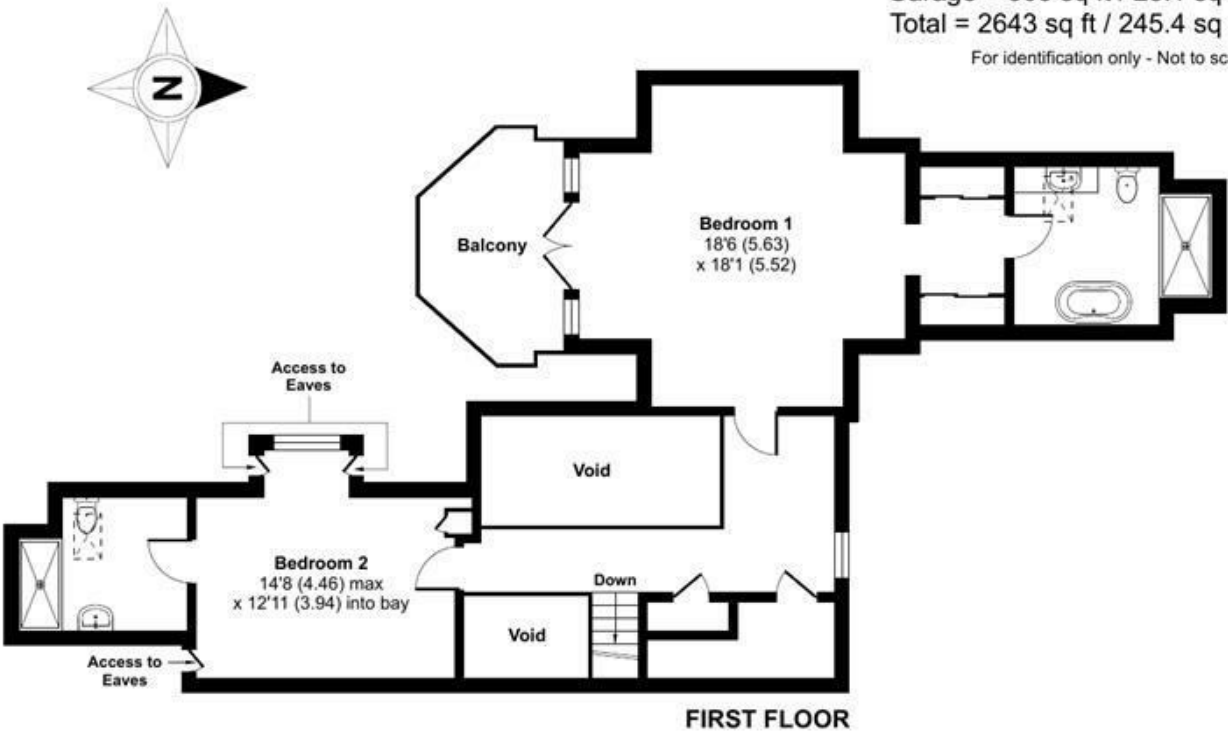
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Approximate Area = 2340 sq ft / 217.3 sq m (excludes void)

Garage = 303 sq ft / 28.1 sq m

Total = 2643 sq ft / 245.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhcom 2025. Produced for Laskowski & Company. REF: 1296484