

**FOR SALE**



**Carlidnack Lane, Mawnan Smith**  
**Guide Price £350,000**

  
**MARTIN&CO**

# Carlidnack Lane

Guide Price £350,000

- REFURBISHMENT OPPORTUNITY
- PICTURESQUE VILLAGE LOCATION
- DETACHED
- GOOD SIZED SECLUDED GARDEN
- GARAGE & SMALL DRIVEWAY

*In an extremely desirable location on the revered Carlidnack Lane, Mawnan Smith, a detached, two bedroomed bungalow, with great potential.*

In an extremely desirable, secluded location on the revered Carlidnack Lane, Mawnan Smith, a detached, two bedroomed bungalow, with great potential. Perfect for modernisation or with scope to extend or reconfigure the current dwelling, subject to all necessary consents, within walking distance of the village shop, pub and Maenporth beach.

An entrance hall leads though to the dining room with a separate kitchen and side access. There is a spacious and light, dual aspect lounge, two double bedrooms, a family bathroom and a small sun-porch leading into the rear garden.



Externally, the property is set back from the road, behind a mature hedge which provides a good amount of privacy. There is also a small driveway leading to a separate garage on one side. To the front of the property there is a patio, nestled between shrubs, and to the side and rear there is a good sized garden, mostly laid to lawn with mature shrubs and bushes all around, a summer house at one end and a patio next to the property. The garden is south-west facing and is lovely and sheltered, providing lots of scope for keen gardeners.

There are beautiful countryside views all around the property with lots of opportunities for country walks nearby, as well as a footpath that leads down to Maenporth Beach.

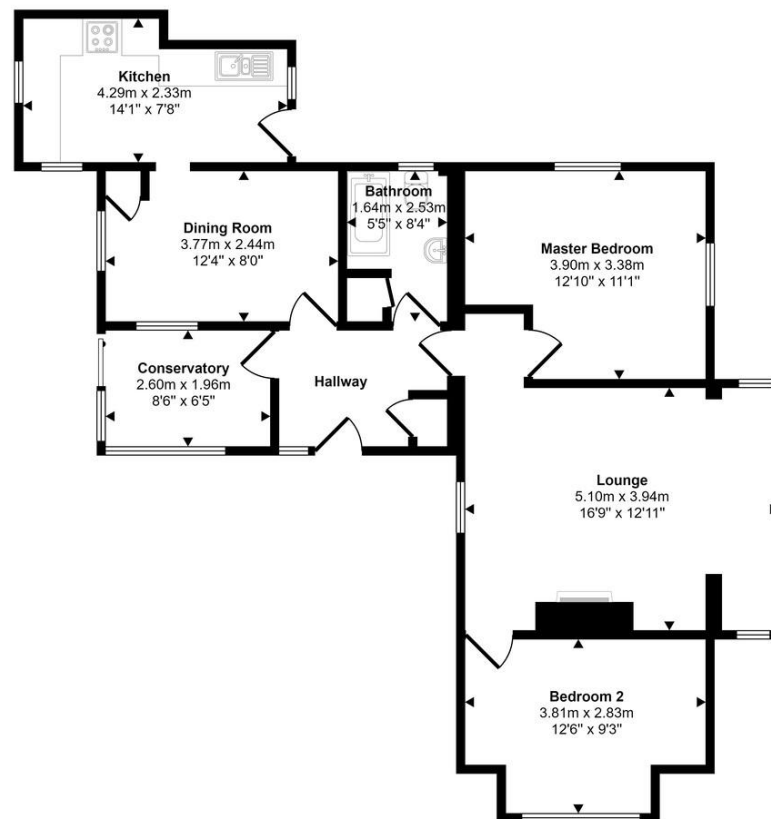
UPVC Double Glazing  
Electric Heating and Hot Water  
South West Facing Rear Garden  
Garage  
EPC - TBC  
Council Tax Band D  
Freehold

#### LOCATION

Located around 3 miles from Falmouth, Mawnan Smith is a picturesque Cornish village, with thatched cottages, a village inn and a beautiful fifteenth century church overlooking the mouth of the Helford River. Perhaps best known for being located next to two of Cornwall's great gardens - Trebah and Glendurgan, there is a wonderful coastline to explore, all around the Helford Passage, whether by foot, boat or paddleboard!



Approx Gross Internal Area  
80 sq m / 856 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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