



Little Trewen, Merry Mit Meadow

Guide Price £795,000



Heather & Lay
The local property experts

Little Trewen

Merry Mit Meadow, Falmouth

- Beautifully presented detached family home in a peaceful location
- Great village location
- 5 Bedrooms, main en suite
- Kitchen/dining room with central island; utility room
- Sitting room
- Private garden
- Garage and ample parking

THE PROPERTY

This property was built in 1997 and started life as a nice but modest bungalow but thanks to our vendors vision and a clever architect the property is now a five bedroom family home that's flooded with natural light and flows nicely.

From the moment one enters into the wide and welcoming hall the space and light are evident, there is a large and well appointed kitchen with a dining area that via French doors gives access to the generously sized rear garden.

The sitting room is also generously sized, being almost 300 square feet and having the benefit of a lovely wood burner. Three of the bedrooms are on the ground floor with the master having en-suite facilities. There are two further double bedrooms plus a shower room on the first floor. To the front of the property is a sweeping drive and parking for many vehicles plus a great garage that has storage above.



Little Trewen

THE LOCATION

Budock Water has a population of about 1200 with an active community and good everyday facilities which include a pub, CJ's Sanctuary restaurant, Anglican church, shop, numerous clubs, societies and a bus service. There is a lovely walk about thirty minutes away across countryside to Maenporth beach and the southwest coastal path.

Falmouth town and harbourside has an eclectic mixture of national shops and independents, together with galleries showcasing local arts and crafts, as well as great places to eat and drink. The Events Square has created a new vibrancy to the harbourside. Events Square is a remarkable success with its quality food, fashion and sailing wear shops. The square hosts events throughout the year, such as the Oyster Festival, the celebrations of Falmouth Week and the Sea Shanty Festival as well as many big name attractions. Falmouth's seafront, on the town's southern side, is about a mile away, with sandy beaches, Henry VIII's Pendennis Castle and access to incredible walks and scenery along the South West Coastal Path. Train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. There are five primary schools and one secondary school in the town and highly regarded independent preparatory and senior schools in Truro.

Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country; little wonder the town is consistently ranked as one of the top five places to live in the UK.



ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Double glazed modern composite panelled front door with obscure glazed windows to the side.

HALLWAY

14' 0" x 11' 0" (4.27m x 3.35m)

This large entrance hallway with its Velux windows is light, bright and welcoming. An English oak turning staircase leads to the first floor. Multipane double doors to the sitting room. Door to the kitchen, utility room, bedrooms and family bathroom. Radiator. Spotlighting.

SITTING ROOM

20' 0" x 13' 1" (6.10m x 3.99m)

A superb room with windows to the front and side. A focal point of the room is the stylish feature fireplace with wood burning stove and slate hearth. Radiators.

KITCHEN/DINER

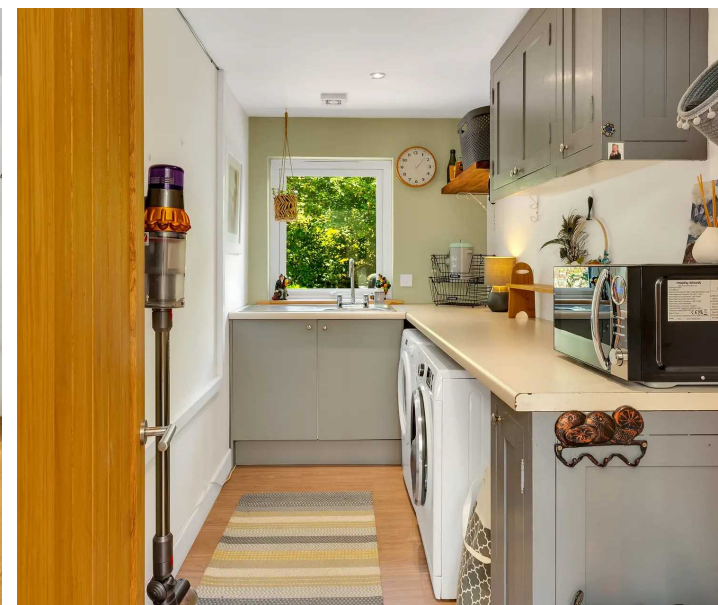
19' 10" x 14' 10" (6.05m x 4.52m)

Stylish kitchen/diner with a range of quality base and wall-mounted units with under-lit unit lighting. Many meters of useable solid quartz work surface with built-in sink and rivened draining board, window above looking out to the rear garden. The addition of a very large oak central island, a great workstation or breakfast bar. Space for Range Master Infusion oven with 6 gas burners and extractor over. Space for white goods. Dining area to one side. Wooden flooring. Radiator. Windows to two aspects and UPVC double glazed French doors lead out to rear garden.

UTILITY ROOM

11' 0" x 5' 1" (3.35m x 1.55m)

Window to the rear. Built in base and eye level wall units. Stainless steel sink. RCD fuse box. Space for white goods.









BEDROOM ONE

12' 0" x 11' 0" (3.66m x 3.35m)

Window to the rear. Large built-in wardrobes. Radiator. Door to.....

EN-SUITE

8' 0" x 5' 0" (2.44m x 1.52m)

White suite, W/C, glass shower cubicle with plumbed shower with rainfall head and hand attachment. Hand wash basin on vanity unit with back-lit mirror above. High level window to the rear. Wall lights. Extractor. Heated towel radiator.

BEDROOM TWO

14' 0" x 12' 0" (4.27m x 3.66m)

Large window over looking the front garden. Radiator.

BEDROOM THREE

12' 0" x 10' 0" (3.66m x 3.05m)

(reducing to 6'11") Window overlooking the front garden. Radiator.

FAMILY BATHROOM

19' 10" x 11' 0" (6.05m x 3.35m)

Very nicely presented, white suite comprising hidden flush W/C, double ended bath with central mixer tap, large glass shower cubicle with plumbed shower with rainfall head and hand attachment. Fully tiled. High level window to the rear. Wall lights. Extractor. Heated towel radiator.





LANDING

Galleried landing with Velux windows over, airing cupboard.

BEDROOM FOUR

10' 10" x 11' 0" (3.30m x 3.35m)

Three Velux windows plus a further window in the gable. Eaves storage. Radiator. Spotlights.

BEDROOM FIVE

16' 1" x 11' 0" (4.90m x 3.35m)

Three Velux windows plus a further window in the gable. Eaves storage. Radiator. Spotlights.

SHOWER ROOM

White suite comprising, W/C, large hand wash basin on vanity unit. Glass shower cubicle with plumbed shower. Chrome heated towel rail. Velux window over. Extractor. Eave cupboard housing water cylinder (solar panel compatible).







OUTSIDE

The property is centrally located within a large plot with the front garden having a sweeping tarmac driveway that leads to the garage. There is also a lawn area with a hidden/sunken gas tank situated here.

REAR AND SIDE GARDEN

The side garden has a large wooden shed and storage area, laid to lawn and leads to the rear. The rear garden is laid to lawn and also benefits from a large composite decking area that is accessed via the French doors from the kitchen. Wooden summerhouse. Secure fencing all around.

GARAGE

18' x 16' Electric roller shutter vehicular access door with EV charger to one side. Electric lighting and sockets.

Council Tax band: D

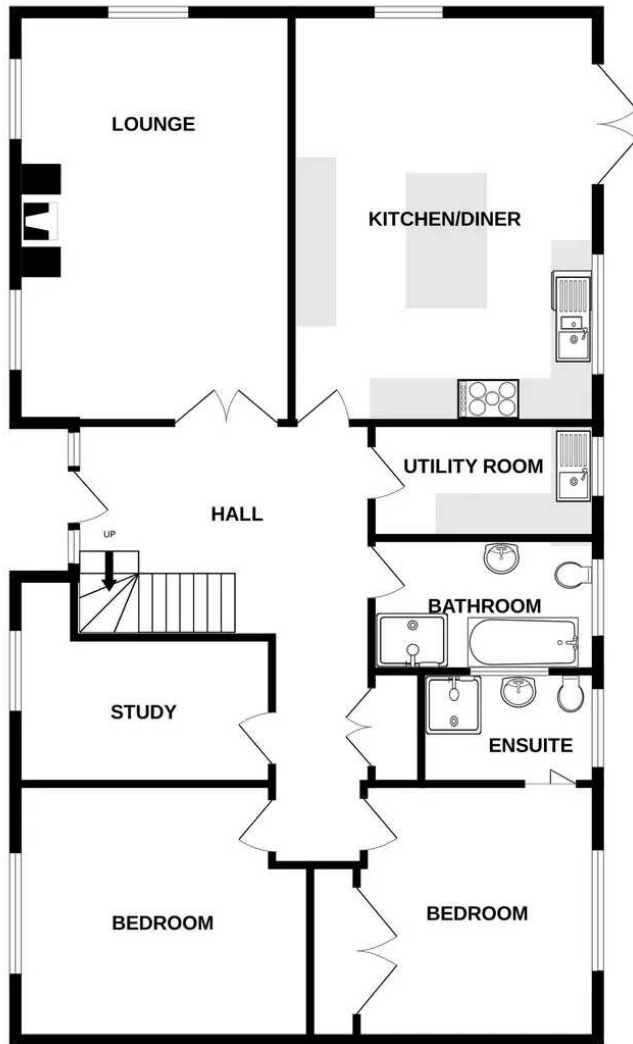
Tenure: Freehold

EPC Energy Efficiency Rating: D

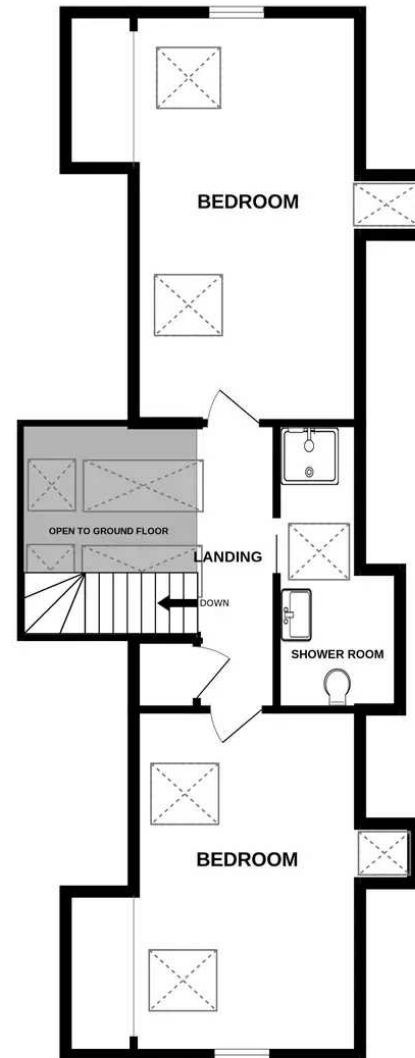
Services: Mains water, drainage, electric and telecommunications. Gas central heating via the hidden tank in the front garden.



GROUND FLOOR
1378 sq.ft. (128.1 sq.m.) approx.

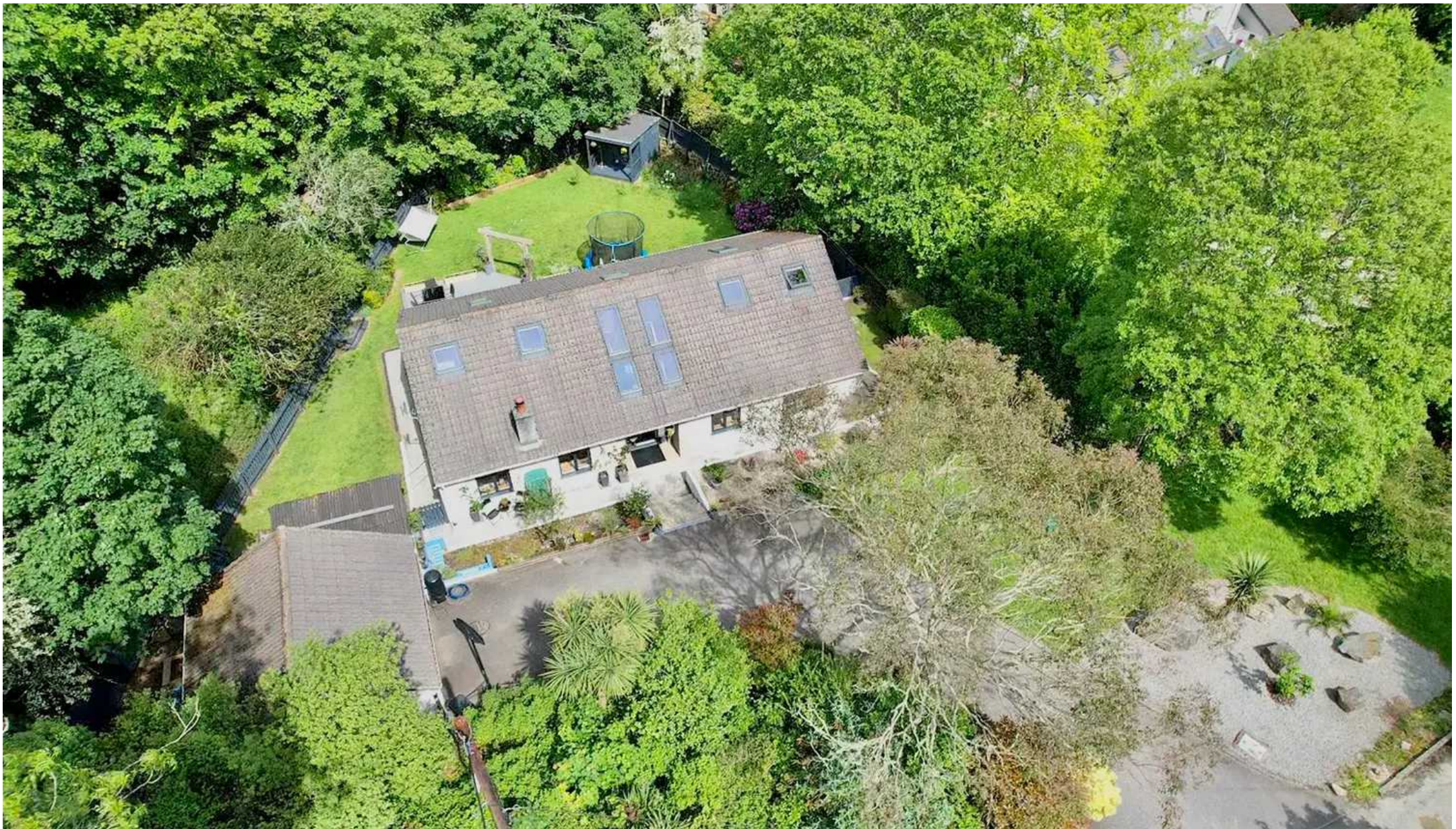


1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1983 sq.ft. (184.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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