



**Amaryl Penwarne Road, Mawnan Smith**

Guide Price **£660,000**



**Heather & Lay**  
*The local property experts*



# Amaryl Penwarne Road

Mawnan Smith, Falmouth

- Detached bungalow
- Three double bedrooms
- Recently renovated
- Generous parking and garage
- Wrap around gardens
- Stunning kitchen
- Video Tour: <https://media.guildproperty.co.uk/677921>

## THE LOCATION

Penwarne Road is about half a mile stroll into the village of Mawnan Smith.

Mawnan Smith is a desirable and very popular place to live, situated about 1.5 miles from the Helford River and with areas of coastline and countryside all around, to rival any found in Cornwall. Mawnan Smith itself has good local amenities which include a well rated primary school, beautiful Norman Church, the 17th century Red Lion thatched pub, and a great general store. The village square has places to eat and a small selection of shops whilst "The Old Smithy", with resident blacksmith and silversmith, shows local arts and crafts. Mawnan is home to Trebah, one of the Great Gardens of Cornwall, rated among the 80 finest gardens in the world, and Glendurgan Garden, owned by the National Trust, with its intriguing cherry laurel maze. Falmouth harbour town is about 5 miles away, on a regular bus route, and provides a comprehensive range of shopping, schooling, businesses and leisure facilities.

Council Tax band: E

EPC Energy Efficiency Rating: E









## THE PROPERTY

Our vendors have dramatically improved this large bungalow, now offering a well-presented three bedroom home full of style and substance. The kitchen is delightful and at over 400 square feet in size even the most discerning chef would be pleased. The proportions of this lovely home are one of the reasons why it stands out from others, from the wide hallway to the generous bedrooms and en-suite. Plenty of off-road parking plus a garage. There is only so much that written details can explain and we recommend that you watch our walk-through, talk-through video tour to fully appreciate what is on offer.

## ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

### ENTRANCE

From the front door, which is just off the parking area, you enter into a really spacious and light hallway with doors off to all rooms. Loft hatch. This hallway is wide which could provide enough space to site a staircase should the new owner decide to convert the roof space into even more bedroom accommodation (subject to planning permission/building regulations).

### SITTING ROOM

16' 0" x 15' 0" (4.88m x 4.57m)

Very bright room with windows on two sides overlooking the gardens. Door out to the garden. Multi-fuel stove. Radiators.

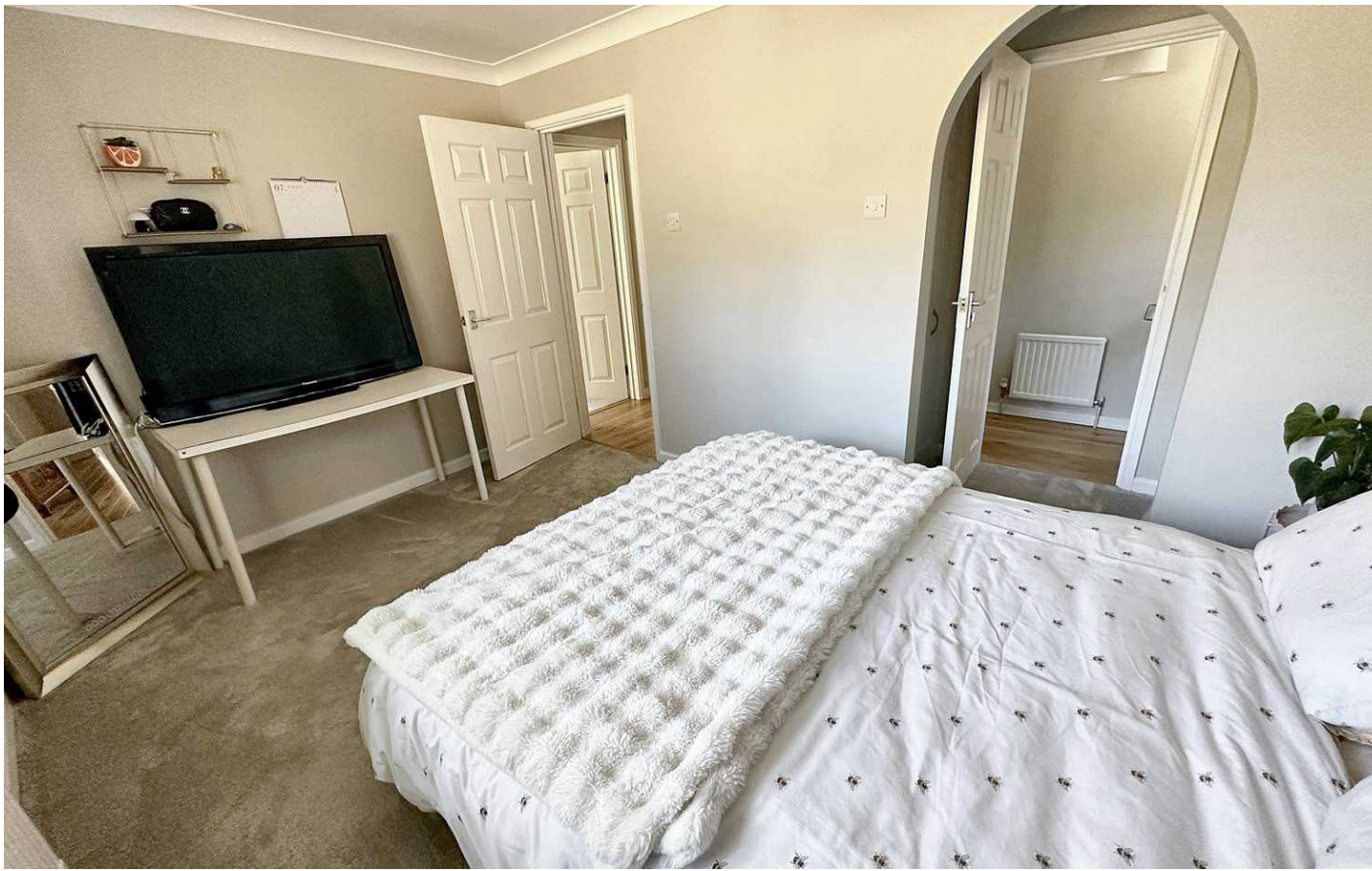
### KITCHEN/DINER

22' 0" x 20' 0" (6.71m x 6.10m)

A superb kitchen, designed and fitted by a local craftsman with care and attention to detail. Both resin and wooden worktops, painted wooden units, Neff appliances - well thought out and beautifully presented. Windows to the front and 3 skylight windows above. French doors leading out to the garden, the rear of this room is flooded with natural light. Engineered Oak flooring. Door to.....







#### UTILITY ROOM

10' 0" x 6' 0" (3.05m x 1.83m)

Window to the rear. Wall mounted and base level units, stainless steel sink and drainer. Central heating boiler. Door through to the garage.

#### BEDROOM ONE

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

Window overlooking the garden. Radiator. Built-in wardrobes, sliding door with industrial fixing to;

#### EN-SUITE

A very nice room with Victorian-style tiling, white suite with large shower cubicle with plumbed shower over. Push button flush W/C, hand wash basin on a vanity unit. Skylight window over.

#### BEDROOM TWO

13' 0" x 9' 0" (3.96m x 2.74m)

Window overlooking the garden. Radiator. Alcove with two built-in wardrobes either side that leads through to a W/C (we think this could quite easily be converted to make an en-suite shower room).

#### BEDROOM THREE

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

Window overlooking the garden. Radiator.



#### FAMILY BATH/SHOWER ROOM

9' 0" x 7' 0" (2.74m x 2.13m)

A white suite comprising a slipper bath with central mixer tap that incorporates a shower attachment. Large walk-in shower cubicle with glass screen and plumbed shower over (with rainfall head and hand attachment). Push button W/C, hand wash basin on vanity unit. Chrome ladder style heated towel radiator. Obscure window. Large airing cupboard housing the modern hot water cylinder.





## FRONT GARDEN

To the front of the property there are many parking spaces on the tarmac drive plus access to the garage. A pair of fine wooden gates front Penwarne road, to the side of these gates there is a "hidden" underground gas tank (there is no main gas feed to the area) which the owner has filled as needed to fuel the gas boiler. To the other side of the front garden there is a large wooden shed, lawn area and shrub planting.

## REAR GARDEN

To the rear and side are many areas to sit and enjoy the sunshine plus raised borders and many colourful plants. A large courtyard is currently home to a huge hot tub (available by separate negotiation) and is a useful space. To the rear is open farmland and the land owner has indicated that they would be willing to sell the land behind Amaryl to the owner.

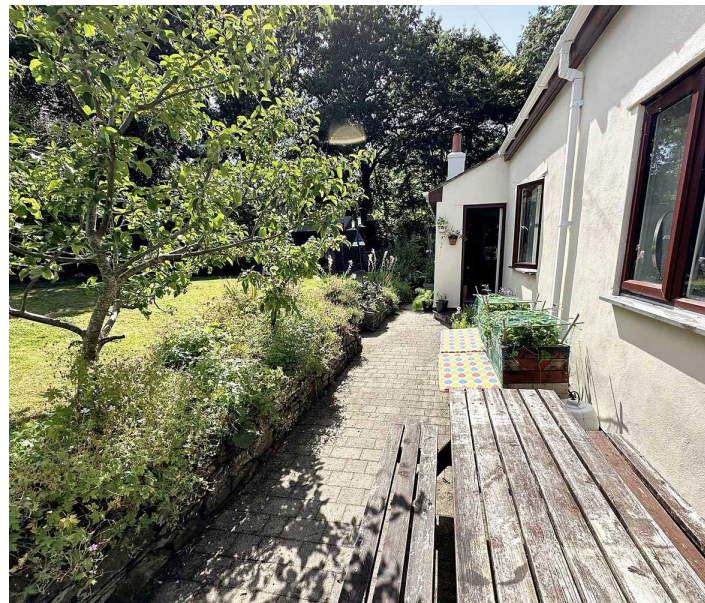
## SINGLE GARAGE

13' 0" x 10'0" Roller shutter to the front and window to the side. Inverter for solar panels.

## AGENTS NOTES

Gas is delivered as needed by a small tanker as there is no gas feed in the road. Most properties in the area will have oil-fired central heating which is more expensive than the gas equivalent. There is also a large array of solar panels on the right side roof elevation that return approximately £800 per annum as income into the household and also provides the majority of hot water to the property. Lastly, there is private drainage and a water feed with no meter which means the water bill is approximately £90 per annum. All of the above makes Amaryl a very cost efficient property to own.

**SERVICES:** Mains water, electricity and telecommunications, private drainage and solar panels. LPG gas tank.





GROUND FLOOR  
1623 sq.ft. (150.8 sq.m.) approx.



TOTAL FLOOR AREA : 1623 sq.ft. (150.8 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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