



Heather & Lay
The local property experts

1 Glendurgan Cottages, Mawnan Smith, Falmouth TR11 5JZ

A remarkable chance to own this charming Edwardian semi-detached house in very special and unspoilt surroundings, nestling between Glendurgan and Trebah Gardens and with the National Trust as ones' neighbour. A delightful three bedroom, three living room interior, together with the versatility of a detached double garage/office with studio above, much parking space and all within an established level garden.



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MAWNAN SMITH	1 MILE
HELFORD RIVER	1 MILE
FALMOUTH TOWN	4 MILE
TRURO	12 MILES
NEWQUAY AIRPORT	29.8 MILES

- Stylish Edwardian semi-detached house
- Natural, unspoilt surroundings
- 3 Bedrooms, main en suite
- 3 Living rooms, including conservatory
- Detached double garage/office & studio above
- Glorious location near the coast & Helford River
- Level, established garden





THE LOCATION

The pair of Glendurgan Cottages lie in an incredible spot, nestling between National Trust owned Glendurgan Gardens, with over 300 acres of woodland and coastline, and Trebah Garden and its 26 acres of beautiful Cornish valley garden cascading down to the Helford River.

Mawnan Smith village is nearby and 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.

Falmouth's vibrant and thriving harbour town is close at hand with its comprehensive commercial and leisure facilities, whilst the cathedral city of Truro is the administration centre of Cornwall and offers good private schooling and a mainline rail link to London Paddington.

Not only is the Helford River designated an Area of Outstanding Natural Beauty but also a site of Special Scientific Interest and Special Area of Conservation where, uniquely, major environmental groups and organisations including the National Trust, come together to protect, monitor and develop the river and its surrounds. The Helford estuary is home to many deep water moorings, Helford River Sailing Club, the thatched Shipwrights pub on the south side of the river and the Ferry Boat Inn sits beside a blissful sandy beach on the north side, less than a mile from the property. This is an area particularly favoured by the sailing fraternity with excellent facilities on the Helford River and within Falmouth Bay. There is a golf course close by at Budock Vean and another at Falmouth besides breath-taking cliff-top walks and safe sandy beaches at Maenporth, Durgan, Swanpool, Falmouth - all within easy driving distance.

Communications to Cornwall have vastly improved over recent years with the A30 dual carriageway giving fast access to the M5 motorway at Exeter. Newquay airport provides regular shuttle flights to London Gatwick, Stanstead and many other European destinations.

THE PROPERTY & A LITTLE HISTORY

This fine semi-detached house was built in 1910 as one of a pair of 'gardener's cottages' to neighbouring Glendurgan House, owned by the wealthy Fox family who had interests in many enterprises, including a shipping company. The family travelled far and wide in the 1800s, bringing back exotic species of plants from Australia, Brazil and others from warm temperate gardens to their own personal gardens in Cornwall. As a family, they are credited with the creation of several stunning local gardens including Glendurgan, Trebah, Penjerrick, Fox Rosehill and Meudon.

1 Glendurgan Cottages has been thoughtfully improved and evolved to create a comfortable, stylish home of real quality. There are three bedrooms, the main with ensuite shower room, plus a family bathroom upstairs. 'Living' space is generous with a sociable arrangement of kitchen, hand made in ash and with polished granite worktops, open plan to the dining room with plenty of space for a large table and chairs. This room leads into a bay window sitting room and via French doors into the conservatory.

An oil-fired Rayburn fuels radiator central heating and hot water supply and there are two additional woodburning stoves.

The garden is delightful, with areas of real privacy and establishment, together with much parking space.

The 20' x 20' garage provides flexibility as workshop or office perhaps, together with a studio above, accessed externally to the rear by spiral staircase. All in all, a lovely home in glorious surrounding – whole heartedly recommended.



ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Partially glazed stable door into....

KITCHEN 11' x 10' (3.35m x 3.05m)

Bright, dual aspect floor tiled room with high apex ceiling, Velux skylight and double glazed multipane windows to front and side. Handmade kitchen units in ash with porcelain handles and polished granite worktops. Inset Butler's sink, mixer tap. The room incorporates an island unit, cabinet top dresser and bespoke wine rack, together with the blue oil-fired Rayburn stove, providing a cooking facility and internal boiler fuelling radiator central heating and hot water supply.

UTILITY AREA Double glazed multipane window. Space and plumbing for washing machine. Worktops. A wide, squared archway, open plan to...

DINING ROOM 15' 8" x 14' 7" (4.78m x 4.44m)

Spacious room with continuation of ceramic tile flooring, staircase to first floor and French door access into the conservatory. Flush, inset multifuel stove with stainless steel surround and a slate hearth. Recesses to each side. Shelved oak door cupboard. Two radiators. Oak and glazed door to...

SITTING ROOM 13' 10" x 13' 7" (4.22m x 4.14m)

First measurement into the tall double glazed bay window. Fireplace with inset stove, recess to side. Radiator.

CONSERVATORY 13' 7" x 9' (4.14m x 2.74m)

A super double glazed room overlooking and accessing the garden through French doors. Monopitch triple glazed roof, wooden floor. Radiator.

CLOAKROOM/WC Window to side. White WC, pedestal hand basin, wooden floor. Radiator.

Turning oak staircase up to a split level ...

LANDING Skylight. Loft access (boarded). Radiator, Oak doors to three bedrooms and bathroom.

BEDROOM ONE 11' 7" x 10' (3.53m x 3.05m) and 10' 4" (3.15m) ceiling height.

Double glazed window to rear overlooking countryside. Double door wardrobe/cupboard. Radiator.

EN SUITE SHOWER ROOM Porthole window. Button flush WC, hand basin and tiled shower cubicle with rain spray. Tile floor. Spotlit ceiling. Extractor.

BEDROOM TWO 8' 8" x 7' 7" (2.64m x 2.31m)

Double glazed window. Radiator.

BEDROOM THREE 9' 5" x 6' 2" (2.87m x 1.88m)

Mirror fronted sliding door wardrobe. Double glazed window.

BATHROOM Fully floor and wall tiled. Double glazed window. White suite comprising large, deep bath with rain and flexible spray shower over, WC and a hand basin with drawer beneath. Mirror fronted cupboard. Chrome heated towel radiator.











DETACHED GARAGE/STUDIO ABOVE 20' x 20' (6.1m x 6.1m) external measurements

GARAGE/WORKSHOP/OFFICE

The former garage, now with windows and panelling to front and partition walls within, easily reinstated. Sink. Door to garden. Cupboard housing solar panel (P.V) inverter and Electric Consumer Unit.

STUDIO 18' x 16' (5.49m x 4.88m)

Reached via a galvanised spiral staircase to the rear of the garage. An appealing, versatile space. Open plan living room with double glazed window and Velux skylight.

KITCHENETTE

Cupboards, worktops and sink.

SHOWER ROOM/WC

WC and handbasin

OUTSIDE

1 Glendurgan Cottages is set nicely back from Grove Hill, reached via a sweeping front driveway with right of way, leading through a gate to the parking area and to the garage and studio. The drive is owned by and also accesses Stable Court, the property behind.

FRONT GARDEN

There is parking space for a number of vehicles together with an attractive lawned garden with monkey puzzle tree and established plants, shrubs and trees.

REAR GARDEN

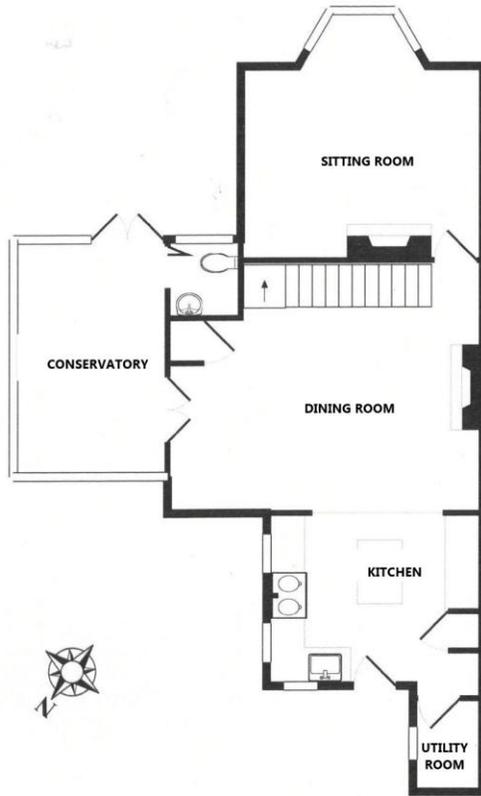
The garden at 1 Glendurgan Cottages is delightful, established and level, set mostly to the side where it is lawned, enclosed and private, screened by maturing shrubs and small trees,. This area is accessed from the conservatory, has a side door to the garage/workshop, where behind, an external spiral staircase leads to the studio.

OUTHOUSE

Slate roof. Window.





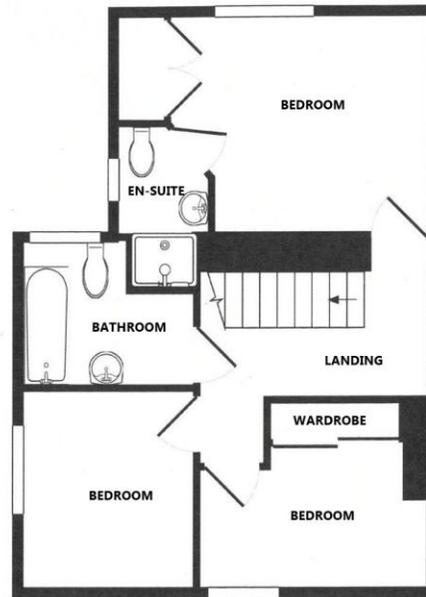


GROUND FLOOR
APPROX. FLOOR
AREA 68.2 SQ.M.
(734 SQ.FT.)

1 GLENDURGAN COTTAGES, MAWNAN SMITH, FALMOUTH, CORNWALL TR11 5JZ.
TOTAL APPROX. FLOOR AREA 107.0 SQ.M. (1152 SQ.FT.)

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

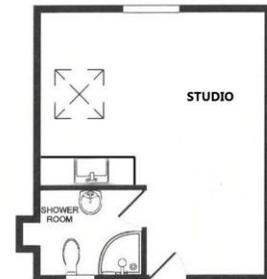
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1ST FLOOR
APPROX. FLOOR
AREA 38.9 SQ.M.
(418 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 30.4 SQ.M.
(327 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 26.6 SQ.M.
(286 SQ.FT.)

THE GARAGE: 1 GLENDURGAN COTTAGES, MAWNAN SMITH, FALMOUTH, CORNWALL TR11 5JZ.
TOTAL APPROX. FLOOR AREA 56.9 SQ.M. (613 SQ.FT.)

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AGENT'S NOTES

1. Solar panels are owned by the property and located on the garage/studio roof. The energy is fed into the grid and generates tax free income. (Around £500 last year).
2. The current owners are neighbours to number 1 and do not wish for the garage/office to be sold and occupied separately from the house.
3. The property is owned freehold with a Deed of Covenant dated 24.10.1986 between the then owners and the National Trust who own neighbouring Glendurgan Gardens. This covenant requires the Trust's written permission to alter, extend or change the external colour of the property.



SERVICES

Mains electricity & water. Oil fired central heating.

PRIVATE DRAINAGE

Numbers 1 & 2 Glendurgan Cottages have private drainage to a tank located in the garden of Stable Cottage behind. With rights of easement.

LOCAL AUTHORITY

Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

TAX BAND – D

EPC RATING – E

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.