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Putting your home on the map

**Treworval Farm,
Mawnan Smith, Falmouth,**

**Offers in Excess of £400,000
Freehold**





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Property Introduction

Occupying a fabulous location with amazing far reaching countryside views this home is bigger than it looks with four bedrooms and two bathrooms. The semi-detached home has been lived in and loved by the current owners for over fifty years and the time has come to find a new owner and downsize. Located between the popular villages of Constantine and Mawnan Smith the former bungalow is located on a farm with some other quality homes with a southerly rear aspect which enjoys the amazing view. We have tried to show this in our photos but cannot do this justice, on a sunny day you can see for miles across the beautiful countryside. The property has a 16' dual aspect lounge, a separate dining room which opens into a feature conservatory with the southerly aspect and enjoying the views. There are also two generous sized ground floor bedrooms and a bathroom. Upstairs you will find two further bedrooms and a shower room. This is a great family home but with the configuration of the bedrooms it could equally be a great retirement home with extra rooms for visitors! There are gardens to front and rear, the latter being lawned and backing onto open countryside.

Anyone seeking a quality rural home that's tucked away from passing traffic but convenient for the Helford River, Constantine, Mawnan Smith and Falmouth should make an appointment to appreciate all this super home has to offer.

Location

The very sought-after villages of Mawnan Smith and Constantine are within a short car journey and offer a good range of local facilities. The Helford River is also close by with Port Navas Yacht Club being approximately 2.5 miles away. A nine-hole golf course is located on the outskirts of Mawnan Smith, and an eighteen-hole clifftop course is found in Falmouth.

The town of Falmouth offers a wider range of banking and schooling facilities with Truro, the cathedral city, approximately a 30-minute car drive away. This is a superb rural home with various facilities and recreational activities within easy reach.

ACCOMMODATION COMPRISES

uPVC double glazed door and adjacent window into: -

ENTRANCE PORCH

Cloak hanging space and door into: -

INNER HALLWAY

Open-tread staircase to first floor. Airing cupboard housing hot water tank with immersion with slatted shelving and further cupboard above. Further large deep-shelved storage cupboard.

KITCHEN 12' 11" x 9' 10" (3.93m x 2.99m) maximum measurements

Fitted with a range of attractive timber-effect units to two walls incorporating built-in 'Zanussi' oven and grill and four-ring ceramic hob with extractor fan over. Rolled top edge work surfaces, inset stainless steel single drainer sink unit and solid fuel 'Rayburn' which is used for cooking and services the domestic hot water. Full height larder tower, space for fridge and space and plumbing for washing machine. Double glazed to door to outside and double glazed window to the front.

LOUNGE 16' 6" x 11' 11" (5.03m x 3.63m) maximum measurements

Fabulous dual aspect room with large double glazed window to the rear which enjoys magnificent views across the valley, towards Mawnan Smith and across open farmland and Cornish countryside. Further double glazed window to the side. Feature coal-effect gas (bottled) fire inset into stone fireplace with mantel above. Wall-mounted 'Gabbaron' wall-mounted electric heater.

DINING ROOM 10' 10" x 7' 11" (3.30m x 2.41m)

Double glazed doors opening to conservatory.

CONSERVATORY 10' 4" x 8' 10" (3.15m x 2.69m)

A fabulous addition to the property which enjoys virtually 180 degree views across open fields from Mawnan Smith at one side across to Goonhilly to the other. The conservatory is double glazed and has a tiled floor. Door to outside.

BEDROOM ONE 14' 0" x 10' 0" (4.26m x 3.05m)

Double bedroom with uPVC double glazed window to the rear elevation again enjoying the magnificent rural aspect with a slightly different view, westwards towards Goonhilly and the neighbouring farmland. Wall-mounted 'Gabbaron' electric heater. Built-in single wardrobe.

BEDROOM TWO 12' 0" x 8' 11" (3.65m x 2.72m)

uPVC double glazed window to the front elevation. Wall-mounted 'Gabbaron' electric heater. Built-in single wardrobe with hanging rail and storage cupboard above.

BATHROOM

Comprising of a panelled bath with mixer tap and shower attachment above, low level WC and wash hand basin inset into vanity unit. Obscured double glazed window to the front. Wall tiling. Stairs to: -

FIRST FLOOR LANDING

With doors off to: -

BEDROOM THREE 12' 11" x 12' 10" (3.93m x 3.91m) maximum measurements

Double glazed 'Velux' window to the rear, again, enjoying the fabulous rural views. Built-in wardrobe with hanging rail and shelf above. Further eaves storage cupboard.

BEDROOM FOUR 10' 10" x 9' 5" (3.30m x 2.87m) maximum measurements

A very good sized bedroom with 'Velux' window to rear, again, enjoying rural views. Wall-mounted electric heater. Built-in double wardrobe with hanging rail. Two eaves storage cupboards.

SHOWER ROOM

Comprising of a wall-mounted 'Mira' shower, tiled cubicle with shower door, wash hand basin with vanity unit below and low level WC. Vanity surface.

OUTSIDE

Outside, there is a gravelled parking space to the front of the property with steps down into the kitchen or into the front porch. The garden to the front is laid to lawn with walled boundaries and also contains a greenhouse, with a hedge separating you from your neighbour. The rear garden is laid mainly to lawn and enjoys the views as previously described. There is a patio, decking area and shed with a garden containing a range of mature shrubs and bushes. The rear garden is gently sloping with walled and fenced boundaries, and again is an excellent feature of this home.

AGENT'S NOTE

The property is approached over the farm and uses the lane owned by the farm itself. We understand that a right of way exists for this to take place and no maintenance is required for the owners. The Council Tax band for the property is band 'B'.

SERVICES

Mains electric. Private water and private drainage. LPG gas. The property benefits from a private water supply, the responsibility of which is with the farm, and a contribution of £250.00 a year is made to the farmer to upkeep this. We advise any buyers to make their own enquiries about this. A clause will exist in the contract that a meter would need to be installed within three months of completion.

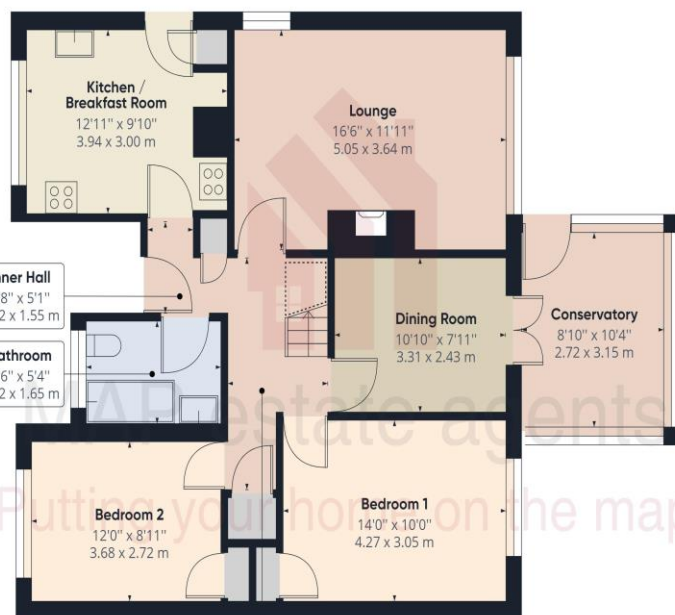


Energy Efficiency Rating		
	Current	Potential
Most energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	56	73
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Four bedroom semi-detached dormer bungalow
- Stunning rural Location between Mawnan Smith and Constantine
- Far reaching 180 degree countryside outlook
- Located on a working farm
- Lounge and separate dining room
- Conservatory to take in the beautiful outlook
- Kitchen with Rayburn
- Two bedrooms and ground floor bathroom
- Two bedrooms and shower room on first floor
- Parking for two cars to the front



Inner Hall
6'0" x 12'3"
1.83 x 3.74 m

Ground Floor

Approximate total area⁽¹⁾
923.08 ft²
85.76 m²

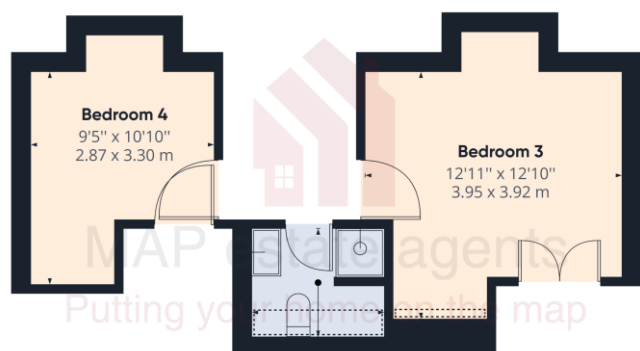
Reduced headroom
11.47 ft²
1.07 m²

(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Shower Room
6'10" x 5'7"
2.08 x 1.72 m

Floor 1

Approximate total area⁽¹⁾
287.41 ft²
26.70 m²

Reduced headroom
11.13 ft²
1.03 m²

(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

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