



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10426

£900,000

Ash House,
9 Elgin Close, Mawnan Smith, Falmouth, Cornwall, TR11 5HH

FREEHOLD



To be sold with no onward chain.

A very impressive, executive style, detached house situated at the end of a quiet and exclusive cul-de-sac, facing south and commanding superb far reaching views over the surrounding countryside. With extensive, well proportioned accommodation, arranged over 3 floors and totalling over 3,400sq.ft., including a kitchen/breakfast room, a colossal 26'4" living/dining room, a utility room, study and 5 bedrooms whilst boasting driveway parking, a double garage plus a further single garage and a deep and broad sun terrace. In the heart of the highly sought after village of Mawnan Smith and within easy reach of village amenities and the picturesque Helford Passage.





SUMMARY OF ACCOMMODATION – In all, about 3,427sq.ft. including garages

Ground Floor Entrance hallway, living/dining room, kitchen/breakfast room, utility room. WC.

First Floor Landing, principal bedroom with walk-in wardrobe, en-suite shower room and broad balcony, guest bedroom with en-suite bath/shower room and walk-in wardrobe, 3rd bedroom with Jack and Jill bath/shower room, study.

Second Floor 2 double bedrooms, shower room.

Outside Integral double garage with driveway parking to the front, further detached single garage with further driveway parking, broad south facing patio, side and rear patio with deep well stocked borders, greenhouse.

DESCRIPTION

Ash House, 9 Elgin Close was built by our clients in 2013 to an exacting standard and is situated at the end of a quiet and exclusive cul-de-sac with no passing traffic whilst enjoying the fantastic southerly views over rolling countryside yet is within easy reach of an extensive array of village amenities.

A detached single garage with a brick paved parking area to the front is one of three garages, with the other being a double behind a large electrically operated roller door which opens to a brick paved parking area, large enough for two vehicles, and the integral double garage which has a plant room to the rear. The majority of the outside space lies to the front of the house, is south facing and incredibly private. Large in its proportions, enjoying fantastic views and designed to be low maintenance, the space is perfect for alfresco dining and outside entertaining. There is a wide pathway to the side which leads to the rear, both of which are very useful spaces and are bound by deep, well stocked borders.

The welcoming entrance hallway has a turning staircase to the first floor, a wc and leads to the double aspect kitchen/breakfast room which has a south facing box bay window, a range of integrated appliances and a large utility room off plus access to the integral double garage. To the other side of the entrance hallway is a huge triple aspect living/dining room with a south facing box bay window, double doors opening to the side path, an attractive fire surround and a further window overlooking the rear patio.

On the first floor there is a large principal bedroom with an en-suite shower room and a walk-in wardrobe plus a broad south facing balcony which commands wonderful countryside views. There are two further double bedrooms, one with an en-suite bath/shower room and walk-in wardrobe, whilst the other shares a Jack and Jill bath/shower room with the landing. There is a fourth double bedroom which is currently used as a study and on the second floor there are two further double bedrooms which share a shower room.

In all, a huge circa 3,427sq.ft. detached house which offers huge privacy, peacefulness and south facing views, with plentiful outside entertaining space, living accommodation and parking, all just a short walk from village amenities and within easy reach of the picturesque Helford Passage.

LOCATION

Mawnan Smith is one of Cornwall's most favoured near coastal villages, being well served, just a few miles from Falmouth and within walking distance of two coastlines. In Mawnan Smith there is an excellent local shop, inn and primary school. Between Mawnan Smith and Helford Passage are both Glendurgan and Trebah gardens running down to the waters of the Helford River. There are various footpaths leading from Mawnan



Smith towards the coastline including through Carwinion Woods to the beaches at Nansidwell and Durgan. It is approximately equidistant to follow other footpaths towards the more rugged cliffs around Rosemullion Head overlooking Falmouth Bay with the South West Coast Path then leading on towards Maenporth and Swanpool beaches before reaching Falmouth.

This is one of the finest sailing areas in the United Kingdom with yachts of all sizes able to be moored in the Helford River, which is also large enough to learn to sail, windsurf, kayak and paddleboard on its sheltered waters. Falmouth has Cornwall's largest array of boating facilities. Just over a mile away is Budock Vean Hotel and Golf Course.



Falmouth is one of Cornwall's largest settlements with a branch line railway station, schooling for all ages including a university, local hospital and many local and national retailers amongst its streets and edge of town trading estates. Falmouth is also one of Cornwall's most picturesque towns overlooking its own harbour to the north and the expanse of Falmouth Bay to the south with Pendennis Point and castle dividing them.



THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

A covered entrance leads to the front door which opens to:-

ENTRANCE HALLWAY With turning staircase to the first floor and doors to:-

WC Wc with concealed cistern, wash basin with vanity cupboard under.

KITCHEN / BREAKFAST ROOM – 28'10" (plus box bay window) x 11'1" max wall to wall A beautifully appointed double aspect room with box bay window with window seat and storage under facing south overlooking the patio and across rolling countryside, built-in sideboard with granite worksurface and laminate drawers and cupboards under. The kitchen comprises a range of matching base units and drawers under a granite worksurface with inset stainless steel sink, further wall mounted units and display cabinets and a breakfast bar. Space for an American style fridge freezer and a Range style cooker with stainless steel extractor hood over, triple paned double glazed window overlooking the rear garden. Door to:-



UTILITY ROOM With matching base units and work surface as the kitchen, inset Belfast sink, space for a washer and a dishwasher, stable door leading to the rear garden, serving hatch to the living/dining room. Door to the integral double garage (see below).

LIVING / DINING ROOM – 26'4" (plus box bay window) x 17' A colossal triple aspect room with box bay window facing south overlooking the patio and rolling countryside beyond, double doors leading to the side garden, double glazed triple paned window overlooking the rear garden, stone fireplace, recessed media shelf, serving hatch to the utility room.



From the hallway, a turning staircase ascends to:-

FIRST FLOOR

LANDING With turning staircase to the second floor, door to Jack and Jill bath/shower room, and doors to:-



PRINCIPAL BEDROOM – 23' x 14'7" reducing to 11'5" A spacious double aspect double bedroom with sliding patio doors facing south onto a balcony overlooking the sun terrace and the neighbouring rolling countryside, further triple paned double glazed window facing north and overlooking the rear garden, wooden media unit with electrically operated rising TV, door to:-

EN-SUITE SHOWER ROOM With wc, wash basin with vanity cupboards under, walk-in shower with additional rain shower head, two double glazed opaque windows.

WALK-IN WARDROBE With built-in hanging rails, shelving and drawers.

BEDROOM 3 – 12' (plus box bay window) x 11'1" A spacious double bedroom with large box bay window facing south overlooking the patio and over the neighbouring rolling countryside. Door to:-



JACK AND JILL BATH / SHOWER ROOM With panelled bath with shower head attachment, wc, wash basin with vanity cupboards under, opaque glass double glazed window facing south.

GUEST BEDROOM – 17' (plus dormer window) x 12'8" A spacious double bedroom suite with Velux skylight, dormer window which faces south and overlooks the rolling countryside, door to:-

WALK-IN WARDROBE With built-in shelving, hanging rails and drawers. Motion sensor lighting.

EN-SUITE BATH / SHOWER ROOM Panelled bath with shower head attachment, wc, wash basin with vanity cupboard under, dormer window with double glazed window overlooking rolling countryside beyond.



STUDY – 11'6" x 9'4" A spacious and light study with triple paned double glazed window overlooking the rear garden, wall mounted display cabinets and shelves, matching office furniture (available by separate negotiation), built-in storage cupboard with shelving and drawers.

From the landing, turning staircase ascends to:-

SECOND FLOOR

LANDING With Velux skylight and built-in cupboards with hanging rail, doors to:-

BEDROOM 4 – 17'2" x 13' reducing to 9'3" (L-shaped) A spacious double aspect double bedroom with large Velux skylight and smaller Velux skylight, access to eaves storage.





SHOWER ROOM Wc, wash basin with vanity cupboard under, walk-in shower cubicle with additional rain shower head, Velux skylight.

BEDROOM 5 – 22'7" x 9'1" A double aspect double bedroom with double paned double glazed window facing south overlooking the front patio and the neighbouring rolling countryside, large Velux skylight with recessed storage and a Murphy bed.

OUTSIDE

From Elgin Close, a large double width roller garage door opens to a brick paved driveway which in turn leads to the:-

INTEGRAL DOUBLE GARAGE – 19'10" x 19'3" With two electrically operated roller doors, built-in worktops with base units under plus further wall mounted units and doors to **PLANT ROOM** with hot water cylinder. Small cupboard.



Brick paved driveway has a pedestrian door to Elgin Close on one side and on the other broadens to a two tiered paved and brick paved sun terrace which faces south and overlooks the neighbouring fields and rolling countryside beyond. The patio, with inset lighting plus further built-in lighting, leads to the east of the property where double doors open to the living/dining room and a deep profusely stocked flower bed is bound by close board fencing. This area leads around to the north and the rear of the property where there is access into the utility room, further profusely stocked deep borders with close board fencing, a greenhouse, the air source heat pump and a pathway which leads back around to the front driveway. No. 9 also benefits from:-

DETACHED SINGLE GARAGE – 19'4" x 13'5" With brick paved parking to the front for one car, electrically operated roller door, with power and lighting, built-in worksurface with base units and further wall mounted units above, exposed roof trusses which provide extra storage and a door which opens to the south facing patio.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR11 5HH.

SERVICES Mains water, drainage and electricity. LPG bottles for the kitchen hob. Air source heat pump distributed via underfloor heating.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Superfast broadband available – 47Mbps download speed. 8 Mbps upload speed.

COUNCIL TAX BAND F (see www.mycounciltax.org.uk).

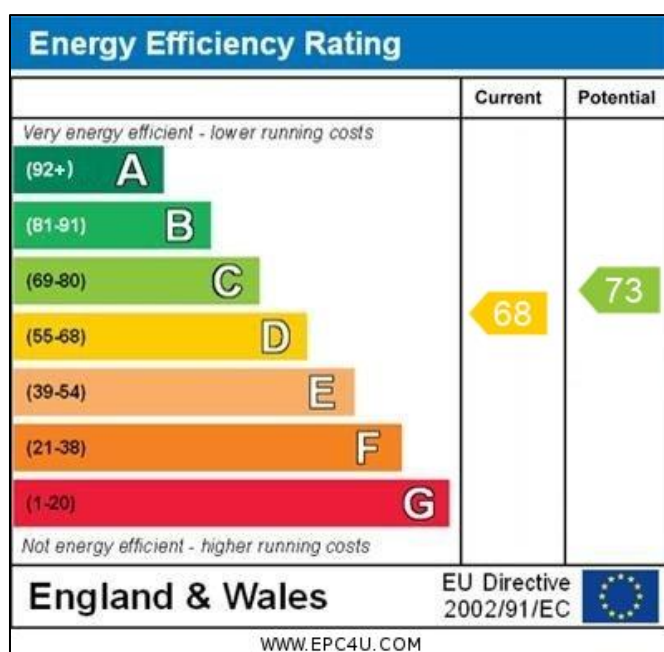
DIRECTIONS Proceed to the centre of Mawnan Smith where you will find the village stores on your right hand side. Turn left onto Carlidnack Road and take the second turning on the right hand side, sign posted to Castle View Park and Elgin Close. Descend down the hill taking the left hand bend and proceed all the way to the end turning right onto Elgin Close where No. 9 can be found at the very end of the cul-de-sac with parking in front of the garage on the right hand side.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

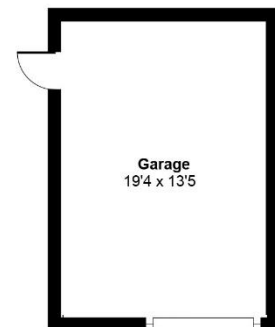
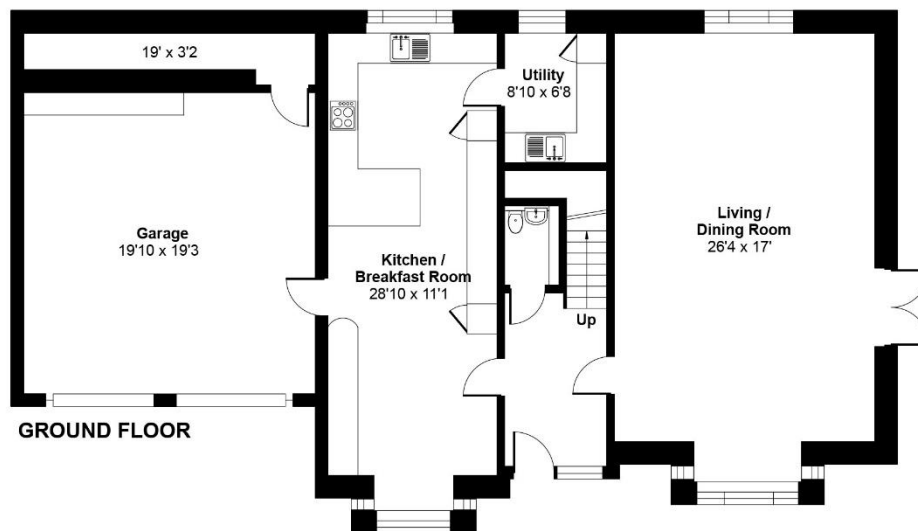
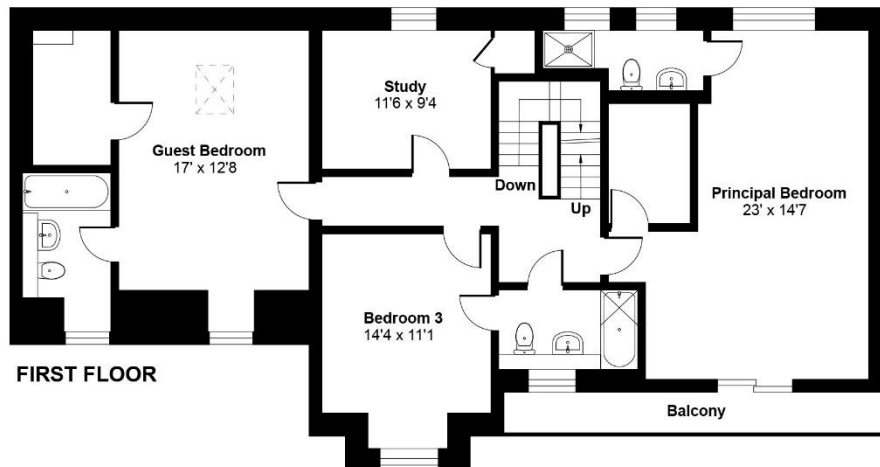
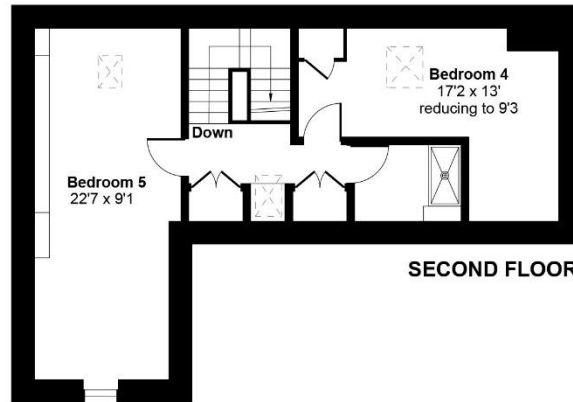
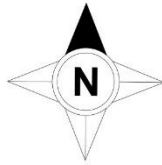
Elgin Close, Mawnan Smith, Falmouth

Approximate Area = 2719 sq ft / 252.6 sq m

Garages = 708 sq ft / 65.7 sq m

Total = 3427 sq ft / 318.3 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lillcrap Chilcott. REF: 1140915

