



Gold Martin





# Gold Martin, Carlidnack Road

Mawnan Smith, Falmouth, Cornwall, TR11 5HA

Maenporth Beach 2 miles The Helford Passage 2 miles  
Falmouth 4 miles

An attractive period house with off road parking and delightful gardens in a central village location.

- 5 Bedroom Period House
- Conservatory
- Central Village Location
- Freehold
- Inglenook Fireplace with Woodburner
- 4 Off Road Parking Spaces
- Stunning Mature Garden
- Council Tax Band D

Guide Price £695,000

## SITUATION

The property sits in highly desirable location at the heart of Mawnan Smith, a select village on the fringe of the Helford. The village is around 1.5 miles from Helford Passage and has excellent local amenities, including a highly desirable primary school, beautiful Norman Church, 17th Century public house, a general store and doctors' surgery. There is also a village square, which is home to a lovely cafe and a selection of shops.

Mawnan Smith is in an Area of Outstanding Natural Beauty and surrounded by the picturesque Coastline of the south Cornish Coast. The gardens of Trebah and Glendurgan, owned by the National Trust are within two miles of the village, as is the popular Ferryboat Inn situated on the banks of the stunning Helford river.

The historic Port of Falmouth boasts the world's third deepest natural harbour and is renowned for the sailing waters of the Carrick roads as well as sandy south facing beaches, restaurants, bars, shops and galleries.





## DESCRIPTION

This homely attached period property believed to be built around 1729 is set centrally within Mawnan Smith and is close to the village amenities and within walking distance of multiple beaches and coves. Beautifully presented and sensitively restored by the owners over the past 23 years, the generous accommodation includes a master bedroom with en-suite shower room. The second and third double bedrooms are good sizes and the fourth and fifth bedrooms are more suited to being a combination of single bedrooms and studies. The bedrooms at the rear have stunning views over the rolling Cornish countryside.

The ground floor accommodation includes an entrance hall with original Kiddywink door (historic unlicensed public house from years gone by). This room is now a second sitting room with front aspect window and window seat. Across the hall is the main sitting room with large granite inglenook fireplace featuring a log burner and wooden floor boards. The dining room has space for a six-person dining table. It also has a bespoke crafted corner bench, large built in dresser and exposed stone walls. The kitchen sits adjacent to the dining room and has South facing windows, a range of fitted wooden units, work surfaces, electric oven and hob and space for free standing refrigerator and freezer. There is a downstairs shower room and door to outdoor dining area at the end of the kitchen. A double-glazed conservatory links the home with the garden and could be used as an additional sitting room, craft room or larger dining space.

## OUTSIDE

The property has a front door facing the road however the vendors normally use the side door which is closest to the parking. The parking area has ample space for four cars and could be enhanced with the addition of a garage, subject to necessary planning consents. An Ivy framed gate leads you from the parking area towards the secure garden and into a sunny paved dining and seating area.

The main garden is a horticulturists paradise, the current owner has spent the last 20+ years transforming this garden into a colourful and diverse ecosystem with some lawned areas, pathways, arches, flower beds, climbing roses, trees, bushes, and much, much, more. The garden also has an insulated summer house with power, two timber sheds (one with power), a log store and greenhouse which will all be included in this sale. The rear garden is enclosed, sun filled (on a good day) and feels incredibly private.

## VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

## SERVICES

Mains electricity, drainage, water (metered), Oil fired central heating. Broadband speed up to 34 Mbps, Mobile coverage indoors – EE, O2 and Vodafone limited. Mobile coverage outdoors – EE, Three, O2 and Vodafone likely.

## DIRECTIONS

When driving into Mawnan Smith along Penwarne Road, go past the Goldmartin car garage and take the left turn immediately before the village shop onto Carlidnack Road. Continue along Carlidnack Road for 0.2 miles and the property will be situated on your right.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
		48	81
England & Wales		EU Directive 2002/91/EC	

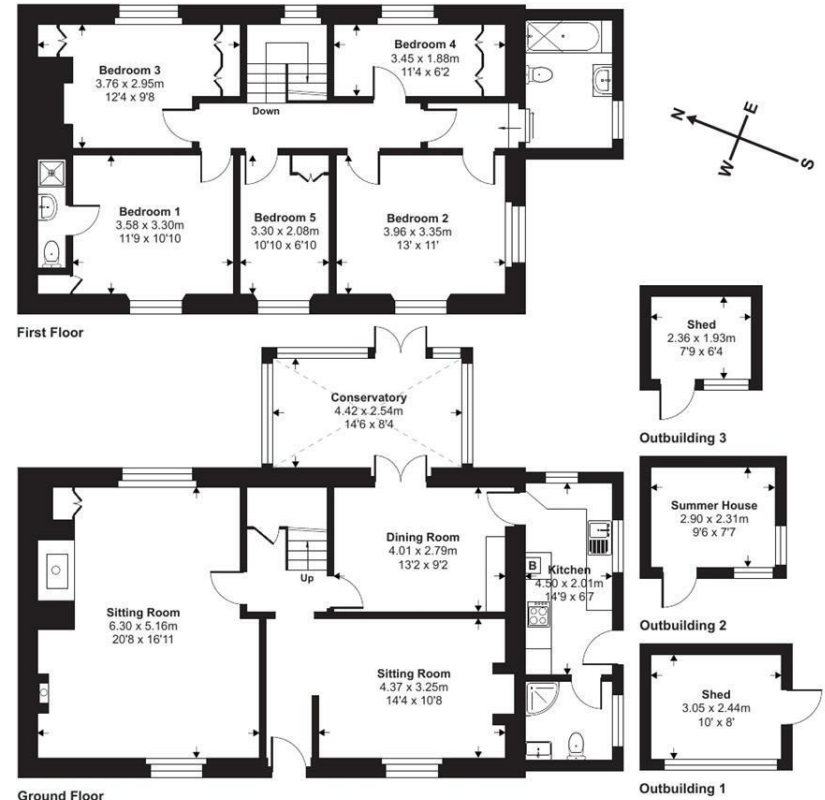
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Approximate Area = 1883 sq ft / 174.9 sq m  
 Outbuilding = 202 sq ft / 18.8 sq m  
 Total = 2085 sq ft / 193.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1137259