



Ancarva



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Bareppa, Budock Water, Falmouth, TR11 5EG

Mawnan Smith 0.5 miles Falmouth 4 miles Maenporth Beach
2.5 miles

Tucked away in this popular South Coast village, a charming period cottage with original features, double garage and excellent parking.

- Three Bedroom Period Cottage
- South Coast Village Location
- Double Garage with Loft Room
- Proximity to Falmouth
- Log Burning Stove
- Parking for Several Vehicles
- Freehold
- Council Tax Band C

Guide Price £600,000

SITUATION

The property is located in the highly desirable hamlet of Bareppa, on the outskirts of Mawnan Smith, a select village near the Helford. Mawnan Smith, approximately 1.5 miles from Helford Passage, offers excellent local amenities, including a highly regarded primary school, a beautiful Norman church, a 17th-century public house, a general store, and a doctor's surgery.

The village square features a charming cafe and a variety of shops. Bareppa is situated in an Area of Outstanding Natural Beauty, surrounded by the picturesque coastline of the South Cornish Coast, with Maenporth Beach within walking distance. The National Trust's Trebah and Glendurgan Gardens are within two miles of the village, as is the popular Ferryboat Inn, located on the stunning Helford River.

The historic port of Falmouth, renowned for the sailing waters of the Carrick Roads and its sandy south-facing beaches, offers a wealth of restaurants, bars, shops, and galleries. Additionally, Falmouth boasts the world's third deepest natural harbor, adding to its rich maritime heritage.



DESCRIPTION

This charming property features a welcoming Entrance Hall with woodblock flooring, concealed storage cupboards for shoes and coats, and part-turn stairs with wooden handrail. The Dining Room boasts timber flooring, wooden panelled walls, and dual aspect double glazed windows with wooden shutters and a window seat. It opens into the Living Room, which is dual aspect with a log-burning stove, exposed stone fireplace, and built-in bookshelves. The Kitchen offers slate flooring, handmade wooden units with working surfaces, a Rayburn in a brick recess, and space for modern appliances. It is dual aspect with a part-glazed stable door leading to a side patio.

Upstairs, the Landing has wooden panelled walls, exposed beams, and access to a loft space. Bedroom 1 features exposed timber A-frames with a timber fire surround. Bedroom 2 has a multi-paned window, radiator, and timber panelled ceiling. Bedroom 3 is dual aspect and gives lovely rural outlooks. The Bathroom includes a white suite with a panelled bath, Victorian-style taps, a pedestal wash hand basin, and low-level WC, complemented by part timber panelled walls and tiled flooring.

OUTSIDE

The property is accessed via a gravelled parking and turning area off the laneway, accommodating several cars and enclosed by a farm-style gate and stone walling. This leads to the rear of the property, where access is available. The majority of the garden is situated to the side, featuring a patio area outside the kitchen with paved flooring and raised beds. A few steps from the patio lead to the main garden, which is laid to lawn with mature hedging along the side boundaries, providing privacy, and is decorated with various mature shrubs, bushes, and plants.

The property also includes a detached double garage with two single up-and-over doors and a pedestrian door at the front. The garage loft has a staircase to a wooden panelled studio / storage space. The garage is subject to a restrictive covenant preventing residential conversion and useage.

VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

SERVICES

Mains drainage, electricity and water. Oil fired central heating.

Broadband speed up to 25 Mbps, Mobile coverage indoors – EE, O2 and Vodafone limited. Mobile coverage outdoors – EE, Three, O2 and Vodafone likely.

DIRECTIONS

Leave Mawnan Smith along Carlidnack Road. When you reach the bottom of the hill and drive over the small bridge the property will be immediately on your left.



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		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 946 sq ft / 87.8 sq m
 Limited Use(s) Area = 84 sq ft / 7.8 sq m
 Garages = 656 sq ft / 60.9 sq m
 Total = 1686 sq ft / 156.5 sq m

For identification only - Not to scale

Denotes restricted head height

Ground Floor First Floor Garage Ground Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1160224