



Woodcroft



Woodcroft Penwarne

Mawnan Smith, Falmouth, TR11 5PQ

Truro 11.5 miles Penryn 4 miles Portreath 14 miles

A three bedroom, two reception room detached bungalow with a detached one bedroom annexe, garage, parking and gardens.

- Detached Bungalow
- Two Reception Rooms
- Garage & Parking
- Freehold
- Three Bedrooms
- Detached Annexe
- No Onward Chain
- Council Tax Band D

Guide Price £440,000

SITUATION

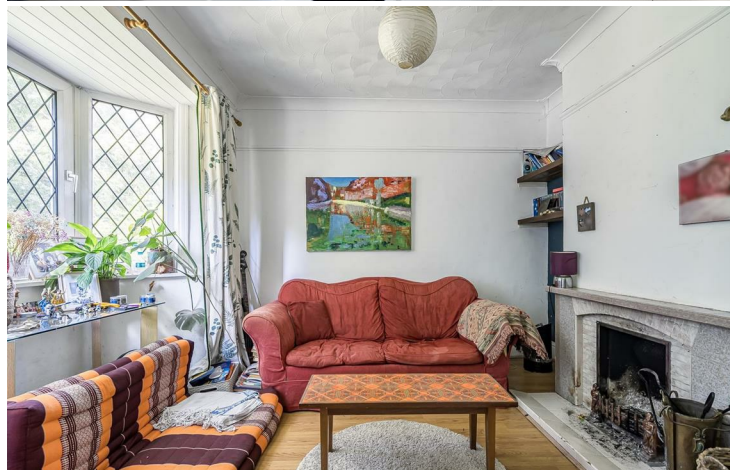
Woodcroft is located in a beautiful leafy position surrounded by well-established mature trees in the Penwarne area, just outside the village of Mawnan Smith, a select and highly desirable village near the Helford River.

Mawnan Smith lies approximately 1.5 miles from Helford Passage. It is a very well catered for village with a good number of day to day amenities including a thatched public house 'The Red Lion Inn', a garage, village hall, coffee shop, village store, church, schooling and regular bus service to neighbouring destinations.

The village boasts a strong sense of community features a charming square with a café and a variety of shops. Mawnan Smith 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 harbour, adding to its rich maritime heritage.

Beautiful rural, creekside and coastal walks are in abundance from the doorstep with the Helford River nearby, as well as the South West Coast Path, accessed from nearby Maenporth Beach.



DESCRIPTION

An attractive three bedroom detached bungalow featuring twin bay windows to the front elevation. The property benefits from Upvc double glazing and central heating throughout plus a modern fitted kitchen and modern bathroom suite with white ceramics and tiling. Whilst the bungalow would benefit from a degree of refreshment, it is neutrally decorated and offers buyers a blank canvass to express their own flair and individuality.

ACCOMMODATION

In brief the accommodation within the main property comprises of an entrance hall, sitting room, three bedrooms, family bathroom, dining hall and kitchen. Externally the property has a garage and an outside w.c.,

The lodge comprises of a reception room, kitchenette, double bedroom and shower room/ w.c.

OUTSIDE

The property enjoys well established and mature gardens to the front and rear. There is a tarmacadam driveway leading the the properties detached garage which provides ample off street parking. The property backs onto open grazing land to the rear with woodland to the front beyond Penwarne Road.

SERVICES

Mains water and electricity are connected. Private drainage. Broadband speed available up to 1800 Mbps with Ultrafast. Standard and Ultrafast available (Ofcom). Mobile phone: 02, Vodafone and Three are likely (Ofcom). Conservation area; No. Council Tax Band D.

VIEWINGS

Strictly by appointment through Stags Truro Office.

THE LODGE

A detached, self contained property suitable for providing either a passive income, annexe accommodation or a separate home workspace . The Lodge is timber built and comprises of an open living space with kitchenette, separate double bedroom and a shower room/ w.c.

Council Tax Band A.

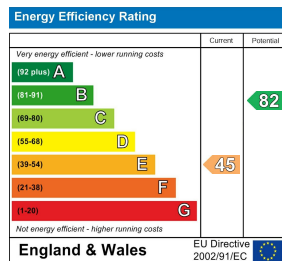
EPC Rating E (42).

DIRECTIONS

From our office at 61 Lemon Street Truro, proceed on the A39 heading towards Falmouth. Continue past Carnon Downs and through Perranarworthel turning off at the double roundabout, take Treliver Road through Mabe Burnthouse and into Church Road which leads into Penwarne Road where the property can be found on the left hand side.



A photograph of a bathroom interior. The walls are covered in white square tiles with a diamond pattern. A white pedestal sink is on the left, with a wooden shelf above it holding various toiletries. A white toilet is in the center. To the right is a white bathtub with a wooden surround. A window with a diamond-patterned glass is above the tub. A decorative border of small black tiles runs vertically between the toilet and the tub.



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