



Glen Lea, Grove Hill, Mawnan Smith, Falmouth, TR11 5ET

Offers Over £425,000

Offering convenient yet entirely level access into the village centre of Mawnan Smith, nearly moments from the front door, a 4 bedroom detached bungalow of 1930's origin, partially updated with scope for further improvement, alteration or extension (subject to all permissions gained). The property benefits from a low maintenance frontage with ample driveway parking, garage and a sizable, south-facing lawned garden to the rear.

Key Features

- Detached 1930's bungalow
- 4 bedrooms, partially updated interior
- Entirely level access into the village centre
- No onward chain
- Exceptionally convenient central village location
- Scope for further development and improvement
- South-facing rear lawned garden
- EPC rating E



THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

ENTRANCE HALL

Replacement uPVC double glazed front door from the gardens and parking area, providing direct and easy access to the accommodation. Moulded ceiling cornice, radiator, high level cupboard housing electrical meters and trip switching. Pine panelled doors, some part glazed, to all rooms. Exposed timber floorboards.

LOUNGE

11'5" x 9'9" (3.50m x 2.98m)

Second measurement into recess to one side of full height chimney breast, with raised polished stone hearth and glass-fronted wood burning stove. Broad bay window to the side elevation, overlooking the low maintenance path and garage. Exposed timber flooring, moulded ceiling cornice with ceiling rose, TV aerial socket, radiator.

KITCHEN/BREAKFAST ROOM

14'4" x 9'11" (4.39m x 3.04m)

A light, double aspect room with tall window to the side elevation and broad windows to the rear, enjoying a slightly elevated and attractive outlook over the well-enclosed, sheltered and attractively stocked garden and countryside in the distance. Radiator, Honeywell timer switching. Ceramic tiled flooring, range of fitted Shaker-style units with round-edge worksurfaces between, and complementary tiled splashbacks. Inset sink unit with mixer tap, cooker recess with panel point and filter canopy over. Broad recess with space for upright fridge/freezer and plumbing for washing machine. Space for dishwasher. Opening into the:-

REAR PORCH

A highly useful addition to the property, with door from the side garden area and garage, and broad window continuing from the breakfast area, again providing an attractive outlook of the gardens to countryside beyond.

BEDROOM ONE

11'6" x 10'11" (3.52m x 3.33m)

Second measurement excludes broad walk-in bay window to the front elevation, which enjoys an attractive outlook over the gardens, to the church and churchyard opposite. A beautifully appointed bedroom featuring newly fitted built-in navy fronted wardrobes, offering plentiful storage. Oak flooring. Coved ceiling with ceiling rose, radiator, high timber skirting.

BEDROOM TWO

11'6" x 10'0" (3.51m x 3.05m)

First measurement excludes broad walk-in bay window to the front, second measurement includes broad full height chimney breast, with recess to either side. A recently refurbished room with high timber skirting and oak flooring. Moulded ceiling cornice and ceiling rose, radiator, TV aerial point, telephone point. Dimmer switches.

BEDROOM THREE

13'5" x 9'6" (4.09m x 2.90m)

Window to the rear elevation overlooking the gardens. Range of full-height fitted wardrobes, dado rail, radiator, moulded ceiling cornice and ceiling rose.

BEDROOM FOUR

9'11" x 6'5" (3.04m x 1.96m)

Window to the side elevation, internal glazed screen to the inner hallway. Radiator, coved ceiling,

BATHROOM/WC

White three-piece suite comprising a panelled bath with mixer tap and shower attachment, low flush WC and wash hand basin.

Access to over-head loft storage area, coved ceiling, towel rail/radiator. Obscure glazed window to the rear elevation.

THE EXTERIOR

FRONT GARDENS

Enjoying a broad frontage to Grove Hill, a granite wall extends the full breadth of the front of the property. A level low maintenance area, laid with slate chipping, extending across the front of the bungalow, with an array of shrubs and bushes to the borders. uPVC oil storage tank.

FORECOURT PARKING

Double granite gateposts provide direct, level and easy access onto a broad tarmac parking area, with sufficient space for two/three vehicles. Pathway to the front entrance door with courtesy lighting, pedestrian gate to the side gardens and up-and-over door to the:-

GARAGE

10'0" x 21'10" (3.07m x 6.67m)

Of sectional concrete construction with light and power connected and door to:-

LEAN-TO WORKSHOP

Power connected, casement windows to the rear elevation, overlooking the gardens.

SIDE GARDEN AREA

Leading from the forecourt to the rear porch, courtesy door to the garage and gateway onto the rear gardens, there is an attractive side 'courtyard'. An extremely sunny, sheltered, sitting-out area with raised beds and granite gateposts, with pedestrian gate opening onto the:-

REAR GARDENS

A particular feature of the property, comprising a large area of lawn with concrete pathway abutting the rear of the building, with features including a palm tree, well-stocked flower and shrub borders, and various fruit trees. Lean-to store, cupboard housing recently fitted oil fired boiler, providing domestic hot water and central heating. Pathway to the side of the property, providing access to an additional store.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Telephone points (subject to supplier's regulations). Oil fired central heating.

AGENT'S NOTE

A Mundic Report was completed in May 2021, providing the property with a clear A Classification.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

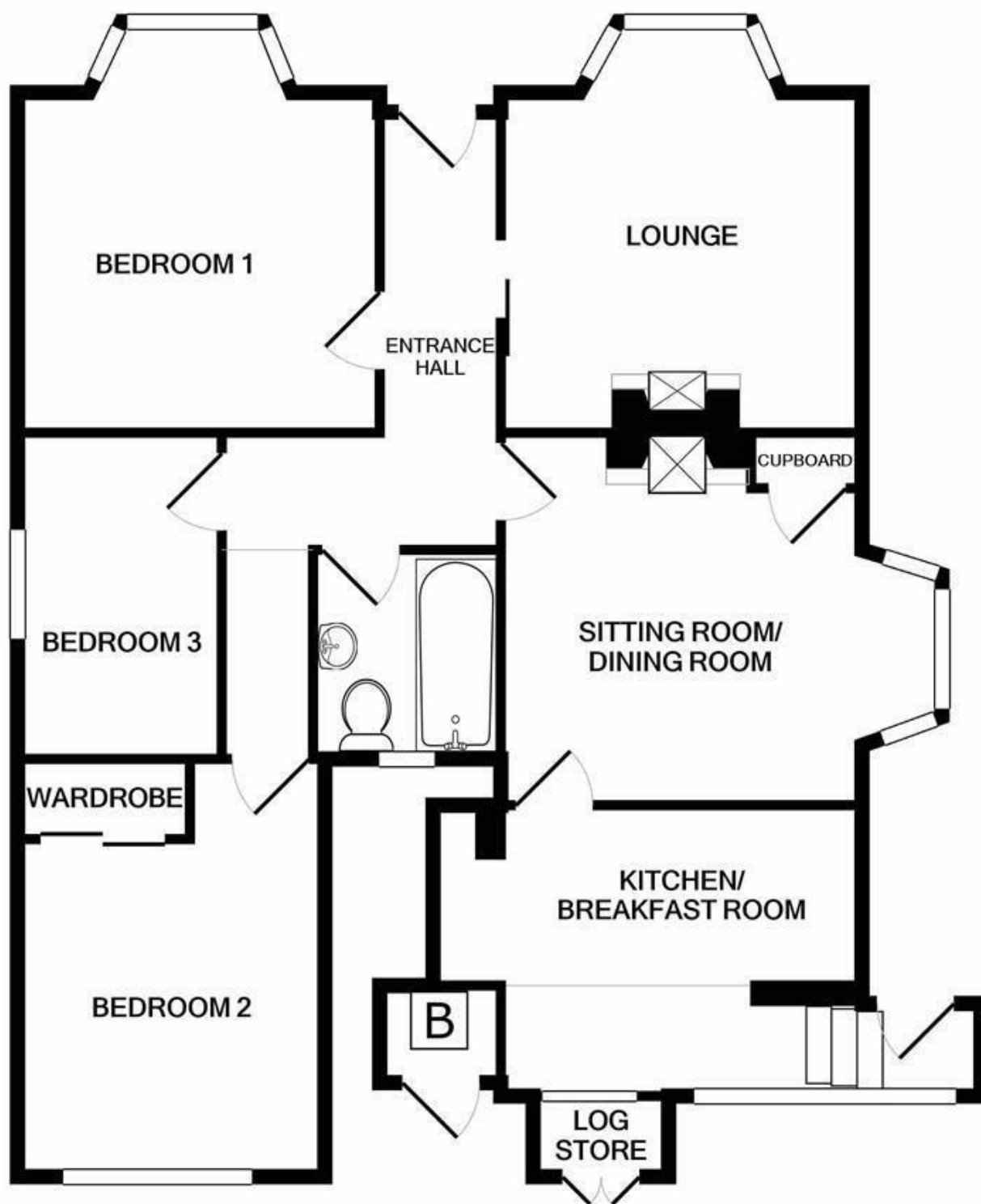
VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

Proceed into the village of Mawnan Smith, passing the public house on the left-hand side, following the signs to Trebah, Glendurgan and Helford Passage. The property will then be found within approximately 200m on the right-hand side, directly opposite the village church.

Floor Plan



GROVE HILL MAWNAN SMITH TR11 5ET
TOTAL APPROX. FLOOR AREA 87.0 SQ.M. (936 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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