



## Hillrise, Carwinion Road, Mawnan Smith, Falmouth, TR11 5JD

Offers Over £775,000

A detached property, boasting an exceptionally central position, yet tucked away ever so slightly from the very centre of this highly sought-after village. Totalling over 3,000 sq ft, the property benefits from 4 bedrooms, a self-contained annexe (perfect to provide an additional income or for occupation by a dependent relative etc), low maintenance garden, detached garage with workshop and utility room, and driveway parking for several vehicles. The property has been the subject of notable investment, having had the roof recently retilled, new windows installed and a large conservatory added to the front elevation. A home which will no doubt be of interest to a wide array of prospective buyers – we therefore recommend a viewing is arranged without hesitation.

### Key Features

- 4 bedroom detached house
- Benefiting from a 1-bedroom self-contained annexe
- Plentiful driveway parking
- The property has been subject to notable investment
- Prime position, moments from the centre of this sought-after village
- Detached garage, workshop and utility
- Landscaped, low maintenance garden
- EPC ratings D and C



## THE LOCATION

'Hillrise' is located close to National Trust Carwinion Gardens, through which, walks are enjoyed to the northern shoreline of the beautiful Helford River. Nearby Church Road leads to Mawnan Old Church, beyond which the South West Coast Path provides some of the most breathtaking scenery anywhere in the west country. The excellent village amenities, all of which are within moments of the property, include: doctors surgery, village stores, public house, coffee shop, hairdressers, electrical stores, garage, active village hall, and regular bus service to the port of Falmouth, approximately six miles distant.

## SERVICES

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

## COUNCIL TAX

Band D - Cornwall Council.

## TENURE

Freehold.

## VIEWING

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

## DIRECTIONAL NOTE

From the centre of the village, take the road to the left-hand side of the Red Lion Inn (Carwinion Road). Proceed away from the village and after approximately 200 yards, the property will be located on the left hand side.



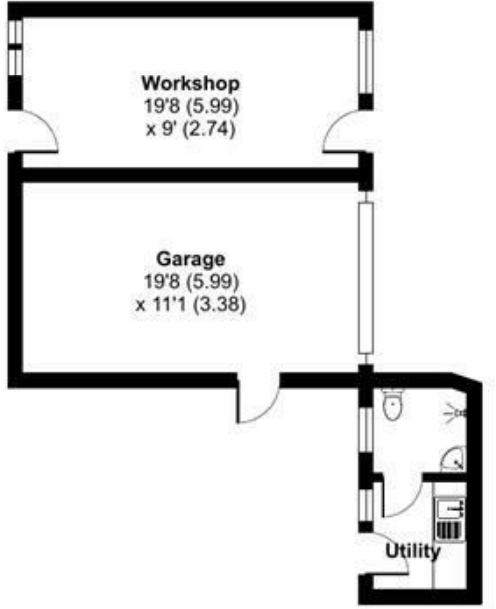
# Floor Plan

## Carwinion Road, Mawnan Smith, Falmouth, TR11

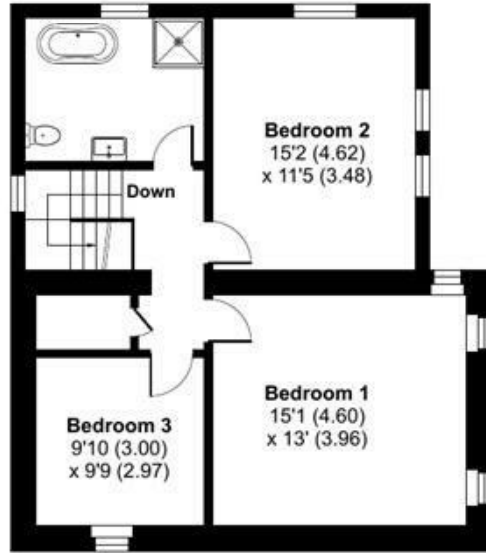


Approximate Area = 2603 sq ft / 241.8 sq m  
Garage = 220 sq ft / 20.4 sq m  
Outbuilding & Workshop = 242 sq ft / 22.4 sq m  
Total = 3065 sq ft / 284.6 sq m

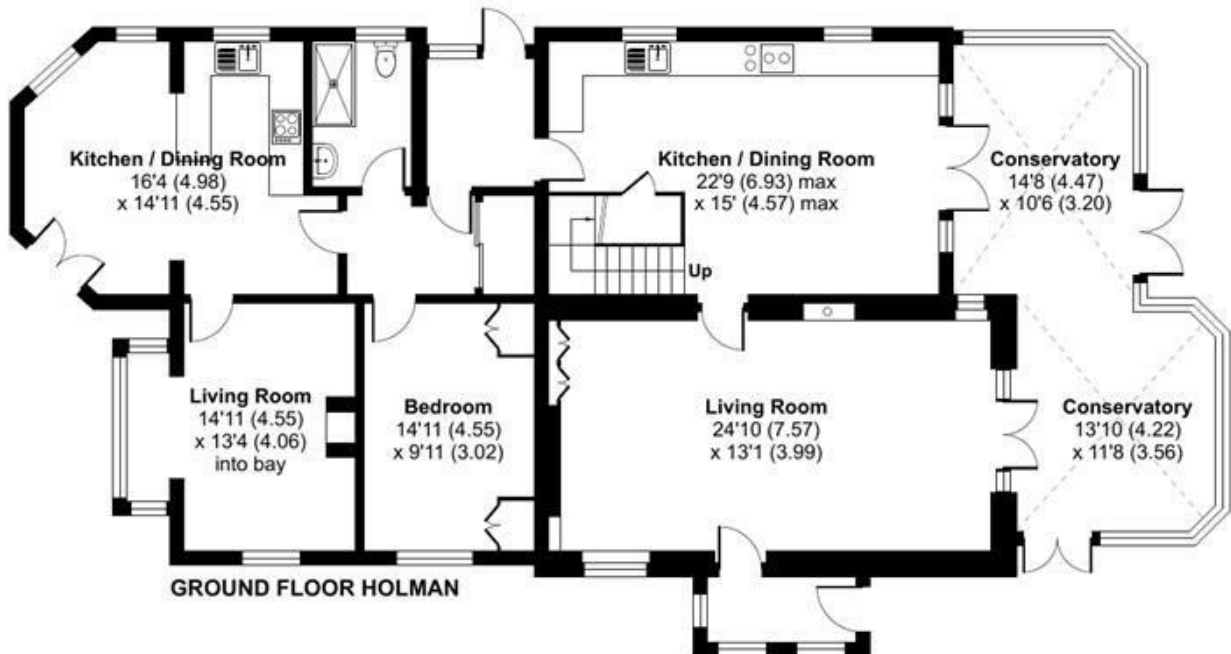
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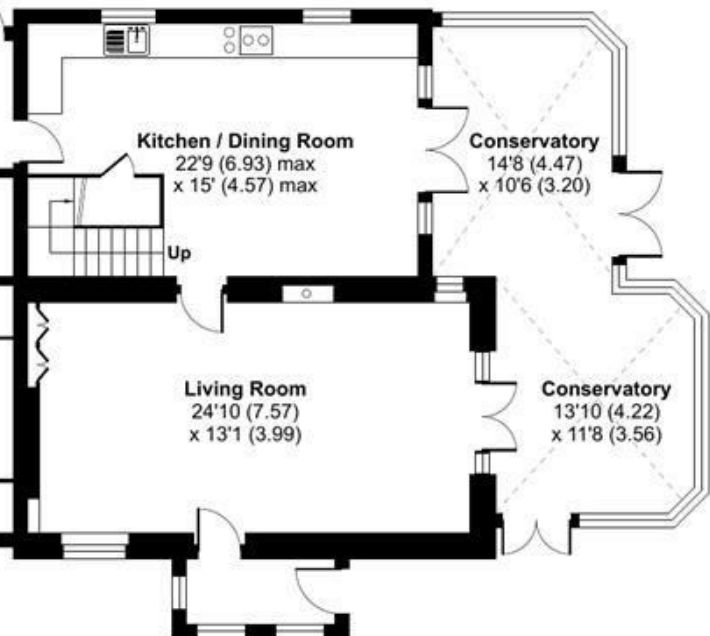
OUTBUILDING



FIRST FLOOR HILLRISE



GROUND FLOOR HOLMAN



GROUND FLOOR HILLRISE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Laskowski & Company. REF: 1078862