



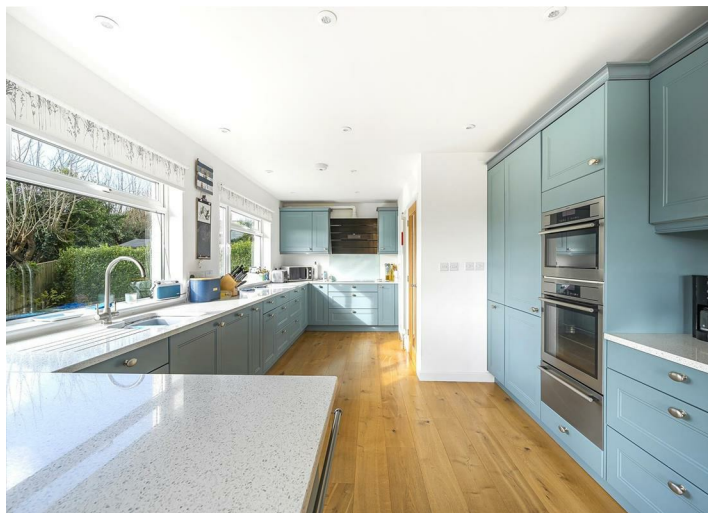
27 Castle View Park, Mawnan Smith, Falmouth, TR11 5HB

Guide Price £875,000

Occupying a prominent corner position in this popular residential cul-de-sac, a short walk from the centre of this well-served and ever-popular village, a detached house providing extensive and extremely versatile 3/4 double bedroom accommodation, with many rooms enjoying stunning views over surrounding countryside to Falmouth Bay, set in beautifully stocked surrounding gardens, and with an immense lower ground floor area which, subject to consents, provides great scope for conversion to, for example, a self-contained flat, ideal for a dependant relative etc., if required. Our client acquired the property in tired order, and has since spent significant sums of money which has resulted in a home of the highest quality. Works include, but are not limited to: thorough re-insulation, re-wiring, re-plumbing, new boiler, re-plastered walls and ceilings with LED lighting, new bathrooms and kitchen etc.

Key Features

- Large detached highly versatile family house
- Subject to extensive investment resulting in a truly exceptional home of fine quality
- Elevated far-reaching views from many of the rooms
- Potential to convert the lower ground floor into self-contained annexe
- 3/4 double bedrooms
- Garage and extensive driveway parking
- Highly desirable residential location
- EPC rating C



THE LOCATION

Castle View Park is a highly popular close of residential properties, bordering open countryside, but within just a few moments' walk of the centre of the village whose excellent day-to-day amenities include a garage, village hall, convenience store, coffee shop, thatched public house (The Red Lion), church, electrical store, highly regarded primary school, and regular bus service to the port of Falmouth, approximately five miles distant. From the outskirts of the village, off Carlidnack Lane, there is a picturesque valley walk to the beach at Maenporth; beautiful coastline walks abound in the area and on the southern side of the village can be found the sub-tropical National Trust Gardens at Carwinnion, Glendurgan and Trebah, beyond which are the sheltered sailing waters of the tree-lined Helford River.

Mawnan Smith provides one of the nicest areas within which to live anywhere in the county and therefore, as the vendors' Sole Agent, we strongly recommend all interested prospective purchasers make an early viewing appointment to fully appreciate the size, scope, quality and versatility this property offers.

THE PROPERTY

27 Castle View Park is a particularly well-proportioned, detached, individual house, occupying a prominent corner position in this sought-after residential cul-de-sac, just a few moments' walk from the centre of this extremely well-served village, with all main rooms enjoying elevated, far-reaching views over the outskirts of the village surrounding unspoilt countryside and, in the distance, Falmouth Bay, Pendennis Castle and the village of St Mawes.

THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

LOWER GROUND FLOOR

A very versatile area, currently arranged as a single garage with workshop area, separate studio/bedroom four with uPVC door leading from the front elevation, utility/study, cloakroom/WC, and 'L' shaped boiler/storage room to the rear. This floor could be converted to a self-contained annexe (subject to necessary consents), has been thoroughly re-insulated with uPVC double glazed windows throughout. Three radiators, new electric roller shutter door to front elevation leading into garage area with solid flooring, currently providing workshop space to the side and plenty of area for internal vehicular parking.

BOILER/STORAGE ROOM

22'4" max x 21'1" (6.83m max x 6.43m)

'L' shaped boiler/storage room to the rear houses a Worcester Bosch Greenstar oil fired combination boiler and mega flow tank.

STUDIO/BEDROOM FOUR

A 'blank canvas', which would make an excellent studio/workshop with separate access via a uPVC front door leading from the front elevation, or alternatively a fourth double bedroom.

UTILITY ROOM/STUDY

Tiled flooring. Airing cupboard with heated towel rail, oak doors, low level utility units with space for washer and dryer

and integrated stainless steel sink and drainer with mixer tap, two radiators, fuse box, access to side garden, oak door leading to:-

CLOAKROOM

Tiled flooring, heated towel rail, extractor fan. Low level ceramic flush WC, ceramic wash hand basin with mixer tap and tiled splashback.

GARAGE

A large integral garage with solid flooring, benefiting from a new electric roller shutter door to the front elevation, accessed via the driveway. Workshop area to the side. uPVC double glazing.

HALLWAY

Tiled flooring, coat hooks and space for shoes etc. Carpeted stairs rise to first floor with radiator and modern glass panelling to the stairs.

GROUND FLOOR

MAIN ENTRANCE HALL

Bespoke oak doors lead into the entrance hall from the front elevation, engineered oak flooring. Radiator. Access to all ground floor rooms.

CLOAKROOM

Villeroy & Boch tiled flooring and part tiled walls. Radiator. Low level flush WC, floating ceramic wash hand basin with chrome mixer tap. Frosted uPVC double glazed window. Towel rail.

KITCHEN/DINING ROOM

Nolte kitchen from Future Kitchens. Engineered oak flooring in kitchen area. AEG warming drawer and two ovens, AEG integrated induction hob, AEG extractor hood, Miele full sized fridge, Miele integrated dishwasher, low and eye level units with breakfast bar. uPVC double glazed windows, recessed LED ceiling lights, quirky radiator. Dining area with space for dining table and furniture etc, radiator. uPVC double glazed door to:-

BALCONY

Enjoying elevated, far reaching views from the front elevation.

LIVING ROOM

A large, elevated and bright double aspect room. Carpeted flooring, two radiators, recessed ceiling lights. Large wide uPVC double glazed windows boasting elevated and far-reaching views, feature Penguin fire stove from Wendron Stoves with granite hearth and engineered oak mantel over. Ample space for furniture, engineered oak doors. LED recessed lighting. Curtains and curtain rails to be included.

BEDROOM TWO

A double bedroom with oak door and oak wardrobe cupboards. Carpeted flooring, radiator, uPVC double glazed window to side elevation.

EN-SUITE BATHROOM

Villeroy & Boch tiled flooring and part tiled walls, walk-in Simpson shower cubicle with chrome shower, LED lights, extractor fan, heated towel rail, radiator, ceramic wash basin with chrome mixer tap and Villeroy & Boch matching

splashback. Electronic mounted mirror, integrated bath tub. Two uPVC double glazed frosted windows.

FIRST FLOOR

BEDROOM THREE

A double aspect double bedroom. Two radiators, oak door to cupboard. Oak door to:-

EN-SUITE SHOWER ROOM

Villeroy & Boch tiled flooring and walls. Ceramic wash hand basin with chrome mixer tap and vanity unit, Simpson shower cubicle with mains-powered shower. Extractor fan, obscure uPVC double glazed window, heated towel rail, electric wall mounted sensor mirror.

PRINCIPAL BEDROOM (ONE)

A double aspect principal bedroom with carpeted flooring, LED lit recessed lighting, radiator. Integrated shoe cupboard. Walk-in wardrobe with hanging rail space. Two built-in double wardrobes with lighting and rails.

EN-SUITE

A large shower tray, floating ceramic flush WC, ceramic wash hand basin with chrome mixer tap. Villeroy & Boch tiled walls, Karndean flooring. Radiator, heated towel rail. uPVC double glazed window. Electric sensor mirror. Wall mounted cupboard, built-in towel rack/shelving. Extractor fan.

THE EXTERIOR

Downlighters and cut granite paving slabs to front with security lights on sensors. Mature camellias. Granite paving.

GARDENS

Part lawned and part paved wraparound gardens bordered by fencing and mature shrubs and plants, raised pond water feature to the side. Two wood stores and a garden shed. Oil tank to rear. Indian sandstone with sleepers dug in at rear. Double 1,100 litre oil tank.

MAIN ENTRANCE

Tarmac drive with parking for at least five cars. Scope to create more if needed.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band F - 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

Proceed into the village of Mawnan Smith in a southerly direction along Penwarne Road, passing Alanco Motors on the left-hand side. Within approximately 150 yards, take the first turning left, just before the village stores and post office

onto Carlidnack Road. Then take the third turning on the right into Caste View Park and Number 27 is the third property on the right-hand side.





Floor Plan

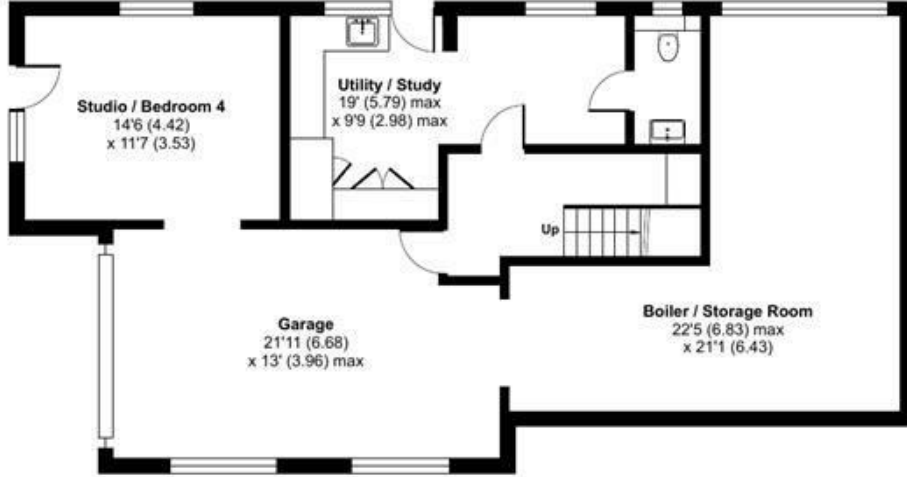
Castle View Park, Mawnan Smith, Falmouth, TR11

Approximate Area = 2583 sq ft / 239.9 sq m

Garage = 446 sq ft / 41.4 sq m

Total = 3029 sq ft / 281.3 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). © ntcocom 2024. Produced for Laskowski & Company. REF: 1093441