



Highfields, Grove Hill, Mawnan Smith, Falmouth, TR11 5ER

Guide Price £600,000

Occupying a large, level and well enclosed plot, on the sought-after Trebah and Glendurgan side of the ever-popular North Helford Area village, a detached, individual, 3 bedroom bungalow with ample parking in addition to a detached double garage and workshop, to go with Planning Permission for a substantial extension granted 11 January 2022, Cornwall Council Application Number: PA21/09740.

Key Features

- Detached individual non-estate bungalow
- Large surrounding well enclosed gardens
- Currently 3 bedrooms, permission for 4/5
- Immediate possession - no onward chain
- Planning Permission for substantial extension and redevelopment
- Double garage and workshop with ample additional parking
- Walking distance of excellent village amenities
- EPC rating D



THE PROPERTY

'Highfields' occupies a large, level and well enclosed garden plot, close to the southern outskirts of Mawnan Smith whose excellent day-to-day amenities are within just a few minutes' walk.

The current three bedroom, one bathroom accommodation will prove more than adequate for many prospective purchasers, with the Planning Permission granted on 11 January 2022, providing four "ground floor alterations with new ground floor extension, front porch alterations and the replacement of a tiled roof to a natural slate roof". This Permission, Cornwall Council Application Number: PA21/09740, dramatically increases the accommodation and also allows for reconfiguration of much of the existing accommodation if required. No doubt prospective purchasers will determine what work is required from their own point of view.

THE LOCATION

'Highfields' is set well back from Grove Hill with the private driveway providing access onto a large forecourt, adjacent to which a superb double garage was constructed circa 2003, with twin electric doors, an inspection pit and dedicated workshop attached.

A nearby footpath leads around the 'back' of the village to the picturesque waterside hamlet of Glendurgan in one direction, and Carwinion and the beautiful riverside walk along the banks of the Helford to Rosemullion Head, Falmouth Bay, Maenporth Beach and beyond. An almost level walk to the village, just five minutes away, provides excellent day-to-day amenities including a thatch public house - The Red Lion Inn - convenience stores, electricians, restaurant, hairdressers, cafe, church and doctors surgery. The sub-tropical gardens at Glendurgan and Trebah are also within easy walking distance, beyond which the sailing waters of the Helford River can be accessed from Port Navas and Helford Passage, home of The Ferryboat Inn. The outskirts of Falmouth are just three miles distant.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

Double glazed front door and windows overlooking and providing direct and almost level access from the parking area and garaging. Ceramic tiled flooring, part glazed casement door with reeded glass opening into the:-

RECEPTION HALL

Night storage heater, access to over-head loft storage area, arch to inner lobby with cloaks cupboard with hanging rail, shelving and storage locker over.

LOUNGE

A light, triple aspect room with window from the entrance porch, broad window to the front elevation overlooking the grounds and twin aluminium casement doors with matching side screen opening onto the paved sun terrace. Coved ceiling, Dimplex night storage heater, TV aerial socket. Cut slate fireplace with glass-fronted Contura fireplace with raised slate hearth and polished mantel.

INNER HALLWAY

Part glazed casement door leading to the:-

DINING ROOM

Double aspect with double glazed window to the side elevation and double casement aluminium doors with matching side screens, again opening onto the paved sun terrace. Coved ceiling, night storage heater, glazed casement door opening into the:-

KITCHEN/BREAKFAST ROOM

Another light, double aspect room with window to the rear elevation and broad window and casement door to the side porch. Fitted with a comprehensive range of wall and base units with complementary tiled splashbacks. Cupboard housing electrical meters and fuses. Creda night storage heater. Cooker recess with panel point. Twin drainer stainless steel sink unit, plate shelving, access to additional loft storage area.

SIDE PORCH

Double glazed with door opening onto the paved sun terrace and gardens. Quarry tiled flooring, fitted cupboards, utility area with plumbing for washing machine and tumble dryer, double glazed window to the rear elevation. Door to:-

CLOAKROOM/WC

Obscure double glazed window to the rear, low flush WC with concealed cistern, wall mounted wash hand basin with tiled splashback.

BEDROOM ONE

Double aspect with aluminium framed double glazed windows to the front and side elevations. Dimplex night storage heater, range of full height fitted wardrobes with louvre doors and storage lockers over.

BEDROOM TWO

Two aluminium framed double glazed windows to the side elevation, Dimplex night storage heater, wash hand basin set in vanity unit with tiled splashback and strip light/shaver socket over.

BATHROOM/WC

White three-piece suite comprising a panelled bath with handgrips, mixer tap and Mira instant shower, low flush WC with concealed cistern and broad wash hand basin with mixer tap, set in vanity unit. Panelled walls, obscure double glazed window to the rear elevation, towel rail/radiator, Dimplex convector heater, extractor fan.

BEDROOM THREE

Broad window to the rear elevation, wash hand basin set in vanity unit with tiled splashback and strip light/shaver socket over. Fitted airing cupboard with foam lagged copper cylinder with immersion heater and slatted linen shelving. Two further fitted cupboards, one with shelving and double glazed window to the rear elevation.

THE EXTERIOR

'Highfields' benefits from an attractive entrance with drystone walling with double gateposts and gates opening onto the:-

FORECOURT

Tarmacadamed, providing ample space for a number of vehicles.

GARAGE/WORKSHOP BLOCK

Double garage with inspection pit and twin electronic up-and-over doors. Light and power connected, window and courtesy door to the side elevation.

WORKSHOP

Light and power connected, fitted cupboards and work bench, double metal doors.

FRONT GARDENS

To either side of the forecourt there are rockery-edged borders with lawn continuing to the rear of the property. The main front garden area mainly comprises a level lawn with central flowering cherry tree and well stocked shrub borders which contain many mature plants including camellias, azaleas and holly etc. Raised paved sun terrace with exterior water tap and doors from the living accommodation. Pathway continuing to the side porch and lower paved terrace with bin storage area and pathway continuing to the:-

REAR GARDEN

A broad expanse of garden, well enclosed to all sides by metal fencing. Large area of mainly level lawn, echiums in variety, further cold water tap, broad rear paved patio.

TIMBER STORE/HOME OFFICE

Insulated, windows to three elevations, light and power connected.

GENERAL INFORMATION

SERVICES

Mains water, electricity and drainage are connected to the property.

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Freehold.

AGENT'S NOTE

Prospective purchasers should note that Probate is due to be applied for imminently; therefore, immediate occupation cannot be provided.

VIEWING

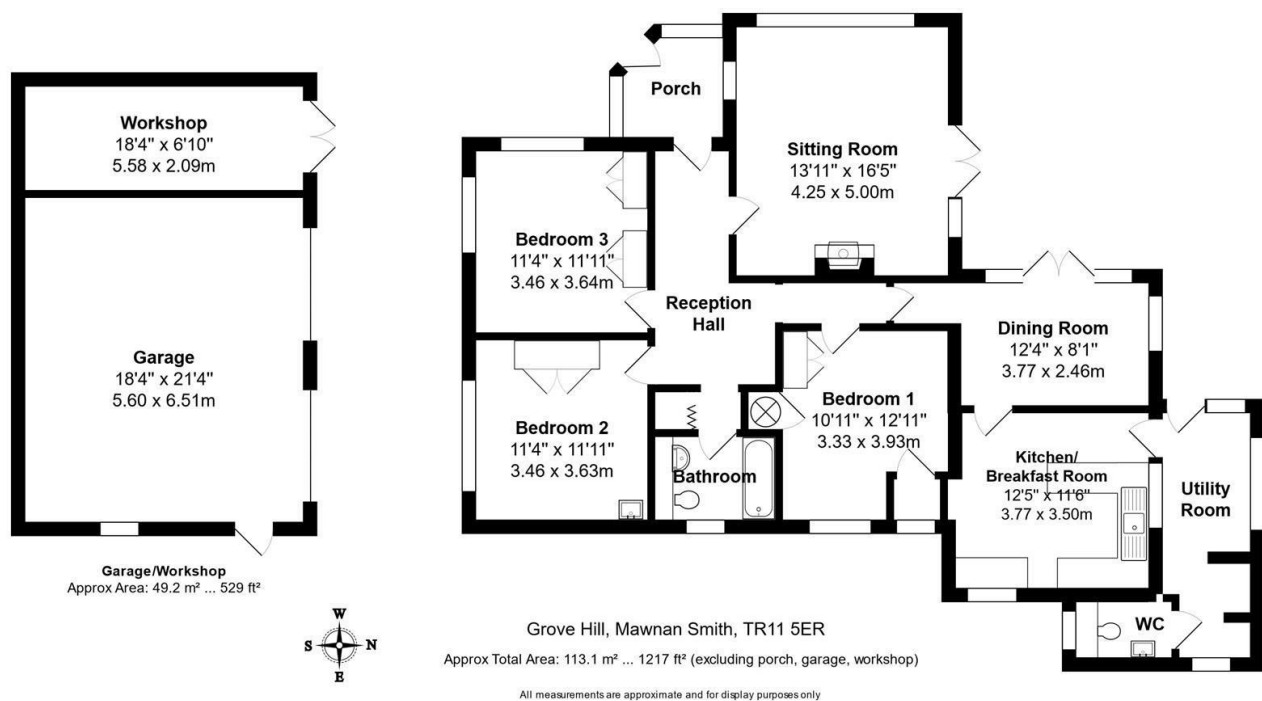
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

Proceed into the village of Mawnan Smith passing Alanco Motors on the left-hand side and village stores on the right. Immediately in front of The Red Lion Inn, follow the road around to the right, continuing in the direction of Glendurgan, Trebah and Helford Passage. Immediately after the left-hand turning to Shute Hill and Mawnan Smith Primary School, the property will be found on the left-hand side, opposite the property known as 'Groveside'.



Floor Plan



Cornwall Council

Correspondence Address: Cornwall Council Planning, PO Box 676, Threemilestone,
Truro, TR1 9EQ
Email: planning@cornwall.gov.uk
Tel: 0300 1234151
Web: www.cornwall.gov.uk



Application number: PA21/09740

Agent:

The Residential Design Studio
The Old Workshop
59 Church Way
Falmouth
Cornwall
TR11 4SG

**Town And Country Planning Act 1990 (As Amended)
Town And Country Planning (Development Management Procedure) (England)
Order 2015**

Grant of Conditional Planning Permission

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY GRANTS CONDITIONAL PERMISSION**, subject to the conditions set out on the attached schedule, for the development proposed in the following application received on 27 September 2021 and accompanying plan(s):

Description of Development: Revised Scheme Of previous Withdrawn Application - Ground Floor Alterations With New Ground Floor Extension And Front Porch Alterations With Replacement Of Tiled Roof To Natural Slate Roof.

Location of Development: Highfields Grove Hill Mawnan Smith TR11 5ER

Parish: Mawnan

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 11 January 2022

Louise Wood - Service Director Planning and Sustainable Development

CONDITIONS:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Before the first occupation of the extension hereby permitted the window in the master bedroom en-suite shall be fitted with obscure glazing and the window shall be permanently retained in that condition thereafter.

Reason: To protect the privacy of the users of Mawnan Primary School in accordance with the aims and intentions of Policy 12 of the Cornwall Local Plan Strategic Policies 2010-2030.

DATED: 11 January 2022

Louise Wood - Service Director Planning and
Sustainable Development

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Site/location Plan 1298-A1-PL03 received 27/09/21

Proposed 1298-A1-PL02 received 27/09/21

ANY ADDITIONAL INFORMATION:

- Please note that the proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) because it is less than 100m² of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.
- The developer(s) is encouraged to use low carbon, sustainable and best practice building methods in the construction of the dwellings to ensure that they are as energy-efficient as possible, in light of the Council's plan to tackle the climate emergency and help Cornwall cut its carbon footprint.

In dealing with this application, the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application, on this occasion this has included :

Discussions/negotiations ongoing with LPA throughout determination of planning application

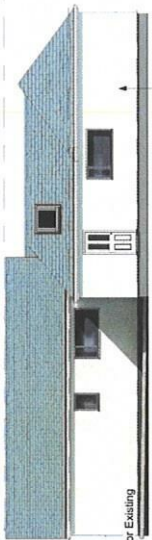
Dedicated phone number of the case officer for the Applicant/Agent

Close liaison with the Town and Parish Councils in accordance with the protocol.

DATED: 11 January 2022

Louise Wood - Service Director Planning and
Sustainable Development

Ridge
4950
Soffit
2550
Ground Floor Existing
0



2 East Elevation Proposed
1 : 100



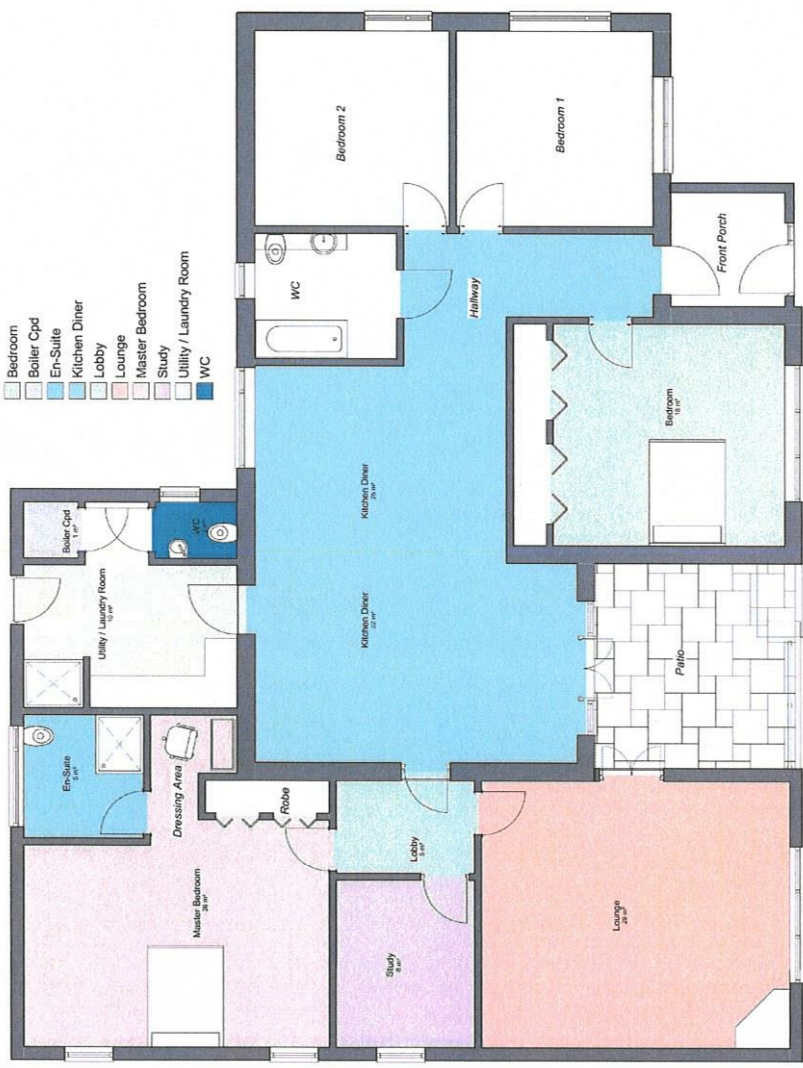
3 South Elevation Proposed
1 : 100



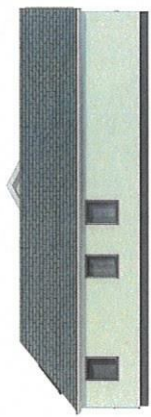
4 West Elevation Proposed
1 : 100

By Room Name Legend

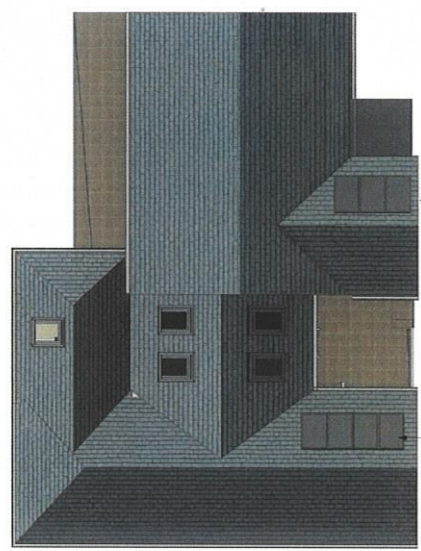
- Bedroom
- Boiler Cpd
- En-Suite
- Kitchen Diner
- Lobby
- Lounge
- Master Bedroom
- Study
- Utility/Laundry Room
- WC



1 Ground Floor Proposed
1 : 50



5 North Elevation Proposed
1 : 100



8 Roof Plan Proposed
1 : 100

CDM REGULATIONS
The owner must abide by the Construction Design and Management Regulations 2015 which relate to building works. All clients must ensure that the design team is responsible for the client's responsibility to appoint a Planning Supervisor on all projects that require compliance with the CDM Regulations.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must conform to the relevant British Standards, European Standards, Agreement Certificates, Product Certifications of the relevant materials and workmanship. All materials and workmanship must be confirmed to a European standard or harmonised European product should have a CE marking.

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Rev	Description	Date

CODE	SUITABILITY DESCRIPTION

The Residential Design Studio
The Old Workshop, 99 Church Way,
Farnham, Surrey, GU14 7JH
Tel: 01328 317273

Revised Scheme Of previous Withdrawn
Application - Ground Floor Alterations With New
Ground Floor Extension And Front Porch
Alterations With Replacement Of Tiled Roof To
Natural Slate Roof.

TITLE
Floor Plans - Elevation & Roof Plan Existing

CLIENT	DRAWN BY	CHECKED BY	DATE
	SDA	SDA	Sept 2021
			PROJECT NUMBER
			1288
			AS INDICATED
			DRAWING NUMBER
			1298-A1-PL01
			REV