



Church View, Lamanva, Near Falmouth, TR10 9BJ

£975,000

FOR SALE WITH IMMEDIATE VACANT POSSESSION AND NO ONWARD CHAIN

A superbly proportioned and constructed, detached, individual, high quality house, designed and built for our clients c. 2015, situated on the outskirts of a small, semi-rural hamlet, south of picturesque Argal Reservoir, 3 miles from the university campus at Tremough and just a few minutes' drive from Mawnan Smith, beyond which is the beautiful Helford River and south Cornish coastline. Accessed by a long, private, tree-lined driveway, the house is set in grounds which extend to approximately 2 acres and which include Outline Planning Permission for the construction of an additional, detached, individual dwelling.

Key Features

- Superb detached individual house - ideally positioned for Falmouth, Mawnan Smith and the south coast
- 4/5 bedrooms, 3 bath/shower rooms
- 'Engineer's' double garage/workshop - ideal for the car enthusiast
- Outline Planning Permission for a separate second dwelling
- Extremely well proportioned and appointed with under-floor heating throughout
- Countryside views to Mabe Church
- Gardens and grounds of approximately 2 acres
- EPC rating C



THE PROPERTY

'Church View' sits well back from the country road leading from Falmouth and Penryn to Constantine and Gweek. A long private driveway approach provides an even greater sense of space, with the tree-lined driveway bisecting the large, level and mainly lawned grounds, culminating in an extensive gravelled parking area to the front of the house, immediately adjacent to a superb, detached garage with hydraulic lift.

The house was designed and built for the present owners and provides proportions rarely found in modern houses of highly insulated construction, under a steeply pitched roof of natural slate with smooth rendered elevations, stone relief and slate sills. Benefiting from full double glazing and Propane gas fired under-floor heating throughout (supplemented by solar panelling), the accommodation includes a sheltered entrance with direct and easy access from the forecourt, glazed porch, central reception hall with turning staircase, state of the art plant room, ground floor shower room/WC, immense fifth bedroom/living room/office, double aspect sitting room with log-burner, exceptional family sized kitchen/diner with second log-burner, fitted utility room and side porch. Upstairs, a galleried landing opens directly onto a glass-fronted, south-facing balcony, bedroom one features a dressing lobby and private en-suite shower room with separate WC, three further double bedrooms, and a large family bathroom.

Attractively landscaped and stocked gardens surround the house, a large lawned area to the eastern side benefits from planning for a separate second dwelling, and to the southern side of the sweeping driveway there is another expansive lawned area, again well enclosed to all boundaries, and which includes useful outbuildings including a large timber shed, tractor store and equipment shed.

THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

SHELTERED ENTRANCE

Paved and with oak beams providing direct, level and easy access from the extensive forecourt. Panel-effect door with glazed side panels, cloaks storage and double internal oak doors with glazed panelling opening into the:-

CENTRAL RECEPTION HALL

A superb, spacious, welcoming reception area with broad, easy rising, turning staircase leading to the galleried first floor landing. Under-stair storage cupboard, oak-effect laminate flooring.

PLANT ROOM

Large capacity Gledhill pressurised hot water system with dual immersion heater, Honeywell timer switching and converter from the solar panelling, providing hot water. Oak-effect laminate flooring, electrical trip switching.

DOWNSTAIRS SHOWER ROOM/WC

A spacious ground floor facility with white three-piece suite comprising a low flush WC, wash hand basin with mixer tap and cupboards under, fully tiled shower cubicle with mains-powered shower. Slate-effect laminate flooring, one wall with ceramic tiling, towel rail/radiator, extractor fan.

GROUND FLOOR BEDROOM FIVE/STUDY

14'10" x 18'8" (4.54m x 5.71m)

A highly adaptable and extremely well proportioned light, oak-effect laminate flooring, double aspect room with window to the side elevation and broad window to the front, overlooking the forecourt and gardens. Currently used as a large office, ideal for future proofing as a ground floor bedroom, in combination with the nearby shower room, or as a further reception room etc.

SITTING ROOM

14'11" x 19'1" (4.56m x 5.84m)

Again, double aspect, with window to the side elevation and sliding patio door to the rear, enjoying a lovely outlook over the paved sun terrace, gardens and beyond to miles of surrounding countryside. Glass-fronted log-burner on slate hearth with oak mantel over. Inset downlighting with dimmer switching. Oak-effect laminate flooring.

KITCHEN/DINING ROOM

An extremely well proportioned family sized room with patio doors with retractable awning, and a broad window to the rear elevation, again enjoying a lovely outlook over the gardens to surrounding unspoilt countryside.

DINING AREA

13'0" x 14'6" (3.98m x 4.44m)

Glass-fronted log-burner, again on a slate hearth and with oak mantel, inset downlighters, oak-effect laminate flooring.

KITCHEN AREA

13'3" x 14'6" (4.04m x 4.44m)

Comprehensively appointed with a full range of cream painted Shaker-style units with ample round-edge worksurfaces between with complimentary tiled splashbacks. Peninsula unit, inset double bowl stainless steel sink unit with mixer tap and waste disposal unit, integrated Bosch dishwasher, large Falcon range cooker with Rangemaster illuminated stainless steel extractor canopy over. Bosch tall fridge, pantry unit, corner carousel, inset downlighters. Oak-effect laminate flooring. Casement door to the:-

UTILITY ROOM

Fitted with a matching range of wall and base units. Stainless steel sink unit with mixer tap, recesses with plumbing for washing machine and tumble dryer, oak-effect laminate flooring, wall mounted Worcester Propane gas fired boiler providing domestic hot water and central heating. Window overlooking the forecourt, coat storage, space for fridge and freezer cabinet. Matching casement door leading to the:-

SIDE PORCH

Providing sheltered access from the front and rear elevations, with tiled flooring, light and power connected, views over adjacent kitchen garden area and, beyond, to Mabe Church.

FIRST FLOOR

GALLERIED LANDING

10'9" x 21'10" (3.28m x 6.66m)

A particularly light and spacious landing with casement door opening onto a front-facing balcony, with stainless steel and glazed balustrading, enjoying a particularly sunny aspect, overlooking the gardens and grounds beyond. Broad walk-in storage/linen cupboard, access to over-head loft storage area.

BEDROOM ONE

14'10" x 14'2" (4.54m x 4.34m)

Broad window to the front elevation, range of fitted full height built-in wardrobes providing ample hanging and storage space. Oak-effect laminate flooring. Dressing lobby, door to:-

SHOWER ROOM

White suite comprising a broad shower cubicle with mains-powered twin head shower, pedestal wash hand basin with mixer tap. Slate-effect laminate flooring, one wall ceramic tiled. Obscure glazed window to the side elevation, extractor fan, tall towel rail/radiator, inset downlighters, door to:-

SEPARATE WC

Complimentary white two-piece suite comprising a low flush WC



and pedestal wash hand basin with mixer tap. Slate-effect laminate flooring, extractor fan, obscure glazed window to the side elevation.

BEDROOM TWO

14'11" x 10'1" (4.55m x 3.08m)

Window to the rear elevation, enjoying panoramic views over the gardens and foreground to rolling countryside surrounding Mabe Church. Eaves storage areas, large built-in full height double cupboard. Oak-effect laminate flooring.

FAMILY BATH/SHOWER ROOM

Another extremely spacious room with white four-piece suite comprising a low flush WC, fully tiled shower cubicle, panelled bath with handgrips and mixer tap with hand-held shower attachment, wash hand basin with mixer tap and cupboards below. Access to eaves storage areas, two ceramic tiled walls, inset downlighters, slate-effect laminate flooring, towel rail/radiator.

BEDROOM THREE (UPSTAIRS SITTING ROOM)

15'1" x 9'11" (4.60m x 3.03m)

A very versatile double aspect room with window to the side elevation overlooking the grounds and broad window to the rear, with low sill, providing another lovely outlook over the grounds and surrounding countryside. Oak-effect laminate flooring. Access to eaves storage areas.

BEDROOM FOUR

12'11" x 11'0" (3.95m x 3.37m)

Again, double aspect, window to the side overlooking the grounds, and broad window to the front overlooking the forecourt. oak-effect laminate flooring. Eaves storage areas, built-in double cupboard providing yet more storage.

THE EXTERIOR

'Church View' sits in a plot which extends to approximately two acres.

DRIVEWAY

To the eastern corner, a broad private entrance with double gateposts and twin timber gates opens onto a sweeping concreted driveway which is lined to both sides by an 'avenue' of trees. To either side of the entrance, there are granite retaining walls, a shrub bed and raised area of lawn with timber fencing which continues the length of the front boundary of the plot area.

GARAGE/WORKSHOP

22'4" x 19'3" (6.81m x 5.88m)

This really is a superb feature of 'Church View', specifically designed and built by the current owners to accommodate vintage cars and a heavy duty hydraulic lift. Electronic roller door, light and power connected, courtesy door to the gardens, reinforced flooring and sufficient head height to construct a mezzanine storage area, if required.

THE GARDENS

Surrounding 'Church View' there are attractively stocked and landscaped gardens including a kitchen garden area to the eastern side of the house, and formal lawns and broad terrace with sun awning to the rear, directly accessed from the living accommodation, ideal for outside dining and entertaining, and enjoying the far-reaching views to Mabe Church. A gravelled forecourt provides extensive parking and ease of access to the sheltered entrance.

OUTBUILDINGS

Directly opposite the gravelled forecourt is a range of useful buildings including a large timber potting shed, tractor store and equipment shed - (18'0" x 17'7" (5.48m x 5.35m)), which opens

onto the paddock. A Propane gas storage tank is discreetly positioned behind hedging.

PADDOCK

Lying to the southern side of the driveway, completely level and laid to lawn with secure fencing and hedging to the side and rear boundaries. This area is currently simply laid to formal lawn but would also be ideal for those with small livestock, intensive cultivation and a high degree of self-sufficiency.

THE PLOT

Sits to the eastern side of the house where there is currently a block-built outbuilding, beyond which sweeping views exist over miles of countryside to Mabe Church and outskirts of the village beyond. Outline Planning Permission was granted on 16 May 2023 for the construction of an additional, detached, individual dwelling - Cornwall Council Planning Reference: PA23/01987 - details of which are attached, full details of which are available in the normal manner on Cornwall Council's Online Planning Register.

GENERAL INFORMATION

SERVICES

Mains electricity and water are connected to the property. Private drainage. Propane gas fired central heating, supplemented by solar panelling. Under-floor heating throughout.

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Freehold.

VIEWING

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

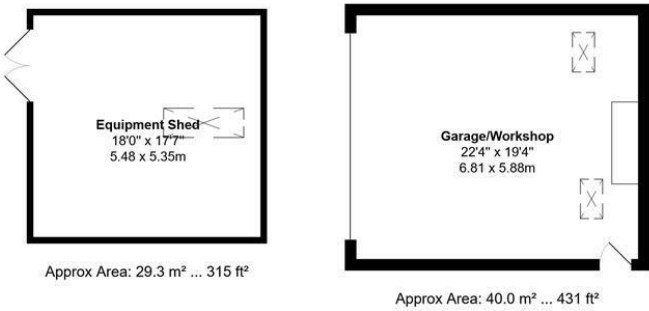
DIRECTIONAL NOTE

From the A39 Truro to Falmouth road, take the exit at Treliever Roundabout into the village of Mabe Burnthouse. In the centre of the village, proceed directly across the crossroads, following the signs to Mawnan Smith. Proceed passed Argal Reservoir on the right-hand side and at the crossroads turn right, signposted to Constantine and Gweek. The entrance to 'Church View' will then be found after approximately 300m on the left-hand side as you enter the hamlet of Lamanva.





Floor Plan



Lamanva, Penryn, TR10 9BJ

Total Approx Area: 2593 ft² ... 240.9 m² (excluding covered access, garage/workshop, equipment shed, balcony)

All measurements are approximate and for display purposes only

