



Laskowski  
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## Mawnan, 13 Tresooth Farm Barns, Penwarne Road, Mawnan Smith, Falmouth, TR11 5PF

£198,000

Surrounded by tranquil Cornish countryside and forming part of superbly maintained, well managed and thriving holiday complex situated between the harbour town of Falmouth and ever-popular village of Mawnan Smith; a 1 bedroom mezzanine property, offering quality and thoughtfully designed accommodation, benefitting from allocated parking, the use of 'on-site' facilities including swimming pool, sauna, games room, children's outdoor play area, and an array of scenic walks 'on the doorstep'. No onward chain.

### Key Features

- Mid terrace property
- Ideal bolthole or holiday let
- Contemporary interior
- Allocated parking
- 1 bedroom mezzanine
- Appealing open-plan layout
- Use of 'on-site' facilities
- EPC rating C





## THE ACCOMMODATION COMPRISES

A brick pavia garden pathway leads to a front entrance door opening into the:-

### RECEPTION/LIVING AREA

A light and bright welcoming entrance with feature full height fixed pane windows providing plentiful light and an outlook over the low maintenance and quaint front courtyard area. Spacious in nature, with turning staircase rising to the first floor mezzanine. Under-stair storage, shallow storage cupboard housing electrical consumer unit. Contemporary wall lights, TV aerial point, light oak-effect flooring. Broad opening leading into the:-

### KITCHEN AREA

A fully fitted kitchen with units set within an L-shape, with an array of cupboards and drawers set both above and below a roll top worksurface, together with tiled splashback. Inset one and a half bowl sink with drainer and mixer tap. Built-in appliances to include electric oven, Candy four ring induction hob with stainless steel extractor over, Candy built-in dishwasher, tall built-in fridge/freezer and Beko built-in washer/dryer. Daikin air conditioning unit, contemporary wall lights, continuation of light oak-effect flooring. Door to the:-

### GROUND FLOOR SHOWER ROOM

A superbly appointed white three piece suite comprising low flush WC, wall-mounted wash hand basin with mixer tap, glass shelf over and mirror set above. Heated towel rail, inset downlights, continuation of oak-effect flooring. Broad corner shower cubicle with sliding door, contemporary panelling and Mira Go electric shower. Extractor fan, inset downlights.

### FIRST FLOOR MEZZANINE

Storage cupboard at mid-point.

### BEDROOM

Galleried to the stairwell below and kitchen, a light, bright and lofty room, once again, with feature full-height glazing to the front elevation providing an elevated view over Tresooth Farm Cottages, residents parking area and low maintenance courtyard below. Contemporary wall lights, inset downlights, plentiful space for surplus bedroom furniture.

## THE EXTERIOR

### FRONT COURTYARD

A nicely positioned bijou area of external space located to the front of the property, enclosed via contemporary fencing, laid to brick pavia and part stone shingle, together with planters surrounding. A superb area in which to enjoy a morning coffee or sunshine. One allocated parking space is situated opposite, with EV charging point.

### COMMUNAL FACILITIES

A substantial amount of investment has also being made to enhance the communal areas and services by upgrading the children's play area, heated outdoor swimming pool and sauna, as well as the addition of communal hot tubs and also a games room. High speed fibre broadband is available in the cottage, as well as in the main courtyard and the swimming pool area.

## COMMUNAL GARDENS

Set within lightly wooded grounds and located behind the terrace of six which includes 'Mawnan'. An area for making pizzas and socialising exists to the far boundary.

## GENERAL INFORMATION

### SERVICES

Mains water, drainage and electricity are connected to the property. Telephone points (subject to supplier's regulations). Heating via air source heat pump.

### TENURE

Leasehold. 999 year lease commencing 1st January 2025. Maintenance charge of £6,100 per annum which includes the cleaning and contribution towards swimming pool, hot tubs etc, and communal insurances. Peppercorn ground rent.

### VIEWING

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

### RATEABLE VALUE

£29,250 - Cornwall Council.





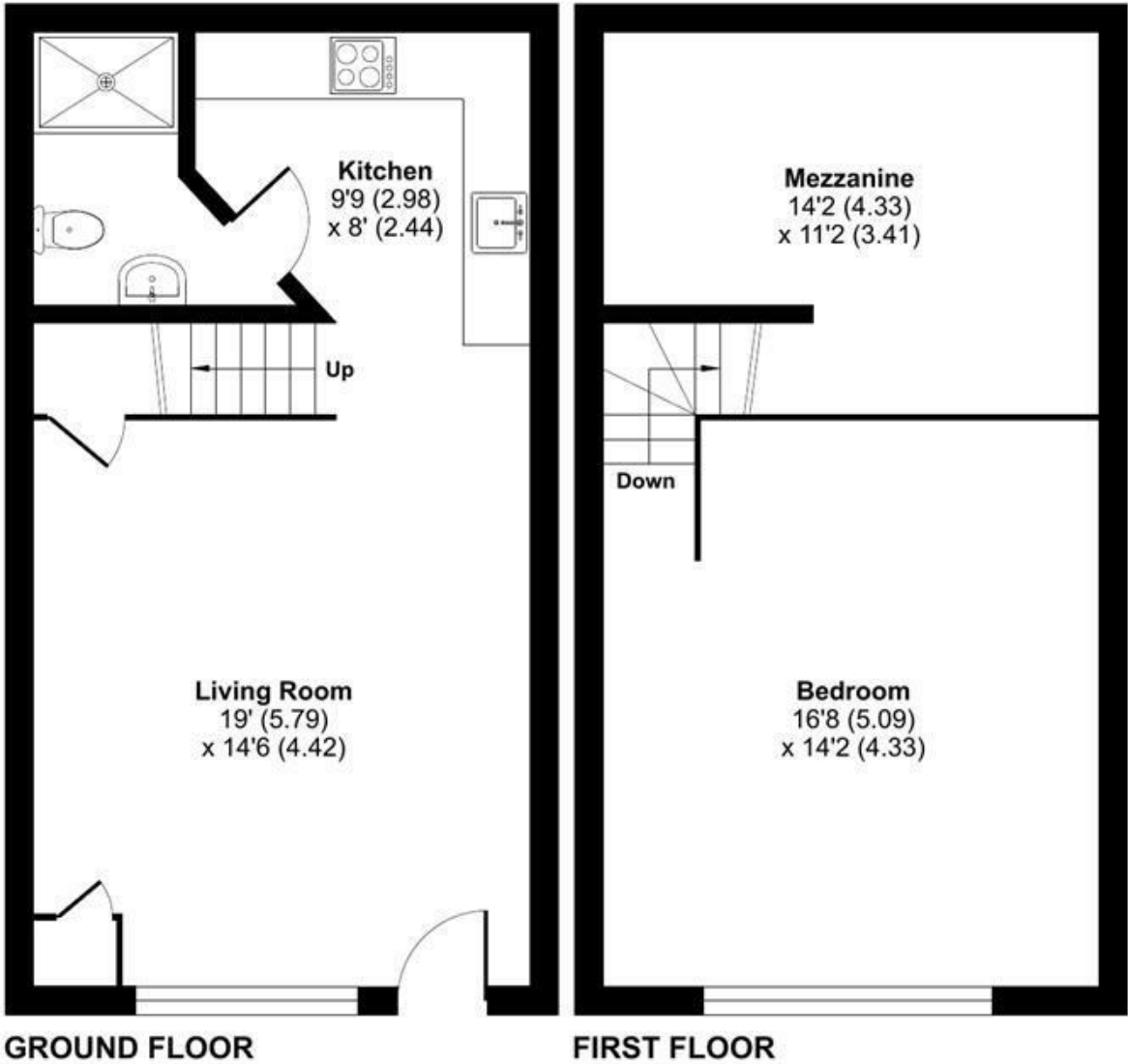


Floor Plan

Penwarne Road, Mawnan Smith, Falmouth, TR11

Approximate Area = 810 sq ft / 75.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2025. Produced for Laskowski & Company. REF: 1316947