



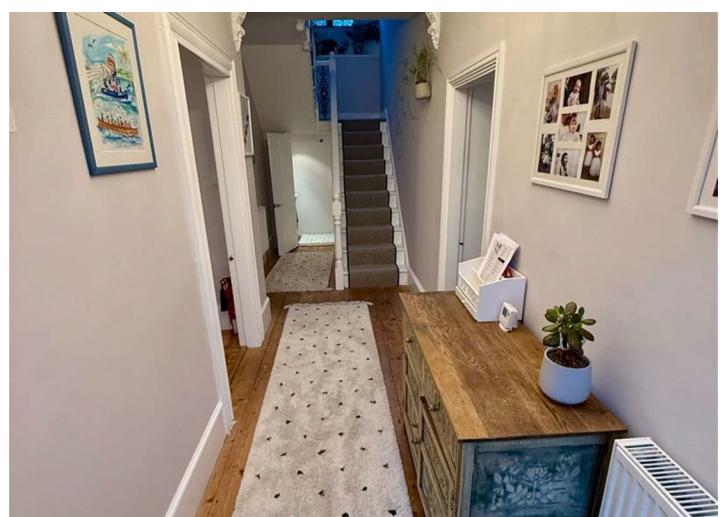
## Lamanva House, Lamanva, Penryn, TR10 9BJ

Guide Price £435,000

A delightful Victorian house full of characterful features throughout, offering 3 bedrooms and scope for a loft conversion (subject to consents). The property enjoys a private, lawned rear garden with a modern 'office pod', as well as driveway parking and a newly built double garage. The location is excellent - close to Mawnan Smith (within the primary school's catchment area) and Constantine, the wider Helford River, and within easy reach of Falmouth.

### Key Features

- Charming Victorian house
- Double garage
- Parking
- Viewing recommended
- 3 bedrooms
- Private, landscaped rear garden
- Scope for conversion of loft (subject to necessary consents)
- EPC rating D



## GENERAL INFORMATION

### SERVICES

Mains water and electricity are connected to the property.  
Private cesspit drainage. Oil fired central heating.

### COUNCIL TAX

Band C - Cornwall Council.

### TENURE

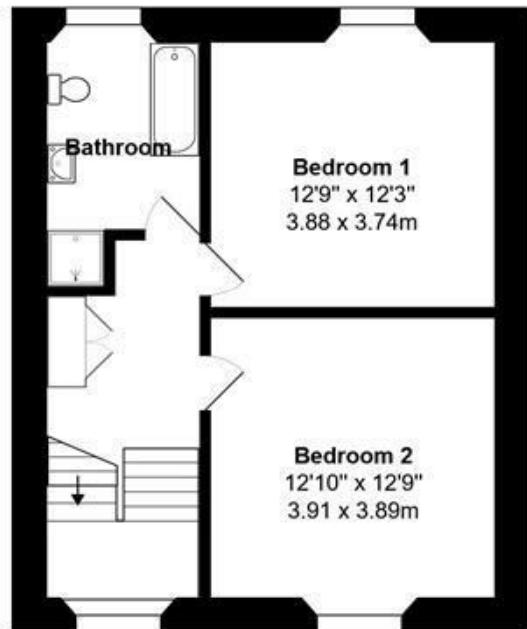
Freehold.

### VIEWING

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



# Floor Plan



First Floor

Approx Area: 46.6 m<sup>2</sup> ... 502 ft<sup>2</sup>

