



## Whitethorn Cottage, Grove Hill, Mawnan Smith, Falmouth, TR11 5ES

£365,000

In the same family's ownership for 3 generations and to be sold for the first time in over 75 years, a charming, semi-detached, slate-hung cottage, substantially extended, providing 3 bedroom, 2 bath/shower room, 2 reception room accommodation with a detached garage and good sized, extremely sunny, south-facing garden. 'Hidden' from the roadside but literally in the 'heart' of this highly sought-after and extremely well served village whose excellent amenities are 'on the doorstep'.

### Key Features

- Charming semi-detached cottage
- Substantially extended accommodation
- 2 south-facing reception rooms
- Garage and parking
- To be sold for the first time in many years
- 3 first floor bedrooms and 2 bath/shower rooms
- Sheltered, well enclosed and sunny front gardens
- EPC rating awaited



## THE PROPERTY

In the ownership of well known local family who have occupied the property since the mid-1900s, the availability of 'Whitethorn Cottage' provides an extremely rare opportunity to purchase a charming cottage, 'hidden' from the roadside, but with the village's excellent day-to-day amenities all within easy, level, walking distance. Substantially extended to the side and rear, but retaining a part slate-hung front elevation, the property benefits from a garage and parking area to the rear, as well as an attractively landscaped, sheltered and extremely sunny garden to the front.

The accommodation comprises an entrance lobby from the rear parking area, ground floor fully tiled shower room/WC, kitchen, versatile dining room which opens onto the gardens, and lounge with beamed ceiling and fireplace (no longer functioning). Upstairs, there are three bedrooms and a fully tiled bathroom/WC. The cottage is now available for sale in the open market for the first time in many, many years and has the additional benefit of immediate vacant possession with no onward chain.

## THE LOCATION

'Whitethorn Cottage' is situated 'a stones throw' from the village centre with amenities such as a doctors surgery, electricians, bus stop, public house - The Red Lion Inn - convenience store, church and craft shops etc, within easy level walking distance. Additional facilities within the village include a garage, primary school (recently voted as the best primary school in the south west by readers of The Sunday Times), bowling club and other sports clubs, with Mawnan Smith recognised as 'the gateway' to the nearby Helford River whose sheltered sailing waters are readily accessed from nearby Durgan, Helford Passage and Port Navas.

The internationally renowned sub-tropical gardens at Glendurgan and Trebah are on the edge of the village; the nearby Budock Vean Hotel provides spa, tennis and additional recreational facilities, and numerous walks include through the woodland at Carwinion to the mouth of the Helford River and beyond, along the South West Coast Path, to Rosemullion Head, Maenporth Beach and beyond.

## THE ACCOMMODATION COMPRISES

### REAR ENTRANCE LOBBY

uPVC double glazed door from the parking area and garage providing direct, easy and immediate access.

### SHOWER ROOM/WC

Most attractively appointed with a contemporary white three-piece suite comprising a low flush WC, wash hand basin with mixer tap and cupboards under, broad walk-in shower cubicle with mains-powered shower. Fully ceramic tiled walls and flooring. Replacement uPVC double glazed window to the side elevation, extractor fan, access to over-head storage area.

### KITCHEN

Half glazed door from the entrance lobby. Fitted with a comprehensive range of wall and base units with round edge worksurfaces and tiled splashbacks. Inset sink unit with cutlery drainer and mixer tap. Recess with plumbing for washing machine/dishwasher. Belling four-ring ceramic hob

with extractor canopy over and Beko oven/grill below. Space for fridge/freezer, end display shelving, electric radiator, built-in shelved storage cupboard. Half glazed door opening into the:-

### DINING ROOM

Beamed ceiling, replacement uPVC double glazed window and door overlooking and opening onto the attractively landscaped and extremely sunny, south-facing, front gardens. TV aerial socket.

### LOUNGE

Fireplace with granite lintel and raised slate hearth (not functional), storage cupboard to one side. Beamed ceiling, radiator (formerly heated by a back boiler). Open tread staircase leading to the first floor, two deep silled replacement uPVC double glazed windows to the front elevation, overlooking the front gardens. TV aerial socket, wall light points.

### FIRST FLOOR

### SPLIT LEVEL LANDING

### BEDROOM ONE

Two replacement uPVC double glazed windows to the front, south-facing elevation. Access to over-head loft storage area, built-in airing cupboard with hot water cylinder, immersion heater, pump and linen shelving. Additional built-in full height wardrobe.

### BEDROOM TWO

uPVC double glazed window to front elevation, inset downlighters, built-in cupboard, low level cupboard housing electrical fuses.

### BEDROOM THREE

uPVC double glazed window to the rear elevation, radiator (formerly heated by a back boiler).

### BATHROOM/WC

Again, attractively appointed with a white three-piece suite comprising a low flush WC, pedestal wash hand basin and moulded bath with curved glazed screen, mixer tap and shower attachment. Fully ceramic tiled walls and flooring, convector heater, uPVC double glazed window to the rear elevation.

### THE EXTERIOR

'Whitethorn Cottage' benefits from a level tarmacadamed access to the rear, over which two neighbouring properties have a vehicular right of way and a third property has pedestrian access.

### PARKING AREA

Immediately adjacent to the rear of the cottage, where there is an exterior water tap, bin storage area and pathway which leads through to the front gardens.

### DETACHED GARAGE

Sectional concrete construction, metal up-and-over door.

### FRONT GARDEN

A particular feature of the property, benefiting from a

sheltered and extremely sunny, south-facing aspect, with front entrance door with canopy and exterior courtesy light. A pathway extends across the front and side of the property, and there are steps with a handrail which lead onto a paved patio/sun terrace ideal as a sitting-out and al fresco dining area. Brick-edged borders are well stocked with a variety of mature shrubs and plants including azaleas, heathers and palm tree, with the paved pathway continuing past a rockery garden to an upper terrace with attractive, slightly elevated views to the facade of this attractive, half slate-hung cottage. This garden is particularly well enclosed to all sides by stone walling and timber fencing.

## GENERAL INFORMATION

### SERVICES

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

### 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.

### DIRECTIONAL NOTE

Proceed into the village of Mawnan Smith, passing the village stores and doctors surgery on the right-hand side and public house, The Red Lion Inn, on the left. Within a short distance, the rear access to the property will be found on the left-hand side, immediately after the double-fronted property named 'Windy Ridge'.



## Floor Plan



Floor plan awaited