



Laskowski  
&Co



## Chy an Bryn, Bareppa, Mawnan Smith, Falmouth, TR11 5EG

Guide Price £295,000

**\*\*FULL RENOVATION REQUIRED\*\*** Situated in the small, semi-rural hamlet of Bareppa, just over 0.5 a mile from the centre of the extremely well served and sought-after village of Mawnan Smith, a detached, individual cottage, the recent subject of remedial cob wall and limestone rendering works, still requiring further renovation works, but offering well proportioned, versatile and characterful 3 bedroom accommodation with gardens, parking and a detached outbuilding which, subject to planning, would be the ideal site for a garage/workshop, if required. For sale with immediate vacant possession and no onward chain.

### Key Features

- Detached double-fronted cottage
- Believed to date from the 1800's with a later rear extension
- Gardens to front, side and rear
- Just 0.5 a mile from village amenities
- Recent reconstructive cob works and lime rendering
- RENOVATION OPPORTUNITY
- Parking area, workshop and space for garage, subject to consents
- EPC rating F







## THE LOCATION

Bareppa is a small semi-rural hamlet just half a mile from the highly sought-after village of Mawnan Smith, whose excellent day-to-day amenities include a bus service (which passes through Bareppa), convenience store, garage, public house, church, doctors surgery, electricians, craft workshops and sports clubs etc. On the southern side of the village, there are sub-tropical gardens at Trebah and Glendurgan, beyond which is Helford Passage and the sailing waters of the beautiful Helford River. The South West Coast Path can be easily accessed from nearby Maenporth Beach - a popular, safe, sandy bathing location. A drive through picturesque Penjerrick leads to Budock Water, with the centre of Falmouth just a ten to fifteen minute drive away.

## THE ACCOMMODATION COMPRISES

### GABLED ENTRANCE PORCH

'Chy an Bryn' benefits from a broad part glazed gabled porch, which provides a sheltered entrance with footpath from the front gate and from the side parking area. Part glazed stable-type door opening into the:-

### ENTRANCE LOBBY

Broad easy rising staircase leading to the first floor landing, opening directly into the:-

### DINING ROOM

One wall in exposed stone, deep silled casement window to the front elevation, electric panel radiator, part panelled walls, door to the kitchen.

### SITTING ROOM

A charming room with beamed ceiling and massive walk-in inglenook fireplace with original clome oven and raised granite hearth. Double casement windows to the front elevation with built-in window seat. Part panelled walls, electric panel radiator, wall light points, under-stair storage area with built-in cupboards and shelving. Door to:-

### BREAKFAST ROOM

Slate flooring, beamed ceiling, timber panelled walls, electric panel radiator, broad window to the rear elevation overlooking the gardens, opening into the:-

### KITCHEN

Slate flooring, extensive range of wall and base units with round-edge worksurfaces between. Sink unit with mixer tap and cutlery drainer, recesses with plumbing for washing machine and dishwasher. Tall larder cupboard, electric panel radiator, timber panelled ceiling, part glazed stable-type door and broad window overlooking and opening onto the rear gardens. Cupboard housing electrical trip switching.

## FIRST FLOOR

### LANDING

Panelled doors to the two original front-facing bedrooms and archway to an inner rear landing.

### BEDROOM ONE

Barrelled ceiling, part timber panelled walls, deep silled double casement window to the front elevation, built-in cupboard with slatted shelving, full height wardrobes with louvre doors, electric panel radiator, interconnecting doorway to the shower room/WC, providing en-suite facilities if required.

### BEDROOM TWO

Twin deep silled casement windows to the front elevation, barrelled ceiling, part panelled walls, pedestal wash hand basin with tiled splashback, fitted cupboards with louvre doors. Access to over-head loft storage area, electric panel radiator.

### INNER LANDING

### BEDROOM THREE

Broad window to the rear elevation overlooking the gardens, built-in full height wardrobes with louvre door and dresser recess with drawers under.

### STUDY/NURSERY

uPVC double glazed window to the rear elevation, electric panel radiator.

### SEPARATE WC

Obscure glazed window to the rear elevation, white two-piece suite including a low flush WC and pedestal wash hand basin with tiled splashback. Heated towel rail.

### SHOWER ROOM/WC

Either a family shower room or en-suite to bedroom one, if preferred. Obscure double glazed window to the rear elevation, low flush WC, broad walk-in shower cubicle, fully tiled, with Mira instant shower. Pedestal wash hand basin with tiled splashback, shaver socket, heated towel rail, large fitted airing cupboard with Copperform foam lagged hot water cylinder with twin immersion heater, slatted linen shelving, storage lockers over.

## THE EXTERIOR

### FRONT GARDEN

Double granite gateposts and gate open from the roadside, with a path leading to the front gabled entrance porch. Shrub borders, small lawned area, pathway to the:-

### PARKING AREA

Situated to the lower side of the cottage with broad opening, providing off-road space for at least one vehicle, which could be extended to provide further parking if required.

### LEAN-TO

Work bench, vine and door to:-

### WORKSHOP

Of part block construction with two windows to the front elevation. These two 'buildings' providing scope for repair and, potentially, the construction of a garage, subject to the necessary consents.

### REAR GARDEN

Pedestrian gate and trellis fencing from the parking area, lower lawned area with former raised vegetable bed and rockery-edged borders. Pathway continuing to the rear of the cottage, where there is a slate-paved patio, further well stocked shrubbery borders, stable door to the kitchen, exterior water tap, slate steps leading to a small, raised, upper terrace with azalea, rhododendrons and camellias, etc.

## GENERAL INFORMATION







## SERVICES

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

## COUNCIL TAX

Band D - Cornwall Council.

## TENURE

Freehold.

## VIEWING

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

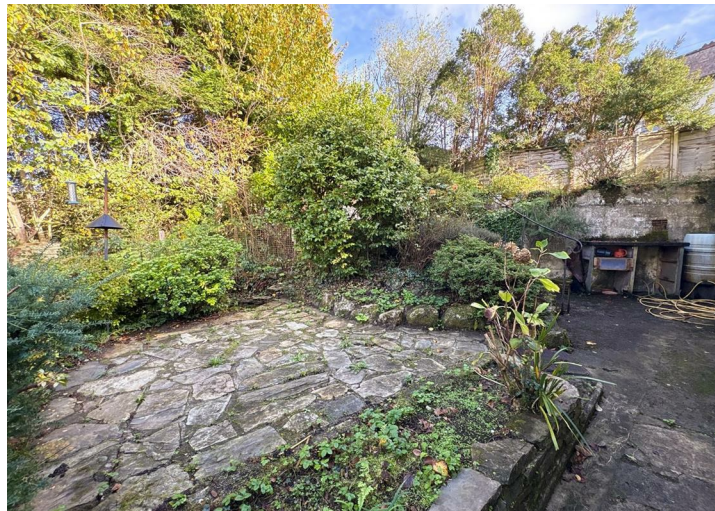
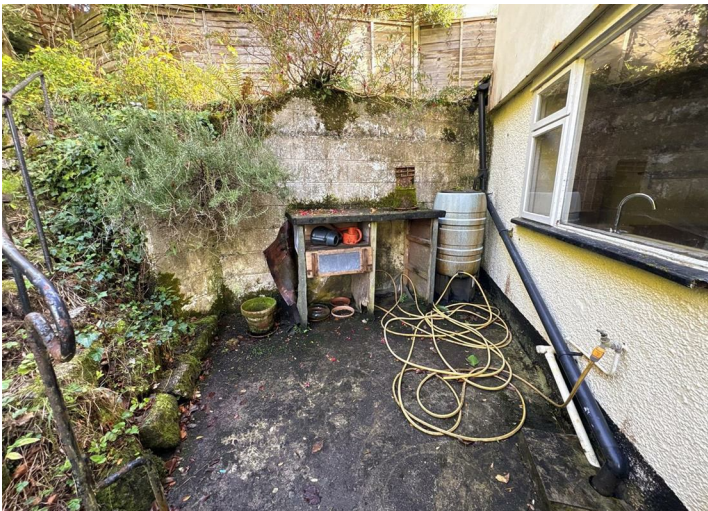
## DIRECTIONAL NOTE

Upon entering the village of Mawnan Smith from the direction of Mabe and Argal Reservoir etc, turn left immediately opposite the village stores onto Carlidnack Road. Continue along this road and leave the village, passing the entrance to Carlidnack Lane on the right-hand side. Proceed down the hill into the hamlet of Bareppa and 'Chy an Bryn' is the fourth property on the right-hand side, just as the road bears left.



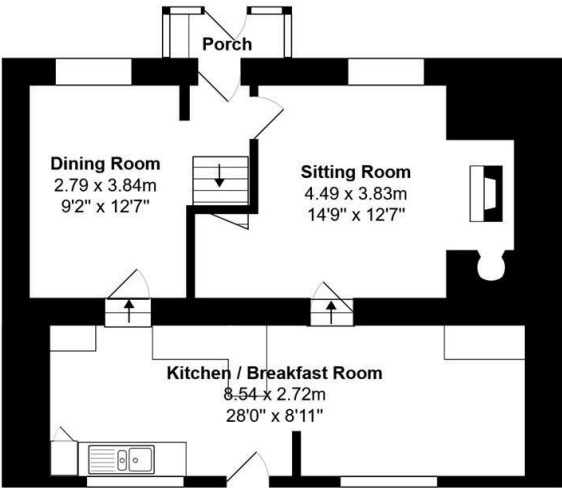




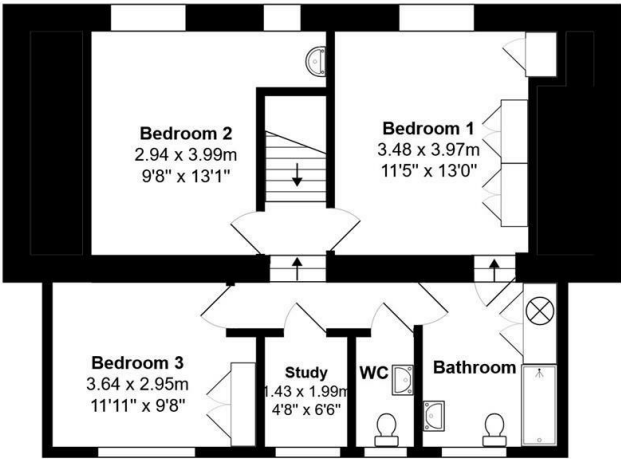




# Floor Plan



**Ground Floor**  
Area: 56.2 m<sup>2</sup> ... 605 ft<sup>2</sup>



**First Floor**  
Approx Area: 55.5 m<sup>2</sup> ... 598 ft<sup>2</sup>

Bareppa, Mawnan Smith, TR11 5EG  
Total Approx Area: 111.7 m<sup>2</sup> ... 1202 ft<sup>2</sup>  
All measurements are approximate and for display purposes only