



8 Castle View Park, Mawnan Smith

Guide Price £625,000



Heather & Lay  
*The local property experts*







- Four bedroom detached home
- In need of an uplift
- Great location
- Nearby to village shop, pub, amenities & bus route
- Peaceful no through cul-de-sac
- Fantastic plot & position
- Far reaching countryside views
- Off road parking and garage
- No onward chain!

### THE PROPERTY

Home for many years to our vendors, this wonderfully located property is perfectly liveable as is but would benefit from redecorating. This detached property has as many as four bedrooms (depending on one's taste and configuration), a large sitting/dining room, well designed and appointed kitchen and a large conservatory. There is off-road parking to the front plus an over sized single garage. To the rear we have a private, mature and peaceful garden that faces mainly West and enjoys the afternoon and evening sunshine. There are countryside views from the sitting room and importantly there is no onward chain.

### THE LOCATION

Castle View Park is near the centre of Mawnan Smith with ease of access to Falmouth harbour town (approximately 4 and a half miles), where there are comprehensive shopping, schooling, business and leisure facilities. A railway link to Truro communicates with mainline Paddington, London and Newquay airport is approximately 50 minutes away. Mawnan Smith itself has good local amenities which include a primary school, church, pub, restaurant, general store with Post Office and a garage. Areas of coastline and countryside surrounding the village are arguably amongst some of the finest found in Cornwall. The Helford River (approximately 2 miles) is synonymous with fine sailing and natural, unspoilt beauty. The spectacular gardens of Glendurgan and Trebah are nearby and meander down to the banks of the Helford River.











## ACCOMMODATION IN DETAIL

(All measurements are approximate)

From the parking area, you enter the property via a large porch at the front that in turn leads into the ...

### ENTRANCE HALL

Stairs to the first floor and doors to all rooms.

### SITTING/DINNING ROOM

23' 0" x 13' 4" (7.01m x 4.06m)

Large window to the front that faces mainly East and offers far reaching countryside views and a lovely place to sit and enjoy breakfast. To the rear of this room, there is another large window that looks over the rear garden and it may be an option to put French doors here out to the patio behind. A stone-built open fireplace is in the centre of the room and makes a lovely and warm feature during winter evenings.

### KITCHEN

12' 0" x 11' 4" (3.66m x 3.45m)

It is an almost square room with units on three sides with light wood door and drawer fronts complemented by many feet of useable dark work surface. There is a lovely cream coloured Aga, plus a high-level oven and grill. Victorian tile splashback. Terracotta tiled flooring that leads through to the ...

### CONSERVATORY

13' 0" x 10' 11" (3.96m x 3.33m)

Fully glazed from a knee-high wall, doors to the left and right that access the garden and patios.

### BEDROOM ONE

12' 4" x 12' 2" (3.76m x 3.71m)

Window to the front. Built-in wardrobe. Radiator.

### BEDROOM TWO

12' 0" x 11' 5" (3.66m x 3.48m)

A window looks over the rear garden. Radiator.











### **SHOWER ROOM**

7' 8" x 6' 1" (2.34m x 1.85m)

Corner shower cubicle with sliding doors, plumbed shower with rainfall head and hand attachment. Low level flush W/C, hand basin on vanity unit, half panelled walls and tiled wet areas. Obscure window to side elevation. Chrome ladder style heated towel radiator.

### **WC**

White W/C and hand wash basin on small vanity unit. Obscure window to the front.

### **FIRST FLOOR**

Landing with doors to both bedrooms and bathroom.

### **BEDROOM THREE**

12' 4" x 11' 10" (3.76m x 3.61m)

Dormer window to the front with nice far reaching countryside views. Three cupboards/wardrobes. Radiator.

### **BEDROOM FOUR**

12' 4" x 9' 5" (3.76m x 2.87m)

Dormer window to the front with nice far reaching countryside views. Two large cupboards/wardrobes give access to a loft storage area. Radiator.

### **BATHROOM**

11' 6" x 4' 10" (3.51m x 1.47m)

White suite comprising a bath with electric shower over and glass screen to the side. Low level flush W/C and hand wash basin. Half panelled walls and tiled wet areas. Two windows to the rear. Extractor. Radiator.















#### **FRONT GARDEN**

The front garden with a sloped driveway up to the parking area and has trees, shrubs, bushes and flowers, plus a greenhouse to the left-hand side.

#### **REAR GARDEN**

The rear garden is very private, peaceful and full of interesting and mature plants. High walls and fencing make it secure. Wooden summerhouse. Stone built shed. Wood store and oil tank to the side.

#### **GARAGE**

17'1" X 10' Great size and will accommodate the larger cars made today. Electric roller shutter door to the front and a further door to the rear that gives access to the utility room. Window to the side.

#### **UTILITY ROOM**

10' X 5'6" Accessed via the rear garden or through the back of the garage. Home to the oil-fired central heating boiler. Window to the side.

Council Tax band: F

Tenure: Freehold

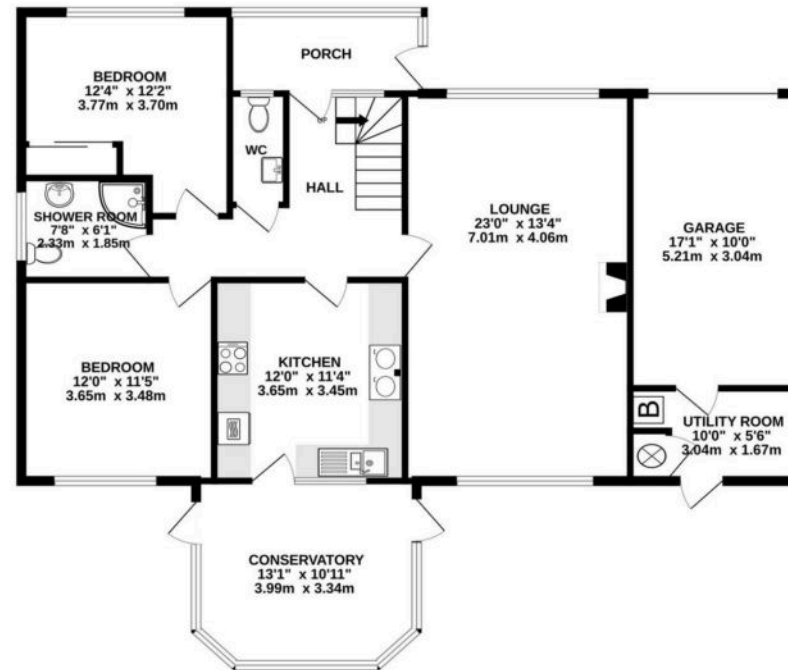
EPC Energy Efficiency Rating: E

Services: Mains electricity, water & drainage.

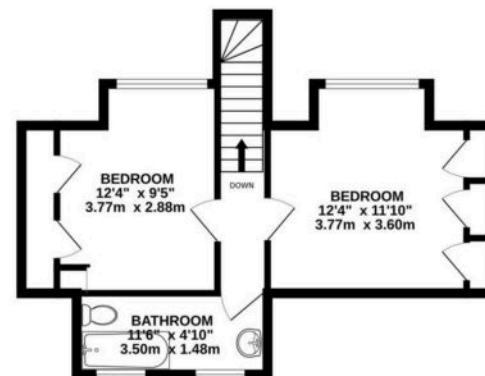




GROUND FLOOR  
1309 sq.ft. (121.6 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 1695 sq.ft. (157.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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