



4 Castle View Park, Mawnan Smith

Guide Price £560,000



Heather & Lay
The local property experts



- Superb valley & countryside views
- Individual, detached dormer residence
- Prominent & with generous plot & garden size
- Select Close within desired village
- Three double bedrooms, one located downstairs
- Excellent 'living' space: separate, spacious sitting & dining rooms
- Conservatory
- Kitchen with breakfast area & pantry
- Cloakroom/WC & shower cubicle downstairs
- Family bathroom upstairs
- No onward chain

THE PROPERTY

4 Castle View Park is a fine and prominent, detached and individual dormer home, set on a particularly generous corner plot with an established garden. The property is spacious within, providing cared-for and well-presented accommodation that is comfortable and thoroughly liveable as is, although prospective buyers may wish to budget for modernisation, to one degree or another.

What impresses is the spaciousness and lightness within and the lovely open outlook towards rolling countryside, and the development's namesake, Pendennis Castle, in the distance. 'Upstairs' are two double bedrooms and a family bathroom, whilst downstairs are large, separate sitting and dining rooms, plus a conservatory and kitchen with a pantry and breakfast area.

Of particular interest for some prospective buyers is the third downstairs bedroom, providing 'step-free' access from the garage and driveway. There is a cloakroom/WC downstairs and a shower cubicle, together with a boiler/store room. Windows are UPVC double-glazed, and an oil-fired boiler fuels radiator central heating and hot water supply.

This spacious, likeable home has a long driveway to its single garage and, together with what appears to be a double-sized plot, which is certainly more generous than is usually found today, we feel it presents excellent value for money. Being sold with no onward chain.

IMPORTANT AGENTS NOTE Reassuring to all owners of Castle View Park, is the protected ownership of the meadow field beyond. This field has been bought by several like-minded co-owners.

THE LOCATION

Castle View Park is a sought-after Close of select homes located a few minutes walk from Mawnan Smith village centre. It adjoins countryside and an unspoilt valley with lovely rolling meadow, field and wooded views enjoyed from Number 4. Mawnan is a desirable and very popular place to live, situated about 1.5 miles from the Helford River and with areas of coastline and countryside all around, to rival any found in Cornwall. Mawnan itself has good local amenities which include a well-rated primary school, beautiful Norman Church, the 17th-century Red Lion pub and a general store. The village square has places to eat and a small selection of shops whilst "The Old Smithy", with a resident blacksmith, shows local arts and crafts. Mawnan is home to Trebah Garden, one of the Great Gardens of Cornwall, rated among the 80 finest gardens in the world, and Glendurgan Garden, owned by the National Trust, with its intriguing cherry laurel maze. Falmouth harbour town is about 5 miles away, on a regular bus route, and provides a comprehensive range of shopping, schooling, businesses and leisure facilities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

Services: Mains electricity, water & drainage. Oil-fired central heating.

What3words: ///something.february.emailed









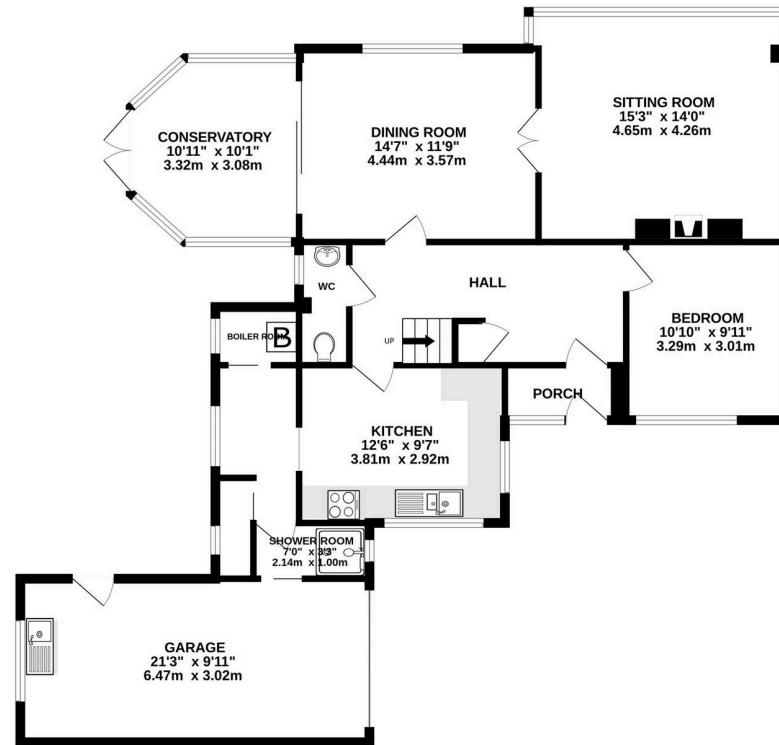




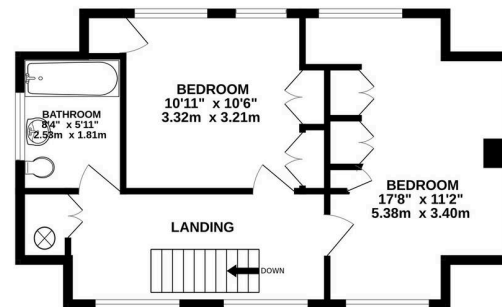




GROUND FLOOR
1187 sq.ft. (110.2 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1671 sq.ft. (155.3 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.
Made with Metropix ©2025



Heather & Lay
The local property experts



Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Heather & Lay
The local property experts