



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

## **Rivers Reach, Penwarne Road**

Mawnan Smith, Falmouth, TR11 5PQ

**£350,000**



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## Rivers Reach Penwarne Road

Mawnan Smith, Falmouth, TR11 5PQ

Within the highly sought-after North Helford area, just one mile from the popular village of Mawnan Smith and the beautiful Helford River, this individual detached bungalow enjoys an unusually deep rear garden with a recently installed decked terrace and a generous level lawn backing onto open farmland. To the front, there is parking for up to three vehicles, including a useful car port.

- Individual detached bungalow
- Two double bedrooms
- Deep, sunny rear garden
- Backing onto open farmland
- Parking for three vehicles
- Highly sought-after location
- Close to the Helford River
- Beautifully modernised
- Double glazed and with oil fired central heating
- Available with immediate vacant possession and no onward chain





Having been recently modernised and refurbished throughout, the property feels contemporary, well laid out and ready for immediate occupation. Built, we believe, of cavity block construction and benefiting from double glazing and oil-fired central heating, the accommodation briefly comprises an entrance porch, open-plan living room with a wood-burning stove, and a spacious kitchen/breakfast room. An inner hallway leads to a family bathroom and two double bedrooms.

For those requiring additional accommodation, planning permission was granted on 10 August 2022 for the conversion of the roof space. Full details are available upon request or can be viewed via the Cornwall Planning Portal (Reference: PA22/03513).

Alternatively, the rear garden is large enough to accommodate the construction of a studio, home office or outbuilding, subject to the necessary consents.

#### THE LOCATION

Mawnan Smith is a picturesque village situated approximately one mile from the beautiful Helford River, within an Area of Outstanding Natural Beauty (AONB). The area is renowned for the subtropical gardens of Glendurgan and Trebah, as well as its proximity to Helford Passage and the South West Coast Path, offering breathtaking views of the rugged coastline between Falmouth's beaches and the mouth of the river.

The village centre, just a two-minute drive away, offers an excellent range of amenities, including a public house, village stores and post office, garage, café, restaurant, electrical retailer and more.

#### ADDITIONAL INFORMATION

Tenure: Freehold  
 Services: Mains electricity and water connected.  
 Private drainage system.  
 Heating: Oil-fired central heating.  
 Council Tax Band: C  
 EPC Rating: D (59)  
 Possession: Vacant possession upon completion with no onward chain.

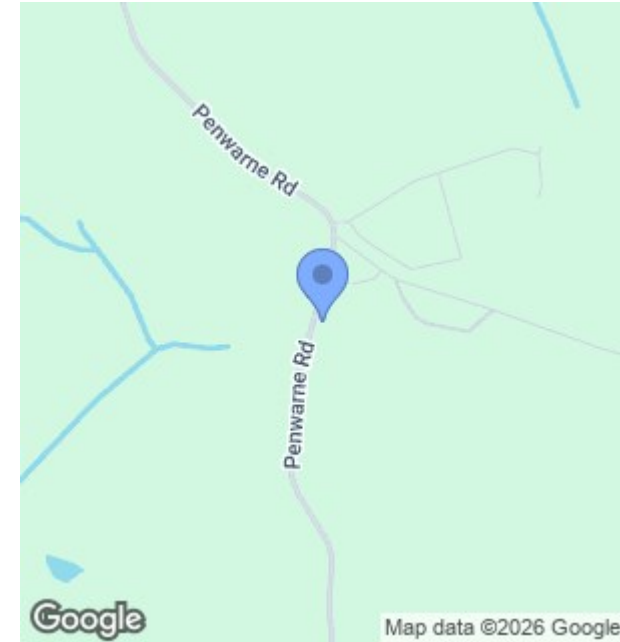
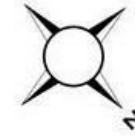
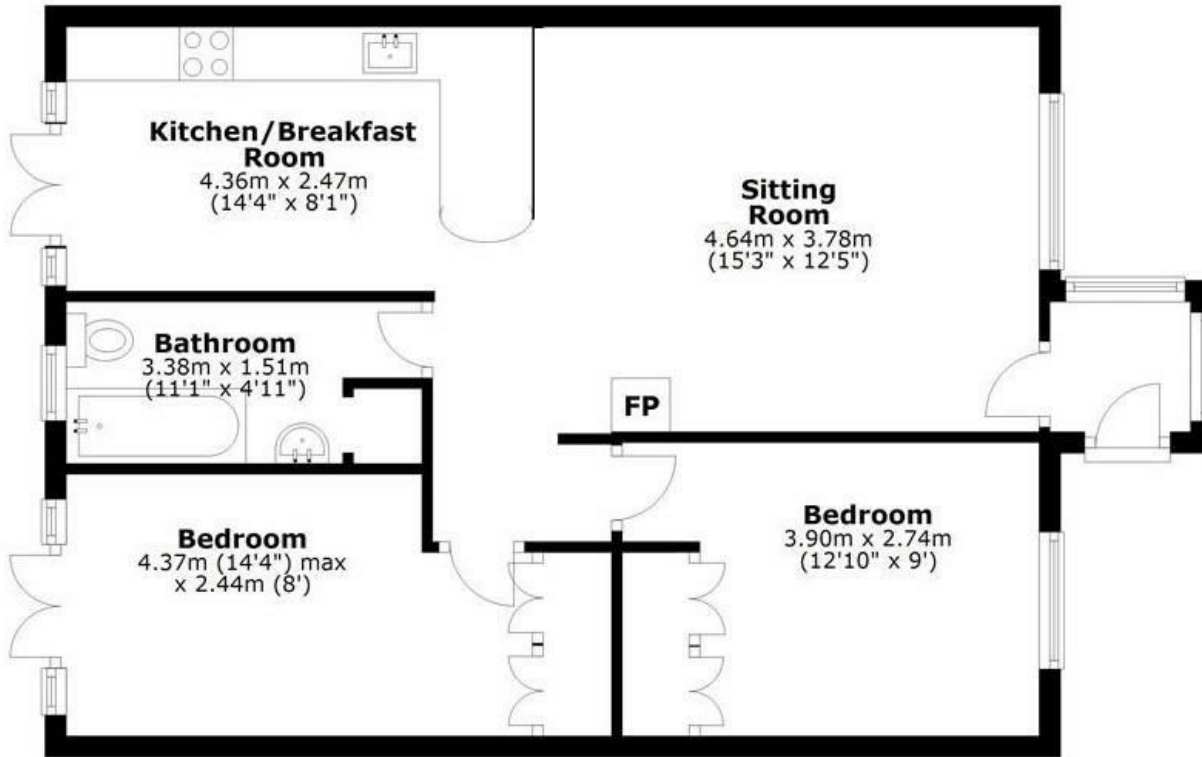
**VIEWING ARRANGEMENTS** - Strictly by appointment through Tom Wills Property Agents.



**VIEW FROM REAR GARDEN**

## Ground Floor

Approx. 68.0 sq. metres (731.9 sq. feet)



Total area: approx. 68.0 sq. metres (731.9 sq. feet)

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.  
Plan produced using PlanUp.

## Rivers Reach, Mawnan Smith

**Viewing** Please contact us on 01326 352302  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>80</b> |
| (55-68) <b>D</b>                            | <b>59</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

9 Bar Terrace, Falmouth, Cornwall, TR114BP

01326 352302 | info@tomwillsproperty.co.uk | www.tomwillsproperty.co.uk