Laskowski &Co



St Mawes, Maen Valley, Goldenbank, Falmouth, TR11 5BJ

Guide Price £300,000

Occupying a delightful, sheltered and lightly wooded setting in this well tended, select, residential site, a superb, detached, single-storey dwelling, constructed and appointed to a high standard just 6 years ago, providing well insulated 2 bedroom accommodation, with the benefit of an extensive decked terrace and patio, parking for numerous vehicles, and elevated views over 'Pendra Loweth' to countryside beyond.

This property represents a rare opportunity to acquire a freehold in this location, ideal for those prospective purchasers looking for a detached, single-storey, easily maintained home, close to the outskirts of Falmouth and the safe sandy beaches of Swanpool and Maenporth.

Key Features

- Delightful lightly wooded setting
- Detached single-storey high quality accommodation
- Large private parking area for several vehicles
- Full double glazing and air source heating
- Elevated views over Pendra Loweth to surrounding countryside
- 2 bedrooms, stunning triple aspect open-plan living room
- Extensive decked terracing and patio
- EPC rating D











THE PROPERTY

Constructed for our client in 2020, 'St Mawes' is a detached single-storey dwelling, extremely well appointed throughout, occupying a slightly elevated position on this residential site, with all main rooms together with extensive terracing and a large patio, enjoying an outlook over Pendra Loweth to surrounding countryside beyond.

Double glazed and with economic air source heating, the property has been designed and built to provide ease of access from a large, private driveway, sufficient for several vehicles. A broad front terrace, ideal for sitting-out and entertaining, leads to the entrance door with hallway leading to the two bedroom accommodation, which also includes a well appointed shower room/WC and spacious, light, triple aspect living room with well appointed kitchen area, vaulted ceiling, tall glazed screens and doorway onto the terrace and patio, adjacent to which is unspoilt woodland.

The property is for sale freehold; full rights of access are enjoyed over the approach road off Bickland Water Road and Pennance Hill, with Pendra Loweth Management Company Ltd responsible for the provision of metered mains water and electricity.

Immediate vacant possession is provided with no onward chain, thus ensuring an early completion date can be provided, subject to contract.

THE LOCATION

Maen Valley is situated close to the south western outskirts of Falmouth, in a lightly wooded and extremely sheltered valley, close to the village of Budock Water, Falmouth golf course and the sandy, safe, bathing beaches at Swanpool and Maenporth, which are connected by the beautiful South West Coast Path.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Double double glazed casement doors open directly from the front sun deck and terracing, from which there is an attractive lightly wooded outlook over Pendra Loweth to surrounding countryside. Inset downlighters, window to the front elevation, electrical consumer unit and meter, dimmer switching.

OPEN-PLAN LIVING ROOM

A magnificent, extremely light, triple aspect, open-plan room with vaulted ceiling and, to the front elevation, full height glazed screens enjoying the lightly wooded outlook over Pendra Loweth Village to wooded countryside beyond. Numerous adjustable inset downlighters, window to the rear elevation and double casement doors with side screen opening onto a side paved terrace, over which there are views to adjacent woodland. Open Reach broadband connection, TV aerial socket.

L-SHAPED KITCHEN AREA

Attractively appointed with a comprehensive range of cream-painted units with brushed steel handles and granite-effect worksurfaces with matching splashbacks. Split level AEG combination oven with further cupboards above and below, four-ring AEG ceramic hob with illuminated extractor canopy over. Inset stainless steel sink unit with cutlery drainer and Quooker tap. Integrated AEG dishwasher, recess with plumbing for washing machine. Integrated AEG fridge and freezer cabinet, extractor fan, wine rack.

SHOWER ROOM/WC

Most attractively appointed with a contemporary white three-piece suite comprising a low flush WC, wash hand basin with mixer tap, cupboards below and mirror-fronted medicine cabinet over. Broad walk-in shower with glazed screen, twin-head shower, marble-effect panelled walls. Inset downlighters, extractor fan, obscure double glazed window to the rear elevation, tall towel rail/radiator, built-in shelved linen and medicine cabinet.

BEDROOM TWO

Currently used as a storage room/utility. Window to the rear elevation, built-in worksurface and storage shelving. Inset downlighters, access to loft storage area with folding timber ladder, boarding and light.

BEDROOM ONE

A well proportioned, light, double aspect room with window to the side elevation and double double glazed casement doors opening onto the broad front decked terracing. Inset downlighters, dimmer switch. TV aerial socket.

THE EXTERIOR

PARKING AREA

'St Mawes' benefits from a deep, gently sloping and fully tarmacadamed driveway and parking area sufficient for a number of vehicles. Rockery-edged side garden with mature shrubs, access to the rear of the dwelling. Cold water tap, exterior power points and numerous outside courtesy lights.

BROAD DECKED TERRACE

A particular feature of the property, extending the full width of the dwelling, with double doors to the master bedroom, entrance hall and living room. Fully decked for ease of maintenance and with timber balustrading, this ideal outside sitting/dining/entertaining area enjoys the elevated slightly wooded outlook over Pendra Loweth Village to wooded countryside beyond.

SIDE PAVED PATIO

Further courtesy lighting, double doors to the living room, cold water tap, Mitsubishi electric heat pump, cold water tap. Glass-fronted summerhouse - a lovely sheltered position, immediately adjacent to woodland.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Metered water and electricity is provided by Pendra Loweth Management Company Ltd. Economic air source heating.

TENURE

Freehold.

VIEWING

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

DIRECTIONAL NOTE

Drive passed Swanpool Beach in a southerly direction and continue up the hill, passing Falmouth Golf Club on the left-hand side. Continue to the T-junction on Bickland Water Road and turn left, following the signs to Maenporth. After approximately 250 metres, the entrance to Maen Valley will be found on the right-hand side. Continue down this private road, towards the foot of which 'St Mawes' will be found on the left-hand side.









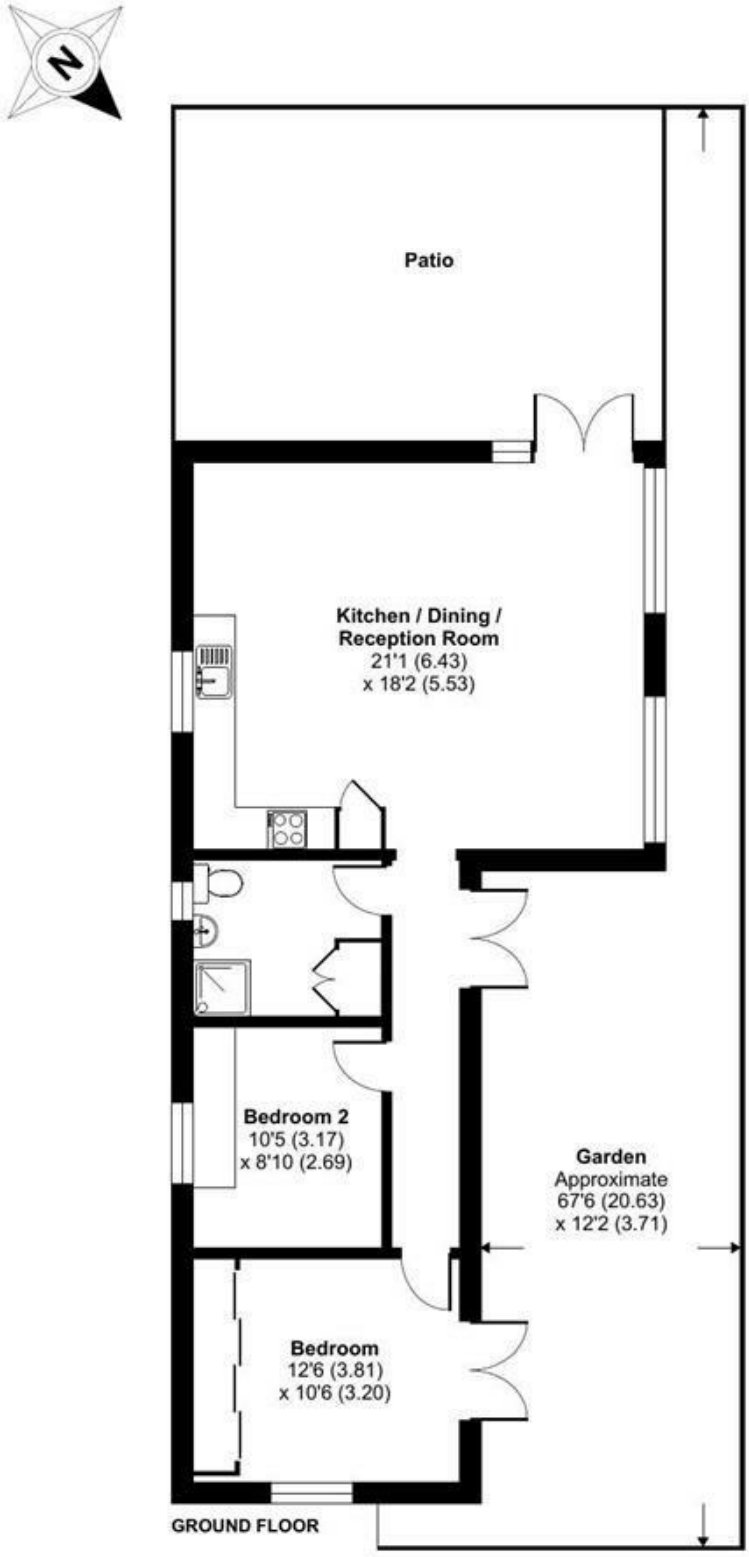


Floor Plan

Maen Valley, Falmouth, TR11

Total = 778 sq ft / 72.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Laskowski & Company. REF: 1502898