



Treave, The Square, Mawnan Smith, Falmouth, TR11 5EP

£395,000

This charming cottage offers a traditional blend of character and charm, whilst having been sympathetically re-fitted and modernised over the vendors occupation.

It boasts surprisingly well proportioned 3 double bedroom, 3 reception room accommodation, retaining many character features including open beamed ceilings throughout the ground floor accommodation, and lovely open vaulted ceilings within the bedrooms, which has created a wonderfully bright and spacious feel.

It features a truly stunning, deep lawned garden to the rear, with 3 sunny patio areas surrounded by mature planted borders, boasting a fine array of flowering shrubs, spring bulbs and climbing plants including an exquisite arch clad with mature fragrant Wisteria.

Key Features

- Charming, spacious 3 double bedroom village cottage
- Many original character features including open beamed and open vaulted ceilings
- Comprehensive, bespoke fitted kitchen/breakfast room
- Dining room
- Living room
- First floor bathroom
- Deep, well stocked gardens
- Central village location
- Oil fired central heating and double glazing
- EPC rating E



THE LOCATION

Few properties within the village of Mawnan Smith stand so centrally and, consequently, offer 'on the doorstep' amenities which includes various shops, post office, doctor's surgery, hairdresser, café, and the picturesque thatched village public house - The Red Lion.

The village is set between the harbourside town of Falmouth and the beautiful Helford estuary. Helford Passage is five minutes away, where you can sample locally caught seafood in the riverside Ferryboat Inn. The sub-tropical gardens of Trebah and Glendurgan are located on the edge of the village, and for the golfing enthusiasts, the Budock Vean Hotel features a stunning nine hole course set within stunning gardens, with the backdrop of The Helford and also swimming and spa facilities.

The colourful harbourside town of Falmouth lies around 4.5 miles away, which offers a much wider range of shopping and business facilities, as well as a branch line connecting with Truro and onto Paddington.

THE ACCOMMODATION COMPRISES

FRONT APPROACH

This charming cottage has an entrance gate opening to a pathway which, in turn, gives access via a uPVC half-glazed multi-pane door opening into the front porch and also along to what the vendor uses as the main entrance, which is a solid wood stable-style door, giving access into the:-

KITCHEN/BREAKFAST ROOM

A lovely bright reception room with open beamed ceiling and large double glazed window enjoying the views into the pretty garden. The room is comprehensively fitted with a bespoke range of hand-built wall-mounted and base kitchen cupboards by 'Out of Wood' incorporating an integral dishwasher with U-shaped part-polished granite and part-solid oak areas of worksurface, one of which extends to a breakfast bar. Inset 'Franke' one and a half bowl deep stainless steel sink unit with mixer tap over and moulded marble draining board to the side. Fitted Rangemaster stove comprising a fan assisted oven, small oven with grill and a large baking oven, as well as a five ring gas hob with wide extraction unit above. Built-in long shelved solid wood larder, matching cupboard housing the electric meter. Smoke alarm, slate-style tiled flooring. Double glazed hardwood patio doors giving access out onto the garden. Solid wood stable-style door giving access into the:-

DINING ROOM

A spacious open beamed room with sliding sash double glazed window to the front elevation, old school-style radiator, and archway through to the:-

LIVING ROOM

Open beamed ceiling, feature cast iron ornate fireplace with slate hearth, with a series of cupboards and shelving to either side. Door giving access into the porch. Old school-style radiator, double glazed sliding sash-style window to the front elevation.

From the dining room, stairs rise to the:-

FIRST FLOOR

LANDING

Access to loft space. Smoke alarm. Large built-in shelved airing cupboard. Four doors giving access to the three double bedrooms and also to the:-

BATHROOM

Fitted with a white three piece suite comprising a low-level WC, pedestal wash hand basin with twin taps, and a panel bath with twin taps, shower over and folding glazed shower screen. Old school-style radiator with heated towel rail, mirrored cabinet. Double glazed obscured window to the rear.

BEDROOM ONE

A beautifully presented bright, dual aspect room with high open vaulted ceiling, double glazed sliding sash window to front elevation and further double glazed multi-paned window to the side. The room is fitted with a bespoke range of wardrobes, cupboards and shelving. Old school-style radiator.

BEDROOM TWO

Another surprisingly spacious open vaulted double room with sliding sash-style double glazed window to the front elevation, old school-style radiator.

BEDROOM THREE

The third double bedroom is situated at the rear, with large double glazed window overlooking the beautiful gardens. Radiator.

THE EXTERIOR

REAR GARDEN

An absolute feature of the property, measuring around 40 ft in length. Enclosed with a mixture of fencing and laid to lawn with the most attractive shaped borders along the boundaries containing a fine array of flowering shrubs, plants, and trees including Echium, Rhododendron, Acer, a variety of roses, Fuchsia and spring bulbs. It features a large number of climbing plants along the boundary fencing, as well as an established arch which supports a fantastic, established Wisteria. There are three patio areas, ensuring you can catch a sunny spot anytime of the day. Hidden behind a trellis-style fence in the corner is the oil storage tank serving the hot water and radiators.

A side gate opens onto a pathway which, in turn, leads to the front entrance again.

GENERAL INFORMATION

AGENT'S NOTE

Under the terms of the Estate Agents Act, we must point out that the vendor of this property is a relative of a member of staff within Laskowski & Company.

SERVICES

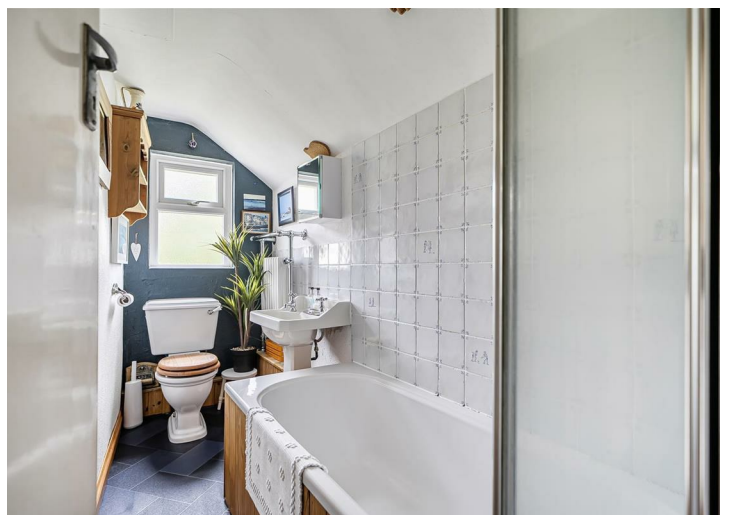
Mains electricity, water and drainage are connected to the property. Oil fired central heating. Bottled gas serving the gas hob.

COUNCIL TAX

Band D - Cornwall Council.

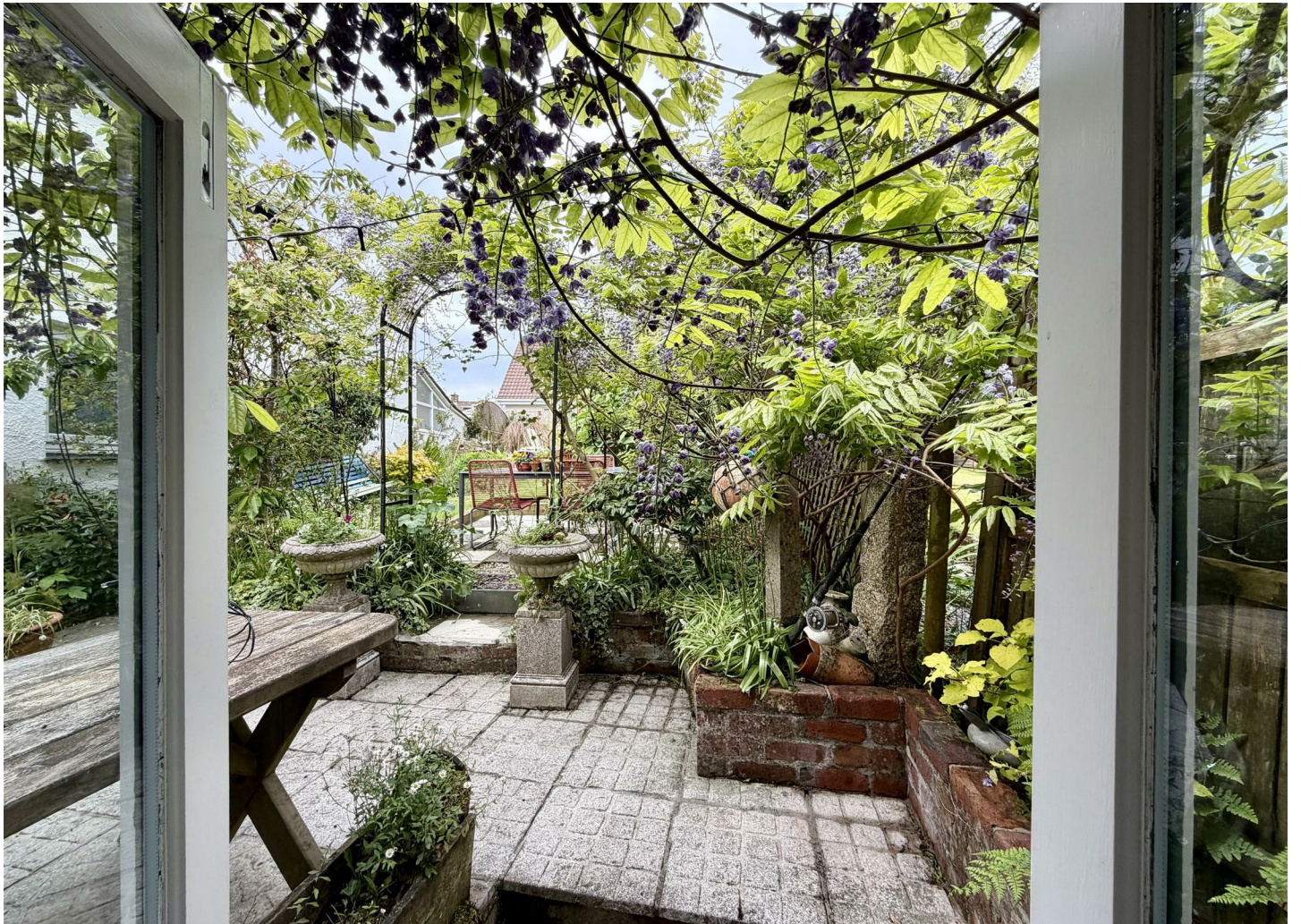
TENURE

Freehold.

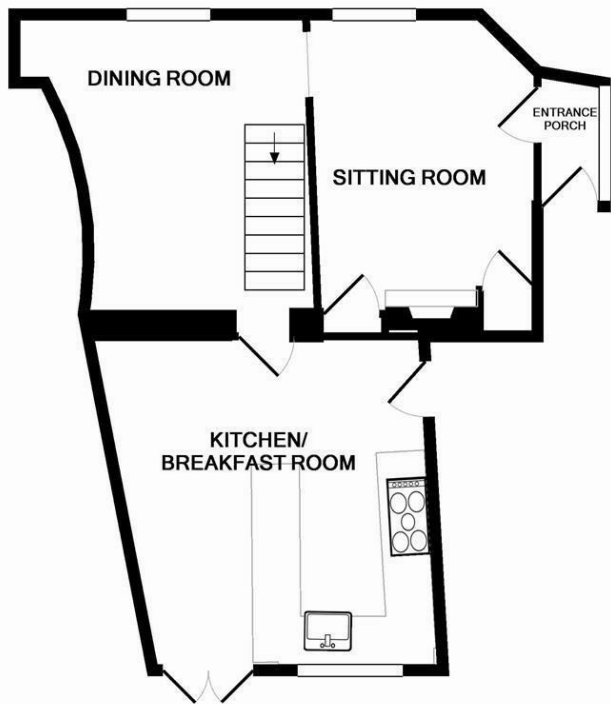


VIEWING

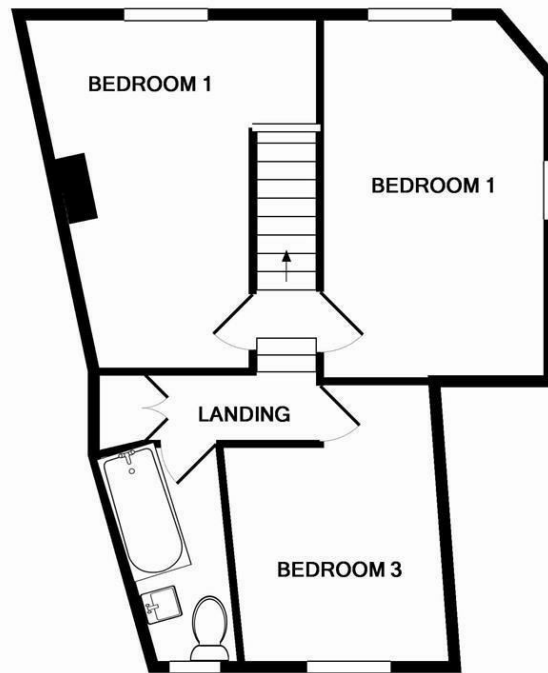
By telephone appointment with the vendor's Sole Agent -
Laskowski & Company, 28 High Street, Falmouth, TR11
2AD. Telephone: 01326 318813.



Floor Plan



GROUND FLOOR



1ST FLOOR



THE SQUARE MAWNAN SMITH TR11 5EP
TOTAL APPROX. FLOOR AREA 80.0 SQ.M. (861 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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