



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

**45 Shute Hill**

Mawnan Smith, Falmouth, TR11 5HQ

**£435,000**





# 45 Shute Hill

Mawnan Smith, Falmouth, TR11 5HQ

In a highly popular cul-de-sac with connecting walks to Carwinion Woods Nature Reserve and The Helford River, a bright well-proportioned link-detached house with a sunny and level garden, garage and driveway parking for two vehicles. Highly regarded Mawnan Smith Primary School is just 100 yards from the house.

- Link detached house
- Bright and airy
- Modernised bathroom and kitchen
- Many double-aspect rooms
- 3 Bedrooms
- Stunning nearby walks connecting to The Helford River
- Garage and driveway parking
- Yards from a highly regarded primary school
- Level secure and sunny garden
- Scope to install an en-suite shower room







#### THE PROPERTY

Since its construction in the 1970's, various changes and improvements have been made to the interior including refitting the kitchen and 'opening it up' into the dining room, installing oak doors and flooring on the ground floor, and updating the bathroom and ground floor cloakroom/WC. As a result, this relatively modern home is bright, attractively appointed, and well laid out. On the first floor, the spacious master bedroom stands out, with an adjacent dressing room partitioned off and ready for the installation of an en-suite bathroom to one's own specifications. The kitchen benefits from fully integrated appliances, including a washing machine, dishwasher and fridge/freezer.

A particular highlight of the property is the garden, which is sunny, level, enclosed, and perfect for families, couples, those retired and pet owners. There is direct pedestrian access from the garden to the garage via a side door, in addition to vehicular access from the front. A wide driveway provides off-street parking for 2 vehicles, excluding the garage space.

#### THE LOCATION

Mawnan Smith, The Helford River and the coastline leading to Maenporth lies within an Area of Outstanding Natural Beauty and is regarded as one of the most unspoilt picturesque locations within Cornwall (and arguably the whole of the South West of England). The house is within a minute's walk of Carwinon Woods Nature Reserve, leading to the South West Coast Path and stunning Helford Passage Cove, a sheltered haven where boating enthusiasts are in their element whether they are paddle boarders, dinghy sailors or experienced yacht owners. Mawnan Smith village centre (2 minutes walk) hosts an excellent range of amenities including a Public House, village stores/post office, car garage, cafe, restaurant, electrical store, and more. The excellent Mawnan Smith Primary School is within sight of the property, just a few hundred yards away..

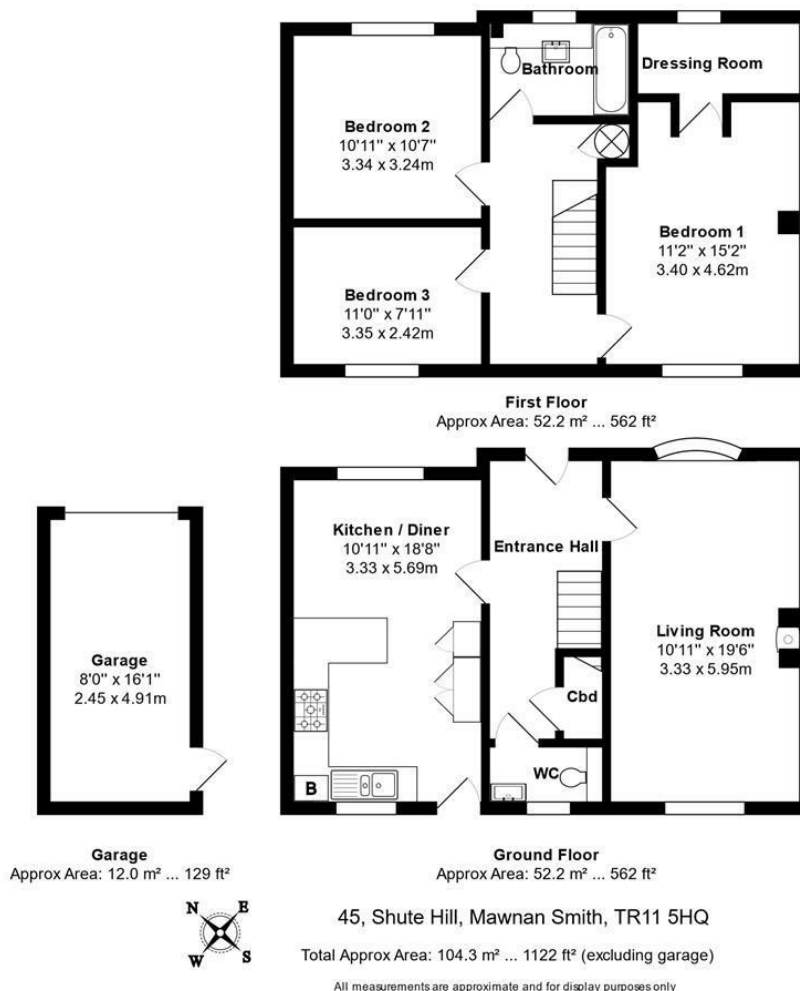
#### ADDITIONAL INFORMATION

Tenure - Freehold. Services - Mains electricity, water and drainage are connected to the property. Oil fired central heating. Council Tax - Band E. EPC rating - 66 (D). Possession - Vacant possession upon completion to coincide with our client's onward purchase (TBC).

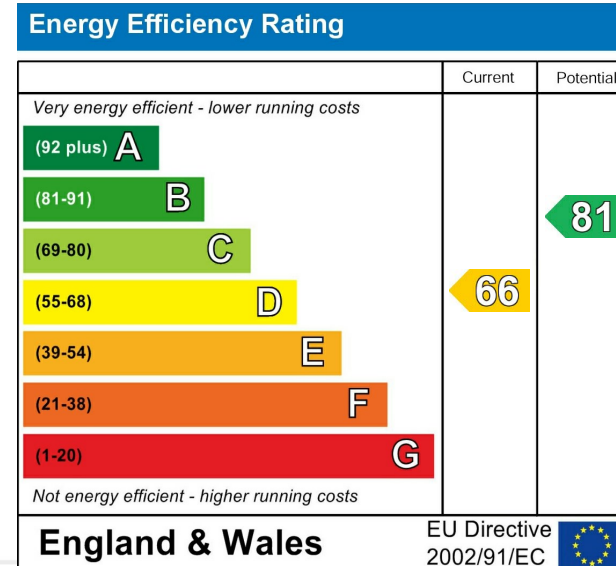
\*If you would like further title information sent to you, such as the title plan and details of any possible title restrictions or covenants, please contact our office \*







## Energy Efficiency Graph



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

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