



## Trecobben, Penwarne Close, Mawnan Smith, Falmouth, TR11 5PP

£485,000

Occupying a delightful edge of village setting within a close of just 5 individual properties, a beautifully presented detached dormer home providing adaptable, light and airy accommodation comprising: entrance hall, living room with wood-burning stove through to a delightful and substantial sun room/dining room opening onto a sizeable decked terrace leading to the established lawned gardens. A well equipped, contemporary kitchen communicates with the sun room providing a seamless 'flow' of the living accommodation. Two bedrooms - the principal en-suite - are arranged at ground floor level, complete with family bathroom together with a further sizeable bedroom at first floor.

### Key Features

- Appealing 3 bedroom dormer bungalow
- Living room with wood-burner through to a substantial sun room/dining room
- Mature established gardens
- EPC rating D
- Family bathroom and en-suite
- Contemporary well equipped kitchen
- Attached garage



## THE ACCOMMODATION COMPRISES

Double glazed French door to the:-

### ENTRANCE PORCH

Glazed door to the:-

### ENTRANCE HALLWAY

Incorporating deep recess for coat storage, under-stair storage cupboard, and further storage cupboard.

### LIVING ROOM

11'6" x 11'6" (3.51m x 3.51m)

Measurements plus recesses to either side of fireplace. A homely double aspect room featuring granite open fireplace with inset wood-burning stove, slate hearth and feature. Patio doors open into the:-

### SUN ROOM/DINING ROOM

18'2" x 10'2" (5.54m x 3.10m)

A well designed sizeable room benefiting from an abundance of natural light, with floor-to-ceiling windows and central roof light. A wonderful and versatile room in which to enjoy all elements of the garden. Double glazed French doors lead to a sun deck, with steps down to the gardens. Additional French doors to the:-

### KITCHEN/BREAKFAST ROOM

16'7" x 8'5" (5.05m x 2.57m)

Extensively fitted with a good range of base and eye level cupboards with fitted drawer units and solid wood worksurface, incorporating an inset one and a half bowl sink/drain unit with flexible spout mixer tap. Integrated microwave oven, space for a range-style oven with extractor above. Ample space to accommodate an American-style fridge/freezer, further space and plumbing for dishwasher. Breakfast bar feature, double glazed door to the rear garden.

### PRINCIPAL BEDROOM

11'8" x 9'6" (3.56m x 2.90m)

Double glazed French doors opening onto the covered patio and lawned rear garden. Glazed window and panel to rear. Through to the:-

### DRESSING AREA

7'9" x 8'10" (2.36m x 2.69m)

Fitted hanging space and storage.

### EN-SUITE SHOWER ROOM

A three-piece suite comprising: low flush WC, wash hand basin with vanity unit, and shower cubicle with independent electric shower. Extractor fan, radiator.

### BEDROOM TWO

11'8" x 12' (3.56m x 3.66m)

Double glazed window to the front aspect. Fitted wardrobe with shelving and hanging space.

### FAMILY BATHROOM

A contemporary three-piece bathroom suite comprising: panelled bath with mixer shower above, fitted shower screen, low flush WC and wash hand basin with integrated cupboard below.

From the entrance hall, a turning staircase rises to the:-

## FIRST FLOOR

## LANDING

Door to:-

### BEDROOM THREE

22'7" x 12'6" (6.88m x 3.81m)

First measurement into eaves recesses. Second measurement into front-facing dormer window. Formerly two rooms, now providing an adaptable area, currently an indulgent bedroom. uPVC double glazed window to front aspect.

## THE EXTERIOR

An established and enclosed garden with driveway providing off-road parking for two vehicles and leading to the attached garage. The delightful lawned gardens are arranged to three sides, with hard landscaped and decked areas. A sizeable storage shed lies to the side, with the oil tank providing fuel to the boiler, fuelling the central heating system.

### GARAGE/UTILITY/STORE

17'4 x 9'0 (5.18m'1.22m x 2.74m'0.00m )

Currently divided into two areas, with plumbing, power and light. Oil fired boiler.

## GENERAL INFORMATION

### SERVICES

Mains water and electricity are connected to the property. Private drainage. Oil fired central heating.

### COUNCIL TAX

Band D - Cornwall Council.

### TENURE

Freehold.

### VIEWING

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



# Floor Plan



TOTAL FLOOR AREA : 1455 sq ft. (135.2 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.  
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