



Laskowski
&Co



The Meadows, Carlidnack Lane, Mawnan Smith, Falmouth, TR11 5HE

Guide Price £795,000

Discreetly positioned along Carlidnack Lane, one of Mawnan Smith's most desirable addresses, and set within a desirable, private and mature gated plot 'The Meadows' offers incredibly well maintained and sizeable 4 double bedroom, 2 bath shower room accommodation. Constructed, we understand, in the 'late' 1960's and arranged over ground and first floor levels, this exceptional property is to be sold with generous front and rear lawned gardens, far-reaching country views from the rear of the first floor bedrooms, plentiful driveway parking, garaging and great scope for further extension or remodelling (subject to necessary consents). Viewings unhesitatingly recommend to fully appreciate the peaceful, traffic-free location, yet only a few minutes of the village centre! To be sold with no onward chain.

Key Features

- Immaculately presented detached dormer bungalow
- 10 minute walk to Meanporth beach
- Gated driveway, plentiful parking, and timber garage
- Much scope for extension or alteration, if desired (subject to consents)
- Highly desirable traffic-free position with much privacy
- Generously sized 4 double bedroom, 2 bath/shower room accommodation
- Striking distance of the renowned Helford Passage
- EPC rating C



THE ACCOMMODATION COMPRISES

From the brick pavia driveway, a broad pathway with exterior courtesy light, raised threshold with part obscure glazed uPVC front door with matching obscure glazed side panel, opens into:-

ENTRANCE HALLWAY

Light, bright and welcoming, with neutral decoration to walls, obscure glazed window to side aspect providing further natural light. Ceiling light. Stairs rising to first floor level, open under-stair storage. Two ceiling lights, radiator. Panel doors to living room and kitchen/diner. Opening to the:-

INNER HALLWAY

Panel doors to bedrooms one and two. Ceiling light. Part tiling to floor. Opening providing further access to bath/shower room and separate WC. Door to storage cupboard with shelf and hanging rail. Ceiling light.

BEDROOM THREE

An exceptionally spacious double bedroom providing plentiful room for furniture. Dual aspect with broad glazing providing views over the beautifully tended rear garden with established borders and glimpses of the far-reaching rural views, ancillary double glazed window to side elevation. Broad single radiator, ceiling light.

BEDROOM FOUR

Another nicely sized double bedroom with broad glazing providing much natural light and views across the front lawn and driveway, together with further ancillary side window. Ceiling light, wall light, broad double radiator.

WC

Dual flush WC, wash hand basin with mosaic tiled splashback and mixer tap. Obscure glazed window to side elevation, extractor fan, ceiling light. Tiled flooring.

BATH/SHOWER ROOM

A modern three piece suite comprising walk-in shower with glazed side screen, mains powered shower and neutral tiling throughout, vanity unit with inset semi-circular wash hand basin and mixer tap, bath with tiled panels, side grips and separate hot/cold taps. Broad obscure double glazed window to rear elevation. Heated towel rail, further ancillary towel rail. Extractor fan, ceiling spotlights, mirror incorporating contemporary lighting.

From the entrance hallway, door opens into:-

LIVING ROOM

A broad, light and bright room, with double glazing to the front elevation providing an outlook over the well tended and mature front garden/driveway. Two wall lights, contemporary ceiling light. Two single radiators, TV aerial point, telephone point, BT master internet and telephone point socket.

KITCHEN/DINER

Spanning the full width of the property, a light, bright and spacious room with three sets of glazing set to the rear elevation providing appealing views over the well maintained garden, with a snapshot of the Goldenbank area of Falmouth in the distance, together with the backdrop of neighbouring trees surrounding.

KITCHEN AREA

Modern, contemporary and comprehensive, featuring an a range of gloss units set both above and below a composite worksurface with inset one and a half bowl stainless steel sink with drainer and mixer tap, together with an array of built-in appliances including Bosch electric oven, four ring ceramic hob, glass splashback and concealed and backlit extractor. Further built-in appliances include tall fridge/freezer and Montpellier dishwasher. Sliding doors to built-in cupboard housing Tempest pressurised modern hot water tank and slatted shelving. Wood-effect flooring, ceiling spotlights, radiator. Obscure multi-pane door to the covered passageway/cloak area.

DINING AREA

Double glazing to rear aspect providing much light and views across the well tended garden with the backdrop of neighbouring trees surrounding. Ceiling light, continuation of wood-effect flooring, radiator.

COVERED PASSAGEWAY

A particularly useful covered passageway leading from the front driveway via a hardwood door, which acts as a very convenient boot room. With coat hooks, wall-mounted units offering excess storage, together with two ceiling skylights, ceiling light, exposed and painted walls and rear access door to the rear garden. Power also incorporated. Panel door opening into:-

UTILITY

The 'engine room' of the house, once again, fitted with an array of cream coloured units set both above and below a rolltop granite-effect worksurface providing plentiful storage. Space and plumbing for white goods including washing machine and dryer, together with boiler providing domestic hot water and heating. Further fitted unit with inset one and a half bowl sink with drainer and mixer tap. Double glazed window to side elevation providing natural light. Ceiling light. Power included. Electrical consumer unit and electric meter. Exposed and painted block walls, tile-effect flooring. Panel door to the:-

STORE

A useful dry storage space with timber doors to the front elevation and wood-effect lino flooring laid for ease of maintenance. Light and power, shelving.

FIRST FLOOR

LANDING

Doors to bedrooms one, two, shower room, cupboard with shelving and hanging space, together with further cupboard, once again, with floor-to-ceiling slatted shelving. Loft hatch, ceiling light, radiator.

BEDROOM ONE

A sizeable principal bedroom set within the dormer extension of this superbly maintained home, with views from the rear via uPVC casement windows over the surrounding countryside and beyond. Dual aspect, providing plentiful natural light. Array of cupboards with hanging space to eaves storage and more notably, access to a walk-in loft area providing further storage and light. Ceiling light, radiator.



BEDROOM TWO

Another sizeable bedroom, with double aspect casement windows to the rear and side elevations respectively, providing elevated far-reaching views over the neighbouring countryside, along with a vista of Goldenbank in the distance. Two ceiling lights, broad single radiator and two eaves storage cupboards, together with a third cupboard housing a header tank for central heating and TV aerial.

THE EXTERIOR

DRIVEWAY AND FRONT GARDEN

From the private tarmacadam access lane, 'The Meadows' is accessed via established hardwood and painted entrance gates with a deep brick pavia driveway, flanked with established and mature boundaries, providing ample parking for numerous vehicles, together with timber double garage - a useful asset providing further dry storage or covered parking, if required. The deep brick pavia driveway opens to a lawned front garden surrounded by tall established hedging and mature trees, with access circulating around the south-eastern side of the property, featuring water tap and offering great privacy. Garden pathway leads to the:-

REAR GARDEN

Capturing much sunlight and once again, enclosed with timber fencing and mature hedging, an expansive lawn offering a high degree of privacy and incredibly peaceful with no residual noise from country lanes or nearby roads. The brick pavia pathway extends across the rear of the property and eventually meets a neatly positioned, raised oil tank. Secondary water tap, hardwood access door leading to covered passageway. Entirely level, the rear garden poses a particular delight for those discerning purchasers wishing to acquire an easily maintained lawned garden that is incredibly secure and suitable for pets and children alike.

GENERAL INFORMATION

SERVICES

Mains electricity and water are connected to the property. Private drainage via means of septic tank. Telephone point (subject to supplier's regulations). Oil fired central heating.

COUNCIL TAX

Band E - Cornwall Council.

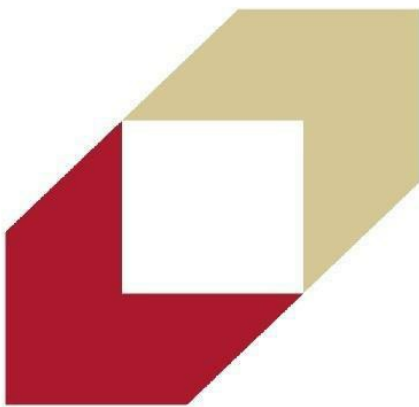
TENURE

Freehold.

VIEWING

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





Floor plan awaited