



Stranraer, Carlidnack Lane, Mawnan Smith, Falmouth, TR11 5HE

Guide Price £350,000

A 2 bedroom detached bungalow situated within Carlidnack Lane, one of Mawnan Smith's most desirable addresses and within a mile of Maenporth Beach via the nearby footpath. The property presents the ideal opportunity to renovate, extend or redevelop the existing accommodation which currently comprises: rear entrance hallway, 2 double bedrooms, kitchen/diner, living room, family bathroom and front entrance hall/study. The bungalow sits at the rear of its plot with the south west facing gardens predominantly to the front. Timber gates provide vehicular access and off-road parking for at least 3 cars. No onward chain.

Key Features

- 2 bedroom detached bungalow for renovation/alteration
- Approximately 1 mile from Maenporth Beach (via footpath)
- Potential to extend (subject to permissions)
- Off-road parking
- Within highly sought after Carlidnack Lane on the edge of Mawnan Smith
- Within 10 minutes walk of the village centre and its many amenities
- South west facing gardens
- EPC rating E



LOCATION

Carlidnack Lane is a no-through road of substantial individual homes which stand within an approximate ten minute walk of the centre of Mawnan Smith. There are a number of amenities in the village, including a thatched public house (The Red Lion Inn), garage, village hall, coffee shop, village store, church, primary school, doctors surgery and regular bus service to the nearby port of Falmouth, approximately five miles distant. Beautiful rural, creekside and coastal walks abound in the area with the Helford River nearby, as well as the South West Coast Path.

THE ACCOMMODATION COMPRISESE

uPVC double glazed door to:-

REAR ENTRANCE HALLWAY

Door to bedroom one, radiator. Two Crittall windows to side aspect. Steps up to raised area of hallway with balustrade and doors to kitchen and family bathroom. Loft hatch.

BEDROOM ONE

A spacious double bedroom, dual aspect, with uPVC double glazed windows to front and side aspects. Radiator, central ceiling light.

FAMILY BATHROOM

White suite comprising a panelled bath with tiled surround and electric shower, low level flush WC, pedestal wash hand basin. Recessed ceiling lights, further tiling to walls. Electric heated towel rail/radiator.

KITCHEN/DINER

Range of eye and base level units, roll-top worksurface with inset stainless steel one and a half bowl sink/drain unit with swan neck mixer tap. Space for cooker with cooker point, space and plumbing for washing machine. Part tiled walls, large Crittall window to side aspect, radiator, loft hatch. Space for small dining table and chairs. Space for freestanding fridge/freezer. Central ceiling light, multi pane glazed door to:-

LIVING ROOM

Crittall bay window to side aspect. Central ceiling light, radiator. Door to:-

INNER HALLWAY

Loft hatch, consumer unit. Doors to bedroom two and study/front entrance hall.

BEDROOM TWO

A second double bedroom with uPVC double glazed window to side aspect, central ceiling light, radiator.

THE EXTERIOR

FRONT

The property is approached via a timber pedestrian and vehicular five-bar gate which gives access to the front lawn and parking area, with space to park up to three vehicles. Adjacent to the parking area is a further area of lawn, with central hard-standing. A paved patio faces south west, as does the majority of garden, providing a sunny and sheltered position for entertaining.

SIDE

Area of granite chippings - an ideal position for storage shed etc, currently housing the oil storage tank and oil central heating boiler. The boundary is fully enclosed with low stone wall, hedge and fencing.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band C - 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

Carlidnack Lane, Mawnan Smith, Falmouth, TR11

Approximate Area = 834 sq ft / 77.4 sq m
For identification only - not to scale

