



## Nanparra Cottage, Bareppa, Mawnan Smith, Falmouth, TR11 5EG

Guide Price £450,000

Nestled gracefully in an elevated position within the peaceful hamlet of Bareppa, a charming, broad-fronted semi-detached cottage enjoying an idyllic rural setting just minutes from the ever-popular village of Mawnan Smith, with picturesque countryside walks quite literally on the doorstep. The property comprises a 2 double bedroom main residence, together with an adjoining 1 bedroom annexe and integral garage, offering flexibility for income generation or multi-generational living. Outside, a raised rear terrace and small garden - ready for thoughtful landscaping - provide delightful, far-reaching views across Bareppa and surrounding verdant countryside. To be sold with immediate vacant possession and no onward chain.

### Key Features

- Character cottage, plus 1 bedroom annexe
- Elevated setting with pleasant rural outlook
- Rear patio and raised garden
- Immediate vacant possession, no onward chain
- 3 bedrooms, 2 shower rooms in total
- Versatile property with scope for alteration/improvement
- Integral garage, driveway parking
- EPC rating E



## THE ACCOMMODATION COMPRISES

From the roadside, a cut stone frontage leads across the property to a recessed entrance, with exterior courtesy light and a pleasant elevated outlook over the neighbouring rooftops of the hamlet of Bareppa. Part obscure glazed multi pane door leading into the:-

### RECEPTION/LIVING ROOM

A broad and charming room, with numerous features including ceiling beams, recessed windows with cut stone sills, granite inglenook fireplace (decommissioned) and a further red brick fireplace with electric stove and hardwood mantel over. Multiple wall lights throughout, ceiling lights to reception area. Three radiators, turning staircase rising to first floor landing, with louvre door cupboard providing useful storage and coat hooks. Travertine tiled flooring to reception area, multi pane door leading into the:-

### VESTIBULE

Continuation of Travertine flooring, with step up from floor level. Multi pane door leading to the kitchen, panelled door to WC and obscure glazed multi pane door leading to the utility. Ceiling light, coat hooks.

### SEPARATE WC

Fully tiled. Low flush WC and pedestal wash hand basin. Ceiling light, electrical consumer unit. Recessed obscure glazed window to rear elevation.

### KITCHEN

Providing an array of quality hardwood units, set to two sides, with roll-top worksurface and tiled splashback. Broad glazing to rear elevation providing plenty natural light. Fixtures to include sink with mixer tap and drainer, space for white goods, further space and plumbing for dishwasher. Ceiling spotlights, radiator, tile-effect flooring.

### UTILITY ROOM

Strip lighting, tile-effect flooring, glazed uPVC rear access door. Space and plumbing for white goods. Part exposed red brick elevations, panelled door to integral garage.

## FIRST FLOOR

### LOWER LANDING

False window over stairwell, with tiled sill. Ceiling beams, pine clad ceiling. Panelled doors to bedrooms one and two, ceiling light. Turning staircase rising to upper landing.

### BEDROOM ONE

A well proportioned double room, with pine clad ceiling and ceiling beams. Double glazed window to front elevation, with deep slate sill and a pleasant outlook over Bareppa. Radiator, ceiling light, loft hatch. Louvre door to useful walk-in cupboard.

### BEDROOM TWO

Another nicely proportioned double bedroom, with deep recess to one side providing use furniture or 'dressing area'. Pine clad ceiling, loft hatch and ceiling beams. Radiator, double glazed window to front elevation with cut stone sill and views alike to bedroom one. Three steps rise to:-

## UPPER LANDING

Panelled door leading into the family shower room and contemporary oak door leads into the attached annexe.

### SHOWER ROOM

A nicely appointed white three-piece suite comprising low flush WC, pedestal wash hand basin, corner shower cubicle with glazed door and Mira Sport Max electric shower. Louvre doors to walk-in cupboard with shelving. Inset downlights, towel rail, radiator, mirror with LED trim. Extractor fan, obscure glazed window.

## ATTACHED ANNEXE

### KITCHEN/DINING AREA

A split level room, incorporating the main part of the kitchen to the upper level and with three small steps down to a bijou dining area, following into the remaining rooms of this incredibly useful attached annexe.

### KITCHEN AREA

Compact yet well appointed, with oak-effect panel units to three sides set above and below a granite-effect roll-top worksurface, with sink, drainer and mixer tap. Appliances include Bosch electric oven, four-ring ceramic hob, concealed extractor. Tiled splashback at mid point, tiled flooring. uPVC double glazed window to rear elevation providing an outlook over the raised terrace. Inset downlights, radiator. Three steps down to:-

### DINING AREA

Further worksurface space, incorporating under-counter sink with freezer section and cupboards and drawer units. Polished stone worksurface. Glazed doors to the rear, opening onto the raised terrace and also connects to the hallway leading onto the living room, bathroom and bedroom. Contemporary oak door to cloak cupboard with shelving. Inset downlights, tiled flooring. Opening into the:-

### INNER HALLWAY

Open to the dining area/kitchen, radiator, inset downlights. Panelled doors to bathroom and bedroom, and part glazed door leading into the:-

### LIVING ROOM

Two steps down, a bright double aspect room with casement uPVC windows providing an outlook over the raised rear terrace, sliding entrance door providing separate side access for the annexe. Contemporary oak flooring, multi wall lights, ceiling lights. Radiator, telephone point.

### BEDROOM

A double room, with an array of built-in wardrobes and drawers. Double glazed window to front elevation providing a far-reaching outlook over neighbouring properties of Bareppa, with surrounding trees providing a backdrop. Elaborate ceiling light, radiator, telephone point.

### SHOWER ROOM

A modern and contemporary suite, comprising a low flush WC, vanity unit with circular sink and tap, corner shower cubicle with curved shower doors and mains-powered shower. Tiled flooring and walls, inset downlights, radiator, mirror with LED trim. Recessed obscure glazed window with pine sill, wall mounted medicine cabinet.



## THE EXTERIOR

### FRONT

A charming cut stone frontage, raised from the roadside and bordered by low lying granite wall, with raised beds and hydrangeas to the neighbouring boundary. Exterior courtesy light, small gate to front terrace, and a far-reaching outlook over the neighbouring properties of Bareppa.

### INTEGRAL GARAGE

Incredibly useful, with doors to the side and rear, providing access onto the cut stone frontage or, alternatively, an inner door leading to the utility room. Raised shelving, strip lighting, electrical consumer unit. uPVC double glazed window to side elevation, floor mounted Worcester oil fired boiler providing domestic hot water and central heating. In front of the garage, off-road parking exists for one vehicle, with steps rising to the side entrance for the annexe. Two further staircases rise to the side garden and rear terrace. Remote-controlled roller door.

### SIDE GARDEN

A most intriguing area of land, bordered by stone walling, providing the opportunity for landscaping, yet offering the most exceptional far-reaching views over all neighbouring properties and trees, to rolling fields beyond.

### RAISED REAR TERRACE

Accessed via a pathway around the rear of the annexe living room or, alternatively, from the dining area, where steps rise to a raised terrace, bordered by timber fencing, stone walling and low lying returning wall. A paved terrace, measuring approximately 8'2" x 14'9" (2.50m x 4.50m), offers level outdoor space which, undoubtedly, would capture plentiful sunlight in a sheltered area.

## GENERAL INFORMATION

### SERVICES

Mains water, electricity and drainage are connected to the property. Telephone points (subject to supplier's regulations). Oil fired central heating.

### COUNCIL TAX

Before being used as a holiday let, the council tax banding was C; however, the property now has a rateable value of £3,300 per annum.

### TENURE

Freehold.

### VIEWING

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

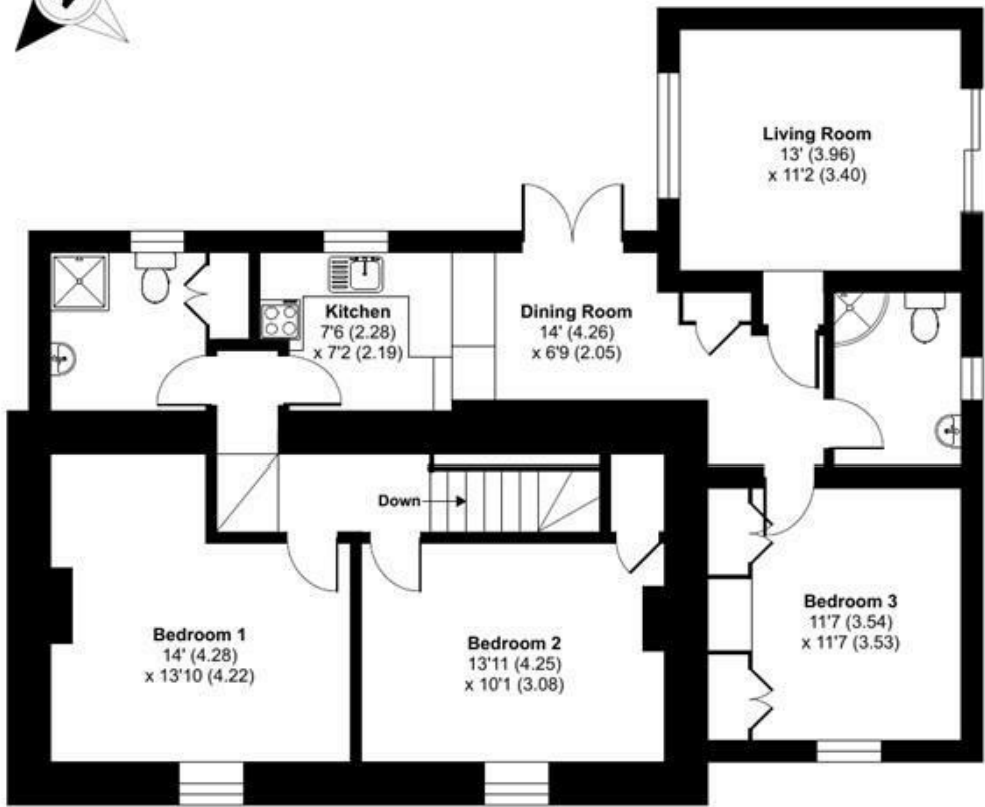


Floor Plan

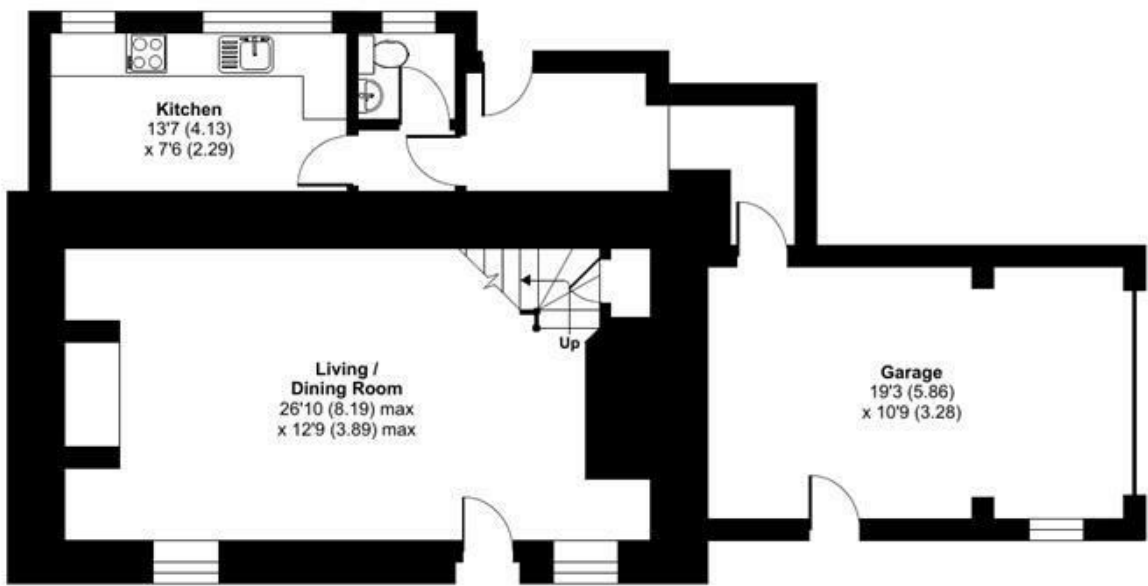
Bareppa, Budock Water, Falmouth, TR11

Approximate Area = 2034 sq ft / 188.9 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Laskowski & Company. REF: 1380380