



St. Merryn Carlidnack Lane, Mawnan Smith

Guide Price £425,000



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The local property experts

- Detached three-bedroom bungalow
- Highly desirable Carlidnack Lane location
- Sought-after village setting close to the coast and countryside
- Nicely presented throughout
- Conservatory
- Sunny south-westerly aspect to the rear and side
- Mature, well-stocked gardens with rear access paths
- Gravel driveway providing ample off-road parking
- Timber garage with double doors
- Solar panels
- Electric Vehicle charging point

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

SERVICES: mains electricity, water & drainage. Solar panels.

THE PROPERTY

Nestled on the highly sought-after Carlidnack Lane in the heart of the popular village of Mawnan Smith, St. Merryn is a nicely presented detached three-bedroom modern bungalow offering comfortable single-storey living in one of South Cornwall's most desirable and tightly held communities.

Set within pretty and mature gardens enjoying a sunny south-westerly aspect to the rear and side, the property benefits from a peaceful setting, solar panels, a gravel driveway with ample off-road parking, electric vehicle charging point, and a substantial timber garage with double doors. The beautifully established gardens are well stocked with a variety of shrubs and planting, creating a private and tranquil outdoor space, with convenient access paths to the rear. Combining a sought-after village location with well-maintained accommodation and attractive outdoor space, St. Merryn presents a rare opportunity to acquire a detached bungalow in this highly regarded Cornish village.





THE LOCATION

Carlidnack Lane lies in an incredibly convenient heart of the village spot, just a few paces from the village shop and a little further to the pub and shops within the Square.

Mawnan is a desirable and very popular place to live, situated about 1.5 miles from the Helford River and with areas of coastline and countryside all around, to rival any found in Cornwall.

Mawnan itself has good local amenities which include a well rated primary school, beautiful Norman Church, the 17th century Red Lion thatched pub, and a great general store. The village square has places to eat and a small selection of shops whilst "The Old Smithy", shows local arts and crafts.

Mawnan is home to Trebah, one of the Great Gardens of Cornwall, rated among the 80 finest gardens in the world, and Glendurgan Garden, owned by the National Trust, with its intriguing cherry laurel maze.

Falmouth harbour town is about 5 miles away, on a regular bus route, and provides a comprehensive range of shopping, schooling, businesses and leisure facilities.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers

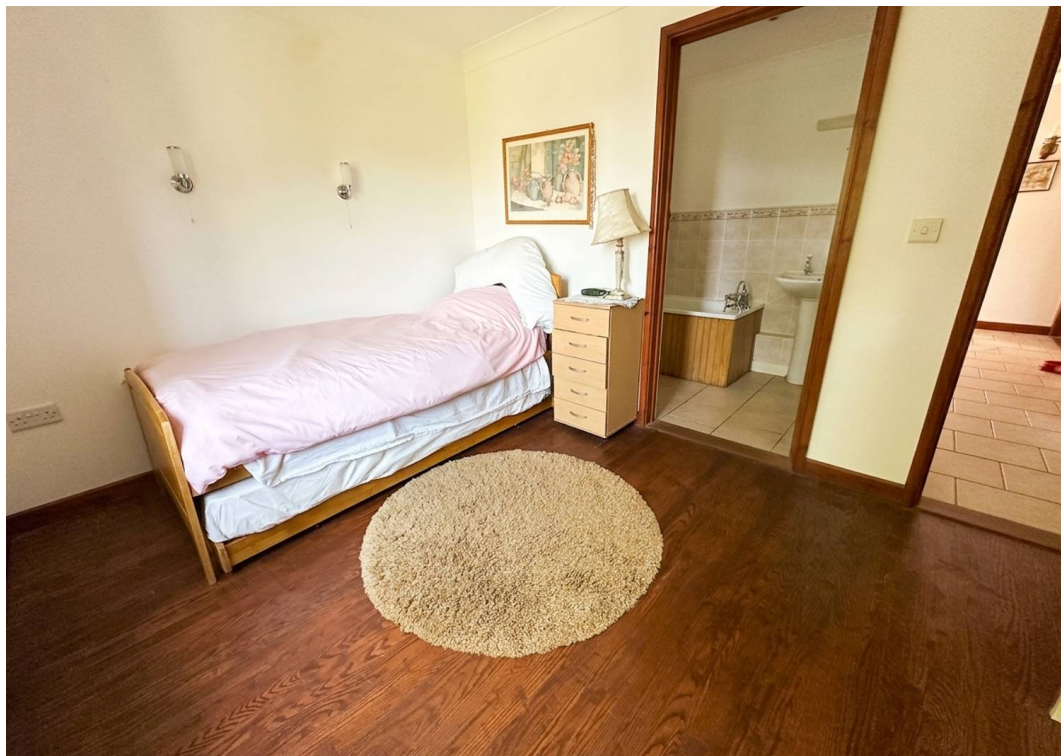
Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.









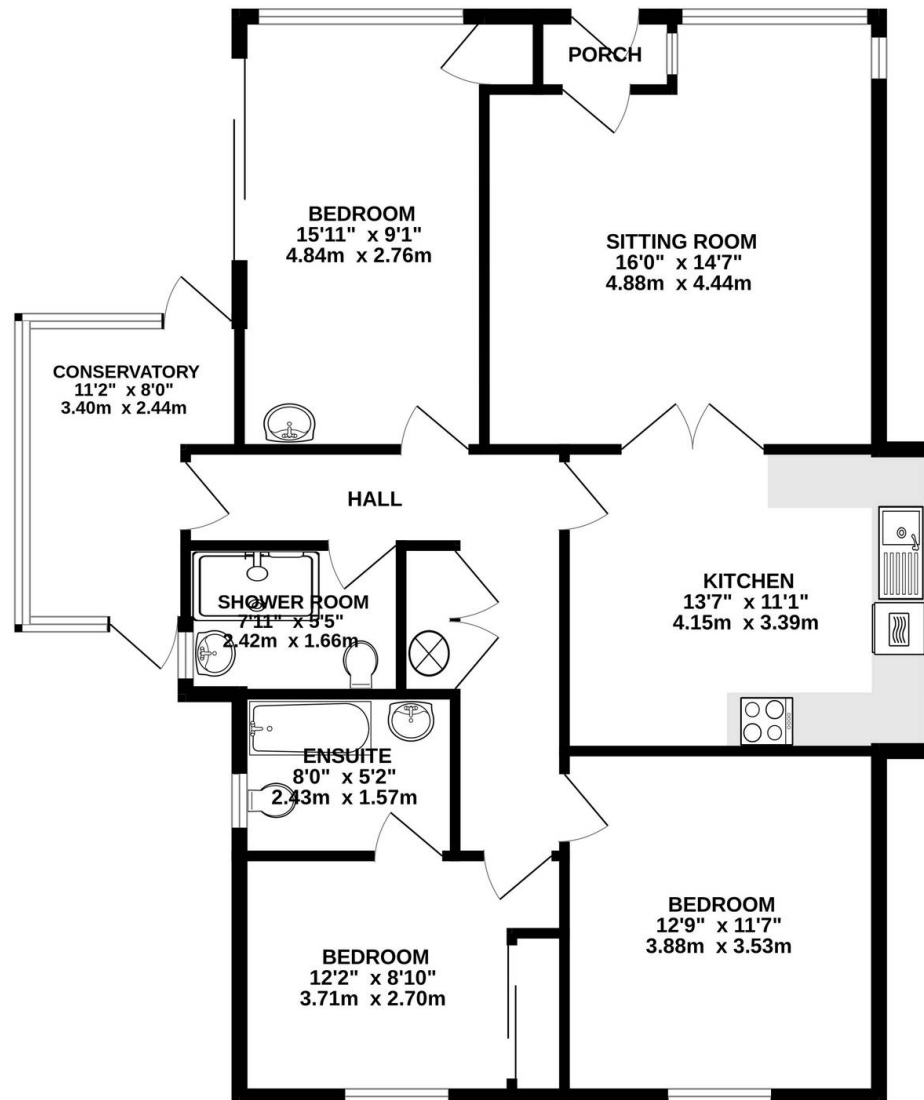






GROUND FLOOR
1062 sq.ft. (98.6 sq.m.) approx.

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TOTAL FLOOR AREA : 1062 sq.ft. (98.6 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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Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

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