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**Carlidnack Close,
Mawnan Smith, Falmouth**

**Guide Price £475,000
Freehold**





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Property Introduction

This lovely detached bungalow enjoys beautiful countryside views from the garden and the rear across green fields.

Beautifully presented and updated by the current owners the bungalow has a very spacious L-shaped lounge/diner which is light and bright with three windows and a modern kitchen and bathroom, two double bedrooms - one which opens to the enclosed south facing garden.

The engineered oak flooring is in all rooms with the exception of the bathroom and the garden is a joyful place to sit in with various seating spaces, views and a range of mature shrubs and grasses.

Outside there is also driveway parking and a garage. Improvements also include a new roof (2024) and a new oil tank (2025). The property will provide a lovely home for someone in this popular village location.

Location

Situated in the popular village of Mawnan Smith within a short walk of the village centre amenities that include a well stocked shop, Public House, café and hairdressers, the village is close to the sailing waters of the Helford and nearby coastal town of Falmouth.

The sub-tropical Glendurgan and Trebah Gardens are found at the other end of the village and with a popular Primary School within close proximity, this property will prove to be popular. The nearby harbour town of Falmouth itself is a vibrant historic port renowned for its excellent sailing waters and sheltered beaches such as Gyllyngvase, Swanpool, Castle and Maenporth and offers a selection of cafes, restaurants and pubs whilst the shops have a variety of well known national and local independent stores and art galleries.

Falmouth is also home to the National Maritime Museum located on the piazza and of course Pendennis Castle being one of Henry the VIII's coastal fortresses. Truro, which is centre of commerce for the county is just under thirteen miles away and has a mainline railway link to London Paddington and offers a wider range of facilities.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:-

ENTRANCE HALLWAY

Loft hatch. Radiator. Doors off to:-

LOUNGE/DINER 23' 10" x 7' 11" (7.26m x 2.41m)

PLUS 11' 7" x 10' 5" (3.53m x 3.17m)

A light and bright L-shaped room with three double glazed windows with plenty of space for seating and dining table and chairs. Open fireplace with stone hearth. Tongue and groove feature wall. Three radiators. 'Tedtodd' engineered oak flooring.

From dining area, opening to:-

KITCHEN 10' 2" x 8' 2" (3.10m x 2.49m) plus door recess

Double glazed window and part glazed door opening to the garden. Range of floor and wall mounted units with tiled worktop over incorporating a one and a half bowl sink and drainer. Integrated oven with hob over. Spaces for fridge/freezer and for washing machine. Storage cupboard and open shelving unit plus useful display shelving. 'Tedtodd' engineered oak flooring continues through from the dining area. Door with glazed panel above opening back to the hallway.

BEDROOM ONE 11' 0" x 9' 11" (3.35m x 3.02m)

Double glazed opening double doors to a deck from where you can enjoy the elevated views. Fitted wardrobe. Radiator.

BEDROOM TWO 10' 7" x 9' 11" (3.22m x 3.02m)

Double glazed window. Fitted wardrobe. Radiator.

BATHROOM

Obscure double glazed window. Pedestal wash hand basin, low level WC and panelled bath with tiled surround with wall mounted shower. Tiled flooring. Heated towel rail.

GARDENS

The garden is enclosed and has a pedestrian gate opens to the garden with a pathway leading around the gardens. In the garden there is a variety of perennial grasses, rhododendron and azaleas. A vehicular gateway opening to the driveway with off-road parking leading to the garage. A gate at the side of the property opens and provides access to the deck, seating space and a useful outside tap. There are stepping stones and sleepers with a range of flower borders plus the oil tank and outside oil boiler. From the rear lovely views can be enjoyed across countryside.

GARAGE 16' 9" x 10' 0" (5.10m x 3.05m) maximum measurements

Up and over door. Light and power connected. Work benches and shelving Glazed window to the rear and pedestrian door to the garden.

SERVICES

Mains water, mains drainage and mains electric.

AGENT'S NOTE

The Council Tax band is band 'D'.

DIRECTIONS

Proceed into village past Goldmartin Garage and the village hall on the right hand side. Turn left opposite the village shop into Carlidnack Road, continue and turn right into Carlidnack C wehre the property is located halfway along on the right hand side. If using What3words:- kind.woodsove.games

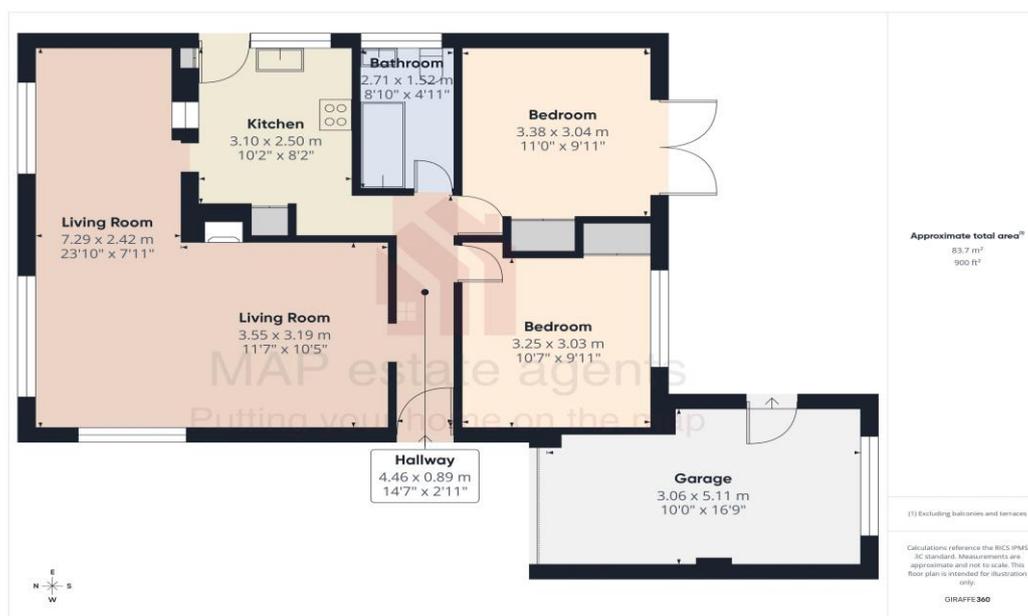


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Village location with far reaching countryside views
- Updated detached bungalow
- Spacious light and bright lounge/diner
- Kitchen and bathroom
- Beautiful engineered oak flooring
- Two double bedrooms – one opening to garden
- Enclosed rear garden with mature shrubs
- Garage
- Driveway parking
- Offered for sale chain free



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