



12 Carlidnack Close, Mawnan Smith

Guide Price £425,000



Heather & Lay
The local property experts

- Central village location & far reaching views
- Stylish, impeccably presented link detached bungalow
- Prime, tucked away situation within popular Close
- Flexible, bright three bedroom accommodation
- Main bedroom with luxury, bespoke en suite
- Superb newly fitted kitchen & appliances
- Under floor heated family bath/shower room
- Quality fitments & finishes throughout
- Landscaped, well orientated, wrap around garden with 14' x 8' workshop (studio)
- Driveway parking & generous single size garage
- Please watch our property video tour

THE LOCATION

Carlidnack Close is a lovely place to live, set off Carlidnack Road, a few minutes' walk from Mawnan Smith village centre, yet adjoining valley and countryside. Number 12's perfectly orientated and tucked away spot and landscaped garden is a real find and from where the bungalow enjoys far reaching rural views. Mawnan Smith is a great village with strong sense of community and good everyday facilities, all in wonderful surroundings, where the Helford River is about 1.5 miles away and Falmouth Harbour town under 5 miles. There are footpaths and walks all around including to the Southwest Coastal Path and beaches such as at Helford Passage, home to the famous Ferry Boat Inn. Mawnan itself has good local amenities which include a well rated primary school, beautiful Norman Church, the 17th Century thatched Red Lion pub, a doctors' surgery and an excellent general store. The village square has a small selection of shops, a cafe and hairdressers whilst "The Old Smithy", with resident blacksmith, shows local arts and crafts. There are many clubs and societies within the village and nearby Meudon and Budock Vean Hotels have restaurants and gardens leading down to the shore. Mawnan is home to Trebah Garden, 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.





THE PROPERTY

This is a very special bungalow with a quality and style that has deeply impressed all Heather & Lay staff that have visited.

12 Carlidnack Close was bought in 2019 by an artistic couple who own an online business specialising in modern Scandinavian and mid-century inspired interior design. Their business and passion for this genre is wonderfully reflected in the home they have created which is effortlessly stylish, and with a depth of character and quality that grows the more you visit and see. The interior has been remodeled and is light, bright and spacious, presenting uplifting and immaculately presented two/three bedroom accommodation that works beautifully.

The bungalow's position is spot on too, tucked into the corner of this popular close, nestled within its delightfully landscaped garden and with an open outlook towards valley and countryside. The layout allows flexibility for three bedrooms; the third situated off the living room, is equally suited as a dining room or study/office, perhaps. The generous main bedroom is a treat with its wonderful en suite, incorporating a large Spanish wall tiled walk-in rain shower, an oval black marble basin and under heated Italian porcelain floor tiles. Detailing is superb with use of cork based eco flooring in the hallway, living room and bedrooms and restful colour schemes throughout using natural pigment paint finishes from Farrow & Ball and Fired Earth. A newly installed kitchen is a stand out feature, with space for a breakfast table and chairs, quality appliances built in and multiple lights that are dimmable for task and atmosphere. The living room is a lovely bright space measuring a generous 18' x 14' (5.49m x 4.27m) (approximately), opening into a conservatory and out on to the delightful terrace and garden. As well as the ensuite shower room, there is a family bathroom with Italian porcelain under heated floor and handmade tiling around the double ended steel bath with rain shower. The bungalow is practical too, with plenty of good cupboard storage space and a large utility cupboard, to house a washing machine. Fundamentals are comprehensively covered too; a complete new boiler and heating system is installed, fire doors fitted and windows, gutters and down pipes replaced.

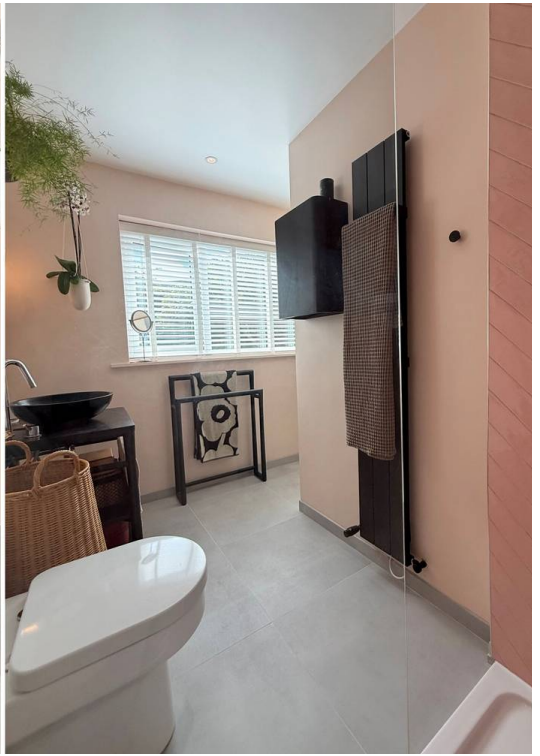
This is a home to delight the most discerning of buyers with its joyful combination of style, quality and substance, both in and outside - unhesitatingly recommended!













GARDEN

Landscaped and lovely with a lush planting scheme of mainly evergreens and with perennial plants and annuals for year round colour and interest. the property is set back from the close road by its front garden and driveway with pathway to the front door. The enclosed garden wraps around the bungalow and is beautifully orientated to enjoy day long summer sunshine with a particularly special and sheltered paved courtyard area beyond the living room and conservatory. There are several areas to sit and relax and discretely set in to one corner is a fine...

WORKSHOP/STUDIO 14' x 8' (4.27m x 2.44m) supplied by Truro Portable Buildings, with power and light.

Storage and compost areas, outside taps and lights. Water butts.

GARAGE & DRIVEWAY PARKING

The driveway comfortably parks two cars in tandem, leading to a generous single size garage 19' x 8' (5.79m x 2.44m) with excellent roof storage and a rear window and doorway into the garden. Power and light.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

SERVICES: Mains electricity, water & drainage. Oil-fired central heating.

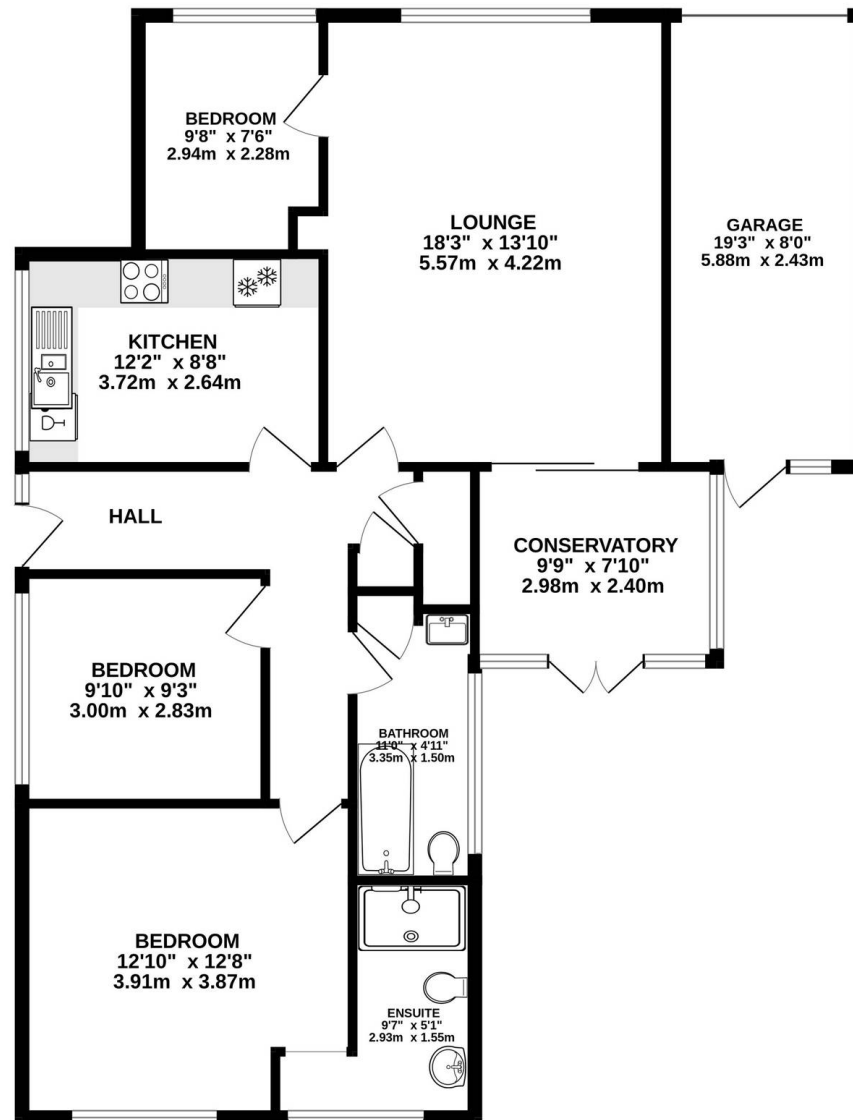
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GROUND FLOOR
1133 sq.ft. (105.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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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