Laskowski &Co

5 Lowenna Fields, Mawnan Smith, Falmouth, TR11 5GW

Guide Price £715,000

An exceptional detached 5 bedroom, 3 bath/shower room family home with double garage, set within one of the largest plots in Lowenna Fields, featuring a beautifully landscaped south west facing walled rear garden. Internally, the property has been improved by the current owners with engineered oak flooring throughout, and boasts generously proportioned accommodation, including a living room with focal stove, utility/cloakroom, study/bedroom 5, and features a very spacious, fitted kitchen/dining room/day room fitted with a comprehensive range of units, integral appliances, ample quartz worksurface and matching island.

Key Features

- Substantial detached family home
- 3 bath/shower rooms
- Stunning kitchen/dining/day room
- Double garaging and parking for 4 vehicles
- 4/5 bedroom accommodation
- Additional utility/cloakroom
- Beautifully landscaped gardens with patio and gazebo
- EPC rating C

THE LOCATION
Lowenna Fields is situated on the approach to the must sought-after village 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 COMPRISES

Paved pathway to front entrance. Attractive part stone facade, pillared entrance to front door.

HALL
Recessed door mat. Oak engineered flooring, continuing throughout the property. Two built-in cloak cupboards. Stairs to the first floor with storage cupboard under. Doors to bedroom five/study, kitchen, utility/cloakroom. Opening to the:-

LIVING ROOM
Double glazed shuttered window to the front elevation. Focal fitted Bio Ethanol stove set upon a slate hearth. Radiator.

STUDY/BEDROOM FIVE
A bright dual aspect room with double glazed shuttered windows to both front and side elevations. Radiator.

UTILITY/CLOAKROOM
Worksurface with inset sink and spring-loaded mixer tap. Fitted cupboards, one housing an integral washing machine. Low level push button flush WC. Radiator.

KITCHEN/DINING/DAY ROOM
A wonderfully proportioned room spanning the entire of the rear of the property. To one side is a comprehensively fitted range of wall mounted cupboards and range of matching cupboards and drawers in dark blue. Integrated dishwasher. Fitted double fan assisted oven and grill. Inset gas hob with extractor hood over. Inset one and a half bowl sink with 'hot' mixer tap. Space for fridge/freezer. Long pull-out larder cupboard, matching island extending to a breakfast bar. Ample room to house a large family dining table and chairs. Radiator. Patio doors leading onto the gardens.

FIRST FLOOR

GALLERIED LANDING
Access to loft space. Built-in airing cupboard housing hot water cylinder. Doors to all bedrooms and family bathroom.

PRINCIPAL BEDROOM
Two double glazed shuttered windows to the front enjoying elevated views over the green space, through neighbouring properties to Falmouth Harbour and a glimpse of St Anthonys Lighthouse in the distance. Good range of mirror-fronted wardrobes providing hanging and shelving. Radiator. Door to:-

EN-SUITE SHOWER ROOM
A large shower cubicle, push button WC, pedestal wash hand basin with mixer tap. Wall mounted mirrored bathroom cabinet. Heated towel rail. Ceramic wall and floor tiling. Obscure double glazed window to the front.

FAMILY BATHROOM
Fitted with a three-piece suite in white comprising a panelled bath with twin handgrips, pedestal wash hand basin with mixer tap and low level push button WC. Wall mounted heated towel rail. Ceramic tiled walls and flooring.

BEDROOM TWO
Double glazed shuttered windows to the front enjoying elevated aforementioned views. Cleverly partitioned with a long, bespoke fitted headboard creating a generous dressing area with dressing table. Two radiators. Double glazed skylight window to the rear. Door to:-

EN-SUITE SHOWER ROOM
Three-piece suite comprising a large glazed shower unit, low level push button WC and pedestal wash hand basin with mixer tap. Wall mounted ladder-style towel rail.

BEDROOM THREE
Double glazed shuttered window to the rear overlooking the garden. Radiator.

BEDROOM FOUR
Double glazed window to the rear overlooking the garden. Radiator.

THE EXTERIOR

DOUBLE GARAGE
Two electronically controlled up-and-over doors. Wall mounted gas boiler. Door providing access onto the rear garden.

FRONT
Level lawned garden with hedged borders and a paved pathway leading to the front entrance. A broad tarmacadam drive provides off-road parking for up to four vehicles and gives access to the garage. A paved pathway to the side leads to a gate and, in turn, onto the rear garden.

REAR
The rear garden is an absolute feature, having been beautifully landscaped by the current owners, enjoying a south west elevation. It offers a good degree of privacy having walls along all boundaries. A broad paved patio with awning and, beyond, is a level area of lawn surrounded by planted bordered containing a fine array of flowering shrubs, plants and mature trees, including fig, silver birch and fruit trees. There are a range of profusely stocked raised beds containing numerous flowering shrubs, as well as a range of herbs. The garden also boasts a bespoke hand-built, very generous arbour, providing a lovely sheltered seating area.

GENERAL INFORMATION

SERVICES
Mains water, electricity, LPG gas (via communal tank), and drainage are connected to the property.

COUNCIL TAX
Band F - Cornwall Council.

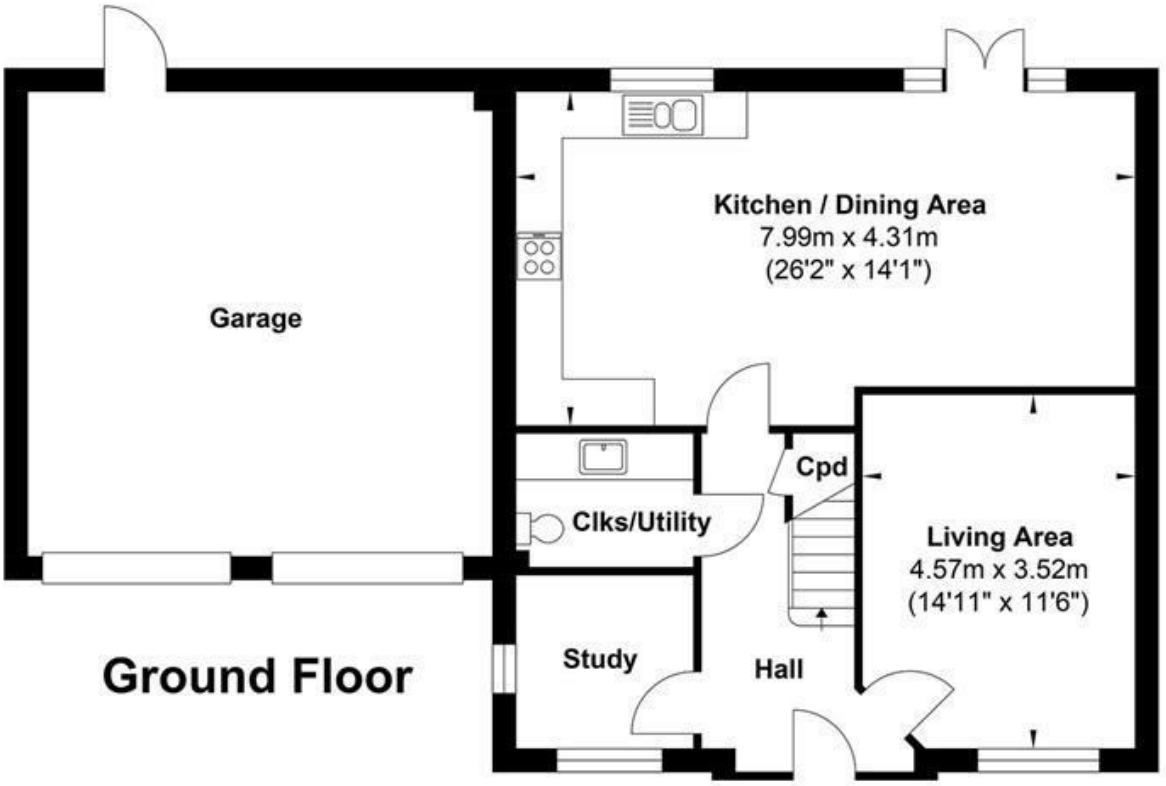
TENURE
Freehold. There is a development charge of £190 per annum, which ensures maintenance of the shared green spaces, roads and pavements. The amount payable is set by the co-owning residents and is liable to change annually.

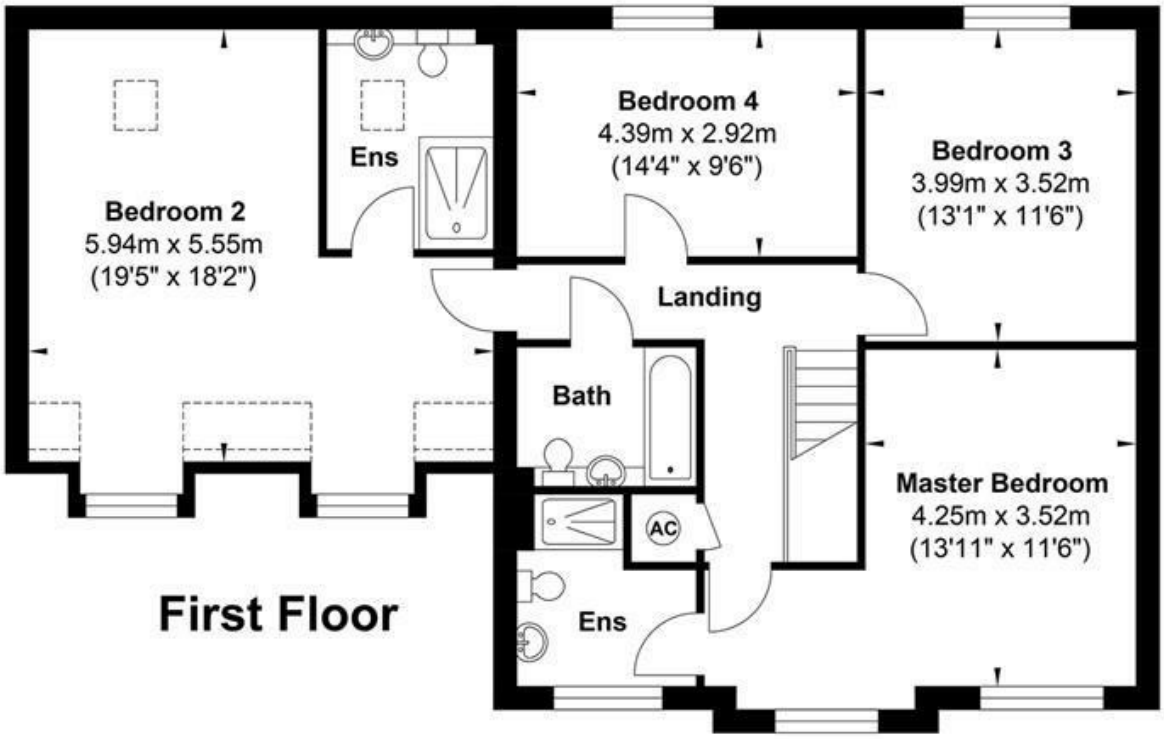
VIEWING
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

all guests welcome

Orla

Floor Plan





Gross Internal Floor Area : 210.98 m2 ... 2270.97 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.