



Lamanva House, Lamanva, Penryn, TR10 9BJ

Guide Price £435,000

A delightful Victorian house full of characterful features throughout, offering 3 bedrooms and scope for a loft conversion (subject to consents). The property enjoys a private, lawned rear garden with a modern 'office pod', as well as driveway parking and a newly built double garage. The location is excellent - close to Mawnan Smith (within the primary school's catchment area) and Constantine, the wider Helford River, and within easy reach of Falmouth.

Key Features

- Charming Victorian house
- Double garage
- Parking
- Viewing recommended
- 3 bedrooms
- Private, landscaped rear garden
- Scope for conversion of loft (subject to necessary consents)
- EPC rating D



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Replacement uPVC double glazed entrance door from the front gardens. Exposed pitch pine flooring, ceiling cornice, two radiators, panelled doors with moulded architraves. Turning staircase with ornamental balustrade rising to the part galleried first floor landing, under-stair storage cupboard.

CLOAKROOM/WC

White Heritage two-piece suite comprising a low flush WC and pedestal wash hand basin. Inset downlighters, pitch pine flooring, shelved recess.

SITTING ROOM

uPVC double glazed window to the front elevation. Coved ceiling and picture rail. Fireplace with raised slate hearth and timber surround. Shelved recess, pitch pine flooring, radiator, TV aerial socket.

BEDROOM THREE

Another well proportioned room with tall ceiling. Exposed pitch pine flooring, picture rail, fireplace with hardwood mantel and glass-fronted log-burner (not checked). Radiator with ornamental screen, full height cupboard. Sealed unit double glazed window with window seat to the rear elevation overlooking the gardens.

DINING ROOM

Broad uPVC double glazed window to the front elevation. Coved ceiling, oak flooring, former fireplace with slate hearth, radiator with timber screening. Archway to the:-

KITCHEN

Attractively appointed with a comprehensive range of fitted Shaker-style units with tall brushed steel handles and solid wood block worksurfaces. Metro tiled splashbacks, inset stainless steel sink unit with cutlery drainer and mixer tap. Space for tall fridge/freezer, integrated Indesit dishwasher, corner carousel unit. Space for broad range cooker with Rangemaster stainless steel extractor canopy over. Glass-fronted display cabinet, oak flooring, inset downlighters, double glazed window to the rear elevation, shelved pantry cupboard.

UTILITY ROOM

Ceramic tiled flooring, extensive built-in storage cupboards, coat recess, fitted worksurface with inset stainless steel sink unit with mixer tap. Recess with plumbing for washing machine, tiled splashbacks, built-in boiler cupboard with Grant oil fired boiler and slatted linen shelving. Inset downlighters, access to over-head loft storage area. Double glazed window to the rear elevation, part glazed casement door to the:-

REAR PORCH

Built-in boot and shoe shelving. Ceramic tiled flooring, coat hooks, inset downlighters. uPVC double glazed stable-type door to the rear covered outside seating area (see below).

FIRST FLOOR

LANDING

Part galleried with turning staircase rising from the entrance hall with, at mid landing level, a tall sealed unit double glazed window to the rear elevation. Built-in storage cupboard. Access to over-head loft storage area.

BEDROOM TWO

A well proportioned double bedroom with coved ceiling and sealed unit double glazed window to the rear elevation with views over the rear garden and neighbouring properties to farmland. Radiator with oak screen.

BEDROOM ONE

uPVC double glazed window to the front elevation, coved ceiling, radiator.

BATH/SHOWER ROOM

A spacious family bath/shower room with white Heritage four-piece suite comprising a panelled bath, low flush WC, pedestal wash hand basin and fully tiled walk-in shower cubicle. Obscure uPVC double glazed window to the front elevation, radiator, coved ceiling, inset downlighters.

THE EXTERIOR

FRONT GARDENS

Double pedestrian gates with retaining wall with coping stone the breadth of the front boundary. Gravelled for ease of maintenance with raised timber planters containing shrubs and plants including ceanothus, privet and spring bulbs etc. Part glazed potting shed, coal bunker, granite steps to the front entrance door.

COVERED REAR SEATING AREA

An ideal entertaining area with broad paved steps from the rear porch. Entirely covered for year round use. Paved, built-in bench seating.

REAR GARDENS

Broad level lawn, raised timber planters and rockery-edged beds with ferns, hydrangea and other specimen trees and plants. uPVC oil storage tank in timber fenced surround.

HOME OFFICE

An exceptional addition with light and power connected, double glazed windows and doors - also ideal as a playroom, studio, etc.

PARKING AREA

Accessed from the rear with space for two/three vehicles.

DOUBLE GARAGE

Electric up-and-over door. Obscure glazed window to the front elevation. Over-head storage. Built-in work bench. Power and light provided.

GENERAL INFORMATION

SERVICES

Mains water and electricity are connected to the property. Private cesspit drainage. Oil fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

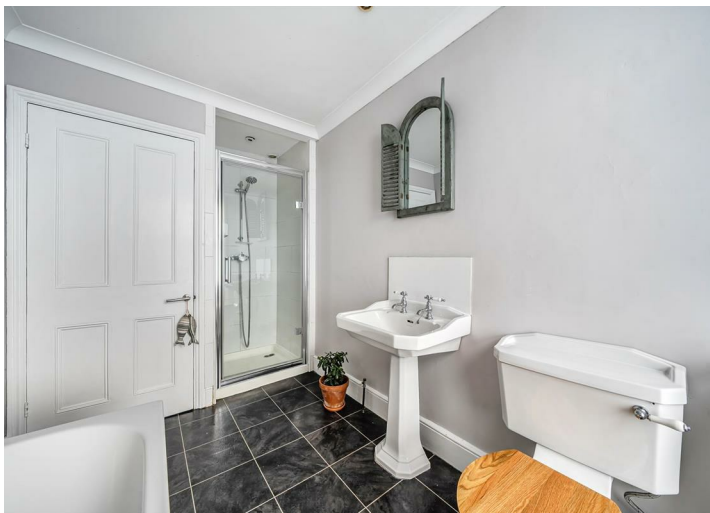
TENURE

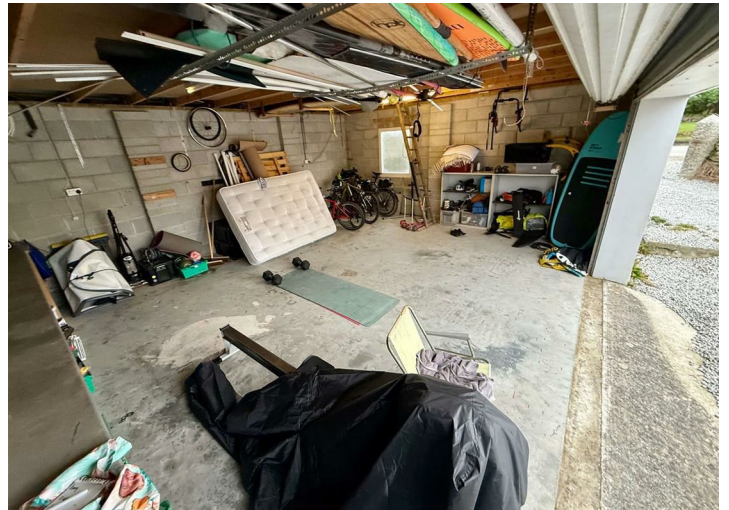
Freehold.

VIEWING

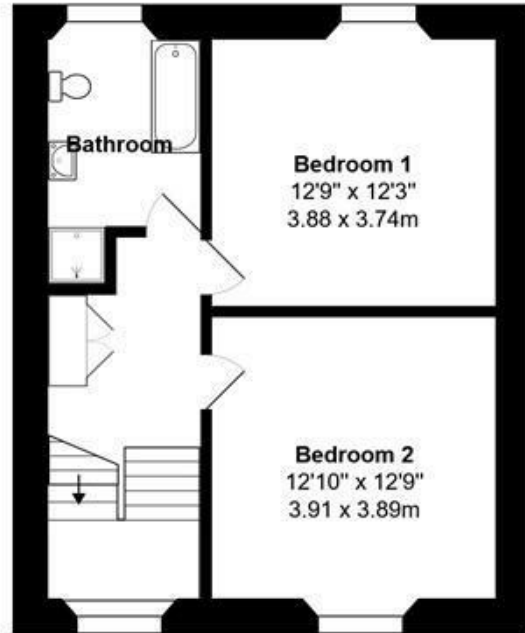
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



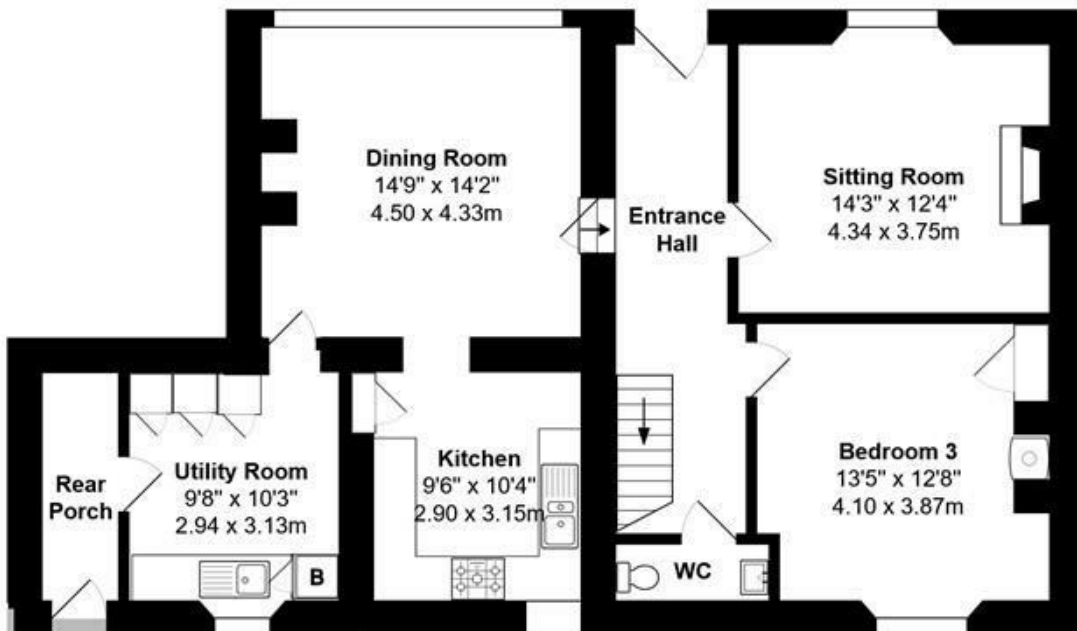




Floor Plan



First Floor
Approx Area: 46.6 m² ... 502 ft²



Ground Floor
Approx Area: 87.8 m² ... 946 ft²



Lamanva, Penryn, TR10 9BJ

Total Area: 134.4 m² ... 1446 ft² (excluding covered outside seating)

All measurements are approximate and for display purposes only