



**TOM WILLS**



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

## **30 Shute Hill**

Mawnan Smith Falmouth, TR11 5HQ

**£600,000**



## 30 Shute Hill

Mawnan Smith, Falmouth, TR11

5HQ

Discreetly positioned within Shute Hill, this charming detached house combines privacy and seclusion with convenience, set between the heart of Mawnan Smith village and the leafy paths of Carwinion Woods. Built in the 1980s and significantly updated in recent years, the property has been extended, modernised and reconfigured to create a versatile, stylish and highly practical family home.

- Extended 4 bedroom detached house
- Wonderfully secluded and private position
- Close to Carwinion Woods and footpath to Port Saxon beach
- Flowing semi-open-plan layout
- Tastefully refitted kitchen and bathroom
- Air source central heating
- Solar panels with home battery storage
- Detached garage with electric door
- Driveway parking for four vehicles
- With the benefit of no onward chain





The ground floor features a semi-open layout, thoughtfully designed to blend living and entertaining spaces. A spacious kitchen/dining room has been modernised with attractive fitted units and timber work surfaces as well as many fitted appliances, which flows into a large conservatory that links seamlessly with the living room. To the front, the former garage has been converted into a versatile additional (fourth) bedroom or hobby room, complemented by a utility room behind.



Upstairs, three well-proportioned bedrooms and a stylish modern family bathroom provide comfortable accommodation, while the home's energy efficiency has been enhanced by the installation of solar panels, a home storage battery and an air source heat pump, delivering eco-friendly central heating.



Outside, the garden is a particular highlight: beautifully secluded, south facing, and stocked with an abundance of exotic plants and flowers. It borders open woodland at the rear, creating a natural extension of the space and a wonderful sense of tranquillity. A timber-framed garage with electric roller door offers excellent storage for water sports equipment, garden tools or even a dinghy, alongside ample driveway parking for approximately four cars.



One of the property's most appealing features is its direct access to a nearby footpath that winds through Carwinion Woods and down to Porth Saxon Beach. From here, the spectacular South West Coast Path stretches towards Rosemullion Head and Helford Passage, taking in some of Cornwall's most unspoilt and breathtaking coastline.



In summary: A beautifully presented and exceptionally well-situated family home, offering a rare combination of village convenience, peaceful surroundings, modern/eco comfort, and direct access to Cornwall's finest coastal walks and beaches within and surrounding the Helford River

#### ADDITIONAL INFORMATION

Tenure - Freehold. Services - Mains electricity, water and drainage. Air-source central heating. Council Tax - Band E. EPC - 92(A). Vacant possession upon completion with the benefit of no onward chain. **VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.**



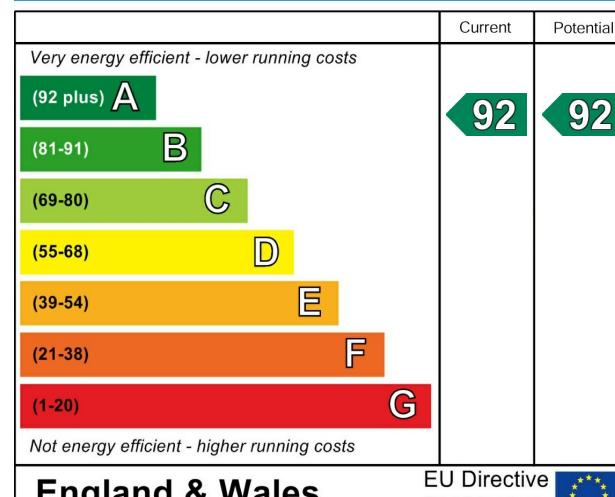
## Shute Hill, Mawnan Smith, Falmouth, TR11

Approximate Area = 1464 sq ft / 136 sq m  
 Garage = 247 sq ft / 22.9 sq m  
 Total = 1711 sq ft / 159 sq m  
 For identification only - Not to scale



## Energy Efficiency Graph

### Energy Efficiency Rating



**Viewing** Please contact us on 01326 352302

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.