



3 Lamanva, Penryn, TR10 9BJ

£495,000

A well presented, detached 3 bedroom bungalow, offering elevated far-reaching country views to the rear, presenting light filled and spacious accommodation, with beautifully maintained front and rear gardens featuring established borders, together with driveway parking and garaging. Equidistant to Falmouth town and the highly regarded village of Mawnan Smith, in a particularly desirable, semi-rural hamlet, this exceptional bungalow provides much scope and promise for those purchasers wishing to acquire a property rarely available in the current market. To be sold with no onward chain.

Key Features

- Detached bungalow
- Level accommodation with much scope and potential
- Delightful, mature gardens to front and rear
- Garage and driveway parking
- Highly sought-after location
- 3 bedrooms, modern shower room
- Open and elevated rural outlook
- EPC rating D



THE ACCOMMODATION COMPRISES

From the tarmacadam driveway, a cut stone path with a small number of steps descends to a broad and covered frontage, with cut stone threshold, exterior courtesy light and obscured hardwood glazed front entrance door, with matching obscured side panel, leading into the entrance hallway. There is also level access from the driveway.

ENTRANCE HALLWAY

Broad and light, with obscured multi-pane door leading to the kitchen, and panelled door to WC. Ceiling light. Radiator.

CLOAKROOM/WC

Low flush WC, wash hand basin with tiled splashback. Ceiling light. Obscure glazed window to the front elevation.

From the entrance hallway, opening to the:-

MAIN HALLWAY

Providing access to all rooms via panel and muti-pane obscure glazed doors. Circular fixed window leading into dining room. Door to useful storage cupboard. Telephone point.

LIVING ROOM

Situated to the far end of this well proportioned bungalow; extended and providing a light triple aspect with glazed sliding doors offering exceptional far-reaching country views over undulating fields and initially, the beautifully tended lawned rear garden, and raised patio area. Central cut-stone fireplace with hardwood mantel and raised slated tiled surround. Two recessed double glazed windows to side elevations. Variation of wall lights and ceiling lights. Radiator. TV aerial and telephone point.

KITCHEN

Nicely arranged with a range of quality hardwood panelled units to three sides, both above and below a Corian worksurface with inset one and a half bowl stainless steel sink with mixer tap and drainer, together with tiled splashback at mid-point. Appliances include Neff electric double oven with grill, matching four ring Neff ceramic hob, together with concealed extractor. Space for built-in tall fridge/freezer. Tile-effect flooring. Broad uPVC picture-style window to rear aspect providing exceptional rural views over nearby countryside. Strip lighting.

DINING ROOM

Sliding doors to the rear, providing exceptional country views. Circular window borrowing light from the hallway. Ceiling light. Radiator.

BEDROOM ONE

A large and generously sized main bedroom offering plentiful space with broad casement glazing to the front aspect. Radiator. Ceiling light.

BEDROOM TWO

Another light and bright bedroom, once again, with broad picture window offering fantastic far-reaching countryside

views to the rear aspect. Door to airing cupboard with slatted shelving and insulated hot water tank. Ceiling light. Radiator.

SHOWER ROOM

Beautifully modernised with contemporary sanitaryware including dual flush WC, wall-mounted vanity unit with broad oval sink, mixer tap and drawers under, together with a well sized shower cubicle with curved and sliding shower doors, Aqualisa electric shower and side grips for convenience. Ceiling light. Heated towel rail. Wall-mounted medicine cabinet with LED trim. Obscure glazed window to front aspect. Neutral tiling to walls, water resistant and non-slip flooring.

BEDROOM THREE

Another particularly bright room with broad uPVC windows to front elevation providing a view across the well maintained lawn. Two built-in wardrobes. Two ceiling lights. Radiator.

THE EXTERIOR

FRONT DRIVEWAY AND GARDEN

From the rear access lane, a tarmacadam driveway provides parking enough for two/three vehicles. The property benefits from a well cared for and maintained front area of lawn, surrounded by established shrubbery, flowers and plants to the borders - all enclosed via quality timber fencing. A split-level tarmacadam pathway extends around the front to each side of the bungalow, with a low stone wall visible to both sides. Oil tank adjacent to garage. Electric remote controlled roller door opening into the:-

GARAGE

Of block construction, with pitched roof proving extra ancillary storage, incorporating power and light, with the addition of space and plumbing for white goods, if required. Boulter oil boiler, electrical consumer and meter. Broad window to rear elevation providing pleasant country views.

The garden pathway circulates around each side of the property, opening to:-

LAWNED REAR GARDEN, SWIMMING POOL AND RAISED PATIO

Elevated beautifully, with the opportunity of capturing plentiful sunlight throughout the day and enclosed with mature borders comprising a flowering array of shrubbery, plants and bushes, creating a degree of privacy from the road below and neighbouring properties set either side. A low-maintenance cut stone terrace and paved patio is slightly raised from the wonderfully maintained lawned garden below, incorporating an approximate seven metre swimming pool. The lawned garden is accessed via shallow steps from the main patio or alternatively, a level access with low walling to the far side, surrounding the raised patio and swimming pool. Exceptional far-reaching views over the rolling countryside are visible at almost all points within the rear garden, presenting an excellent outdoor area that can be enjoyed throughout the rear.

GENERAL INFORMATION



SERVICES

Mains water and electricity are connected to the property.
Private drainage via means of a septic tank. Telephone point
(subject to supplier's regulations). Oil fired central heating.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

VIEWING

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



Floor Plan

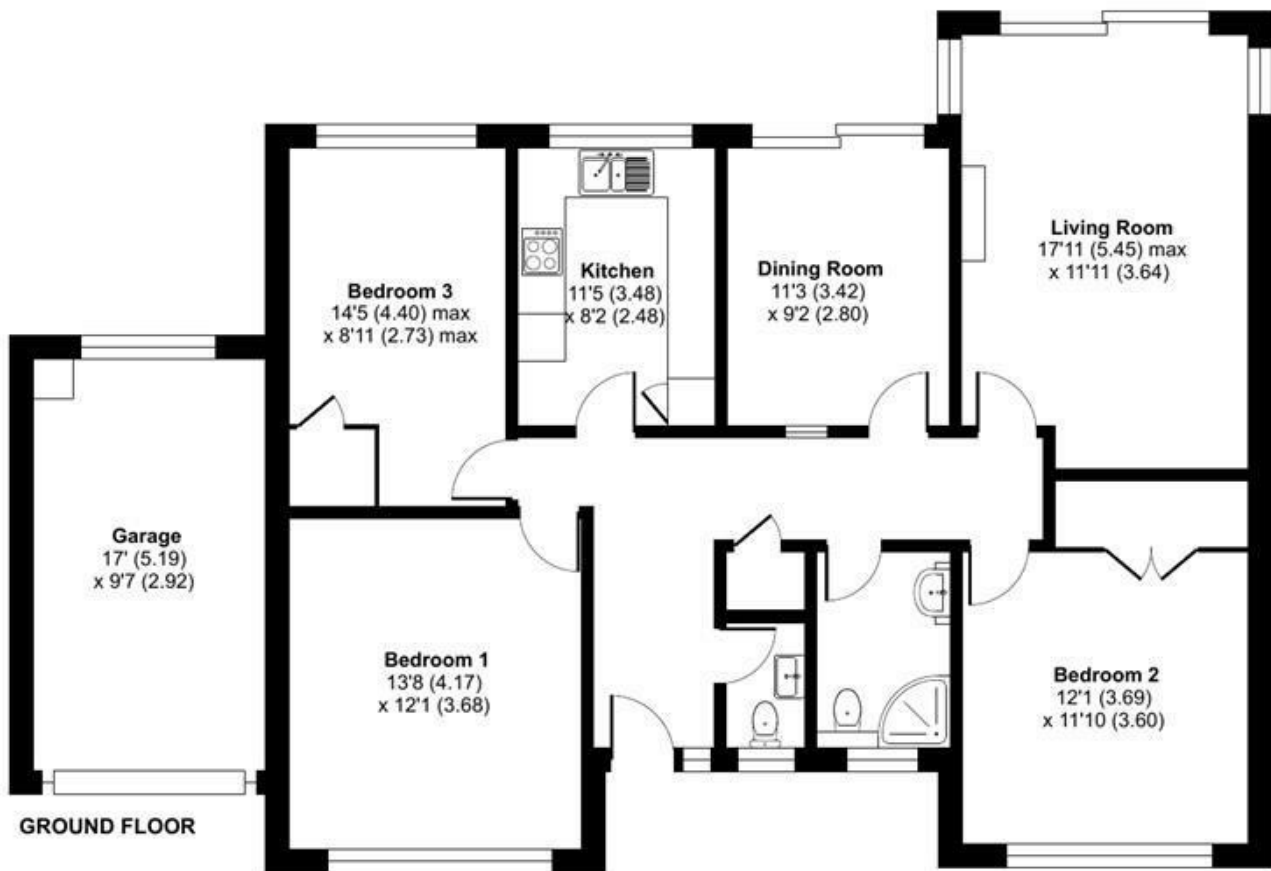
Lamanva, Penryn, TR10

Approximate Area = 1132 sq ft / 105.1 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1295 sq ft / 120.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhcom 2026. Produced for Laskowski & Company. REF: 1477085