



Whitethorne Cottage, Grove Hill, Mawnan Smith
£315,000



Heather & Lay
The local property experts

- Characterful semi-detached cottage
- Central village location
- 3 Bedrooms; two bath/shower rooms
- Two reception rooms
- Well-enclosed, south-facing front garden
- Garage & parking
- No onward chain

THE PROPERTY

We estimate this semi-detached, slate-hung property to be around 150 to 200 years old, made of stone with thick walls.

Accommodation comprises three bedrooms, two being good-sized doubles, and bathroom/WC on the first floor. Downstairs are two reception rooms, a fitted kitchen and a shower room/WC.

Whitethorne is tucked away from passing traffic with a peaceful, pretty garden and garage and parking too! Being sold with no onward chain.

THE LOCATION

Mawnan Smith is a great village with a 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.











AGENTS NOTE

'Whitethorne Cottage' has a level tarmacadam access to the rear, over which two neighbouring properties have a vehicular right of way and a third property has pedestrian access.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

Services: Mains electricity, water & drainage

What 3 words: [///smiled.loaf.announced](#)

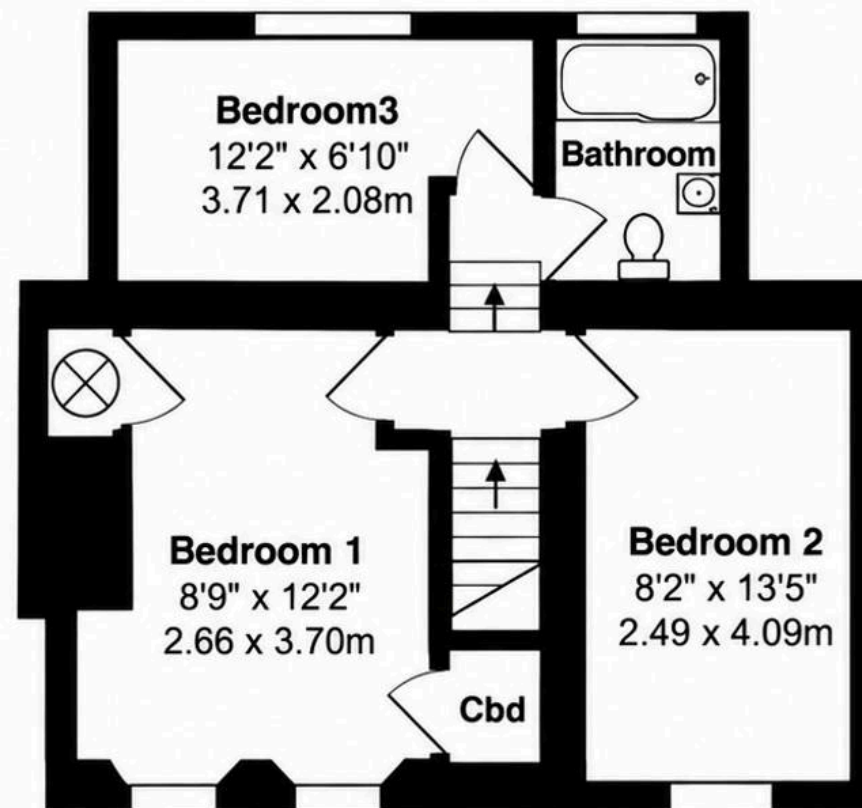
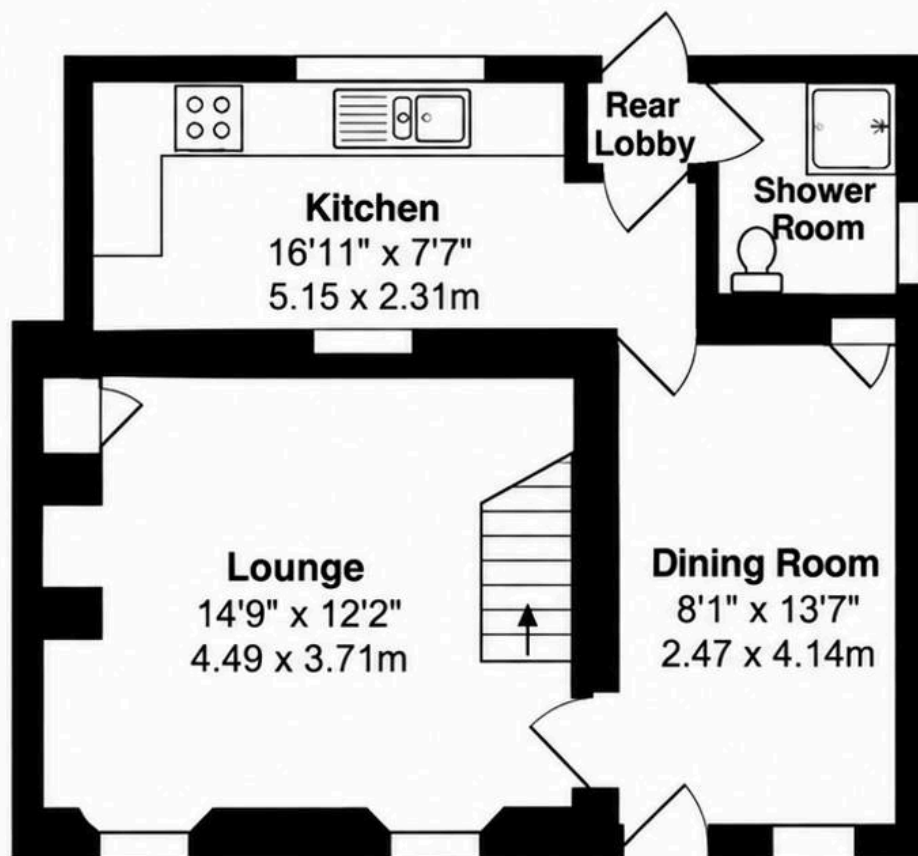
ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.





Total Approx Area: 81.4 m² ... 877 ft²

All measurements are approximate and for display purposes only.

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