



Penwarne, Mawnan Smith

An exceptional, large, individual detached home
Nestling in an acre of lightly wooded grounds
Close to Mawnan Smith and The Helford River
Skillfully extended with potential for an annexe
UPVC double glazing, under floor heating
Spacious and versatile accommodation
Six bedrooms and three bathrooms
A superb large sitting room, fitted kitchen/dining room
Double and single garages, multiple parking
Private lawned and wooded gardens



Guide £995,000 Freehold

ENERGY EFFICIENCY RATING – BAND D

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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www.kimberleys.co.uk

REF: SK6830



This impressive and highly individual detached bungalow is set in a delightful and peaceful location amidst lawned and wooded gardens of around an acre, around a mile from the popular village of Mawnan Smith, the renowned sailing waters of the Helford River and within easy reach of the neighbouring towns of Falmouth, Penryn and Falmouth University (Tremough Campus).

This fine property has attractive mellow stone and rendered elevations with cut granite cornering and surrounded by red brick and flagstone pathways around the perimeter.

The property has been skilfully extended and adapted for our clients to provide spacious accommodation for a larger family and wheelchair friendly to accommodate someone with special needs and this could become a separate annexe if needed.

There is much to admire inside the property with features including a focal point cut granite fireplace and wood burning stove in the lounge, engineered wood flooring with under floor heating, a large fitted kitchen and dining room with doors leading to the garden and UPVC double glazed windows and doors.

The accommodation includes a spacious lounge, large fitted kitchen and dining room, a long passageway to a principal bedroom suite with walk-in wardrobe and a luxurious bathroom intercommunicating with a second bedroom, a family bathroom/wc, inner hallway, a boiler room, three further bedrooms, one with access to a large disabled wet room, a rear lobby, utility room and a staircase to the first floor which offers a double bedroom, small kitchenette and a shower room/wc combined. Outside offers extensive lightly wooded grounds of around an acre, three large level patio areas for entertaining your family and friends, a detached double garage, an integral single garage and plenty of parking for many vehicles.

As our clients' sole agents, we strongly recommend an immediate personal viewing to appreciate and secure this fine detached bungalow and grounds.

THE ACCOMMODATION COMPRISES:

LARGE COVERED RECESSED PORCH 2.90m (9'6") x 2.13m (7'0")

With flagstone flooring, outside courtesy lighting, UPVC double glazed front door leading to:

RECEPTION HALL 5.59m (18'4") x 2.79m (9'2")

An impressive introduction to the property with oak flooring and under floor heating, coat hooks and access to all principal rooms.

LOUNGE 7.70m (25'3") x 6.17m (20'3")

A fabulous main reception room which enjoys a light triple aspect and delightful views over the gardens through UPVC double glazed French doors and matching side panels leading to the front and rear gardens, two double glazed casement windows either side of the fireplace looking onto the side garden, a focal point cut granite fireplace, matching mantle, dark grey slate hearth and incorporated wood burning stove set in a brick recess, canopied ceilings, inset spotlights, panelled internal door from the reception hall, TV aerial point.

KITCHEN AND DINING ROOM 7.85m (25'9") x 5.38m (17'8") maximum measurement.

A fabulous bright dual aspect room having double glazed French doors and matching side panels overlooking and leading to the patio and gardens at the rear, dual aspect double glazed casement windows in the kitchen overlooking the gardens to the side. Comprehensively equipped with a range of matching wall and base units, solid wood block work surfaces over, a Rangemaster electric range style cooker with ceramic hob, two ovens and a grill, black glass splash back and extractor hood over, double bowled stainless steel sink unit with chrome swan deck mixer tap, tallboy refrigerator and freezer, central island unit with breakfast bar and storage below, coved cornicing, inset ceiling spotlights, return door to hallway, continued oak flooring with under floor heating, TV aerial point.

LONG PASSAGEWAY

With continued oak flooring with under floor heating, frosted glazed door on one side, double glazed window overlooking the return and matching door to the sheltered patio, inset ceiling spotlights, built-in cupboard with switch gear.

PRINCIPAL BEDROOM 5.79m (19'0") x 3.73m (12'3")

This superb main bedroom has continued oak flooring, under floor heating, double glazed door and matching side panel leading to a level slate patio, coved cornicing, inset ceiling spotlights, TV aerial point, panelled door leading to **WALK-IN DRESSING ROOM 2.44m (8'0") x 1.93m (6'4")** which has hanging rails and shelving, spotlights, oak flooring, door to:

LUXURY EN-SUITE BATHROOM

Well appointed with a white suite comprising; panelled bath, contemporary chrome mixer tap and part tiled surround, separate double fully tiled shower cubicle with chrome mixer shower and glass screening, low flush wc, china hand wash basin with contemporary chrome mixer tap set on a high gloss white vanity unit, mirrored bathroom cabinet over, Travertine stone flooring, sky light window, extractor fan, intercommunicating door to:

BEDROOM TWO 4.44m (14'7") x 3.43m (11'3")

This double bedroom shares the en-suite bathroom and has oak flooring with under floor heating, double fitted wardrobe cupboard, coved cornicing, spotlights, access to loft space, double glazed windows enjoying super views over the side garden and patio, TV aerial point.

FAMILY BATHROOM

Located just off the main reception hall. Luxuriously appointed with a white suite comprising; large walk-in double shower cubicle, fully tiled with rainfall shower with drench head chrome mixer shower and glass screening, chrome ladder style heated towel rail, china hand wash basin set on a vanity unit with a contemporary chrome mixer tap over, mirrored bathroom cabinet, low flush wc, frosted double glazed window, spotlights, extractor fan, stone flooring, linen cupboard.

INNER HALLWAY

With continued oak flooring and under floor heating, deep double cloaks cupboard, second storage cupboard alongside housing wiring and splitter boxes.

BOILER ROOM 2.44m (8'0") x 1.65m (5'5")

With Worcester oil central heating boiler and pressurised hot water system, frosted double glazed window, access to loft space.

BEDROOM THREE 4.78m (15'8") x 3.71m (12'2")

A bright dual aspect bedroom with superb views through UPVC double glazed windows to the front gardens and woodland, continued oak flooring, built-in wardrobe cupboard, TV aerial point.

BEDROOM FOUR 4.34m (14'3") x 3.78m (12'5")

With double glazed window enjoying a pleasant outlook to the gardens, TV aerial point, continued oak flooring, inset ceiling spotlights, intercommunicating door to:

LARGE DISABLED BATHROOM

With a white suite comprising; freestanding bath with hoist, low flush wc, china hand wash basin, contemporary chrome mixer tap, wet room shower area with low-level glass shower screen, chrome mixer shower, inset ceiling spotlights, frosted double glazed window, non-slip flooring.

REAR HALLWAY With oak flooring.

BEDROOM FIVE 4.01m (13'2") x 3.40m (11'2")

With oak flooring, double glazed window overlooking the side garden, spotlights, coved cornicing, double fitted wardrobe cupboard.

SIDE LOBBY

With oak flooring, under stairs storage cupboard, double glazed door leading to the garden.

UTILITY ROOM 3.53m (11'7") x 2.62m (8'7")

Equipped with a range of fitted base units, wood effect work surfaces over, single drainer stainless steel sink unit, chrome swan neck mixer tap, plumbing for washing machine and space for tumble dryer, double glazed window overlooking the side aspect, oak flooring, linen cupboard, spotlights.

TURNING STAIRCASE FROM LOBBY

With double glazed window at mezzanine level to the first floor landing which has a built-in storage cupboard, door to:

DOUBLE BEDROOM 3.56m (11'8") x 3.51m (11'6")

A lovely bright bedroom which would ideally suit an independent teenager and having a double glazed window overlooking the garden, radiator, inset ceiling spotlights, door to:

KITCHENETTE 2.51m (8'3") x 1.96m (6'5")

Equipped with a range of matching wall and base units, wood effect roll top work surfaces over, single drainer stainless steel sink unit with chrome swan neck mixer tap, vinyl flooring, extractor fan, spotlights, Velux double glazed window, door to storage area.

SHOWER ROOM 1.96m (6'5") x 1.98m (6'6") plus 1.17m (3'10") x 0.86m (2'10")

With a white suite comprising; large fully tiled shower cubicle with chrome mixer shower with rainfall head, extractor fan over, wall mounted hand wash basin with contemporary chrome mixer tap and tiled splash back, fitted mirror, towel rail, low flush wc, chrome ladder style heated towel rail, vinyl flooring, Velux double glazed window.

OUTSIDE

The property is approached over a long tarmac driveway which leads to the front of the bungalow providing ample parking and turning facilities for a number of vehicles. To the right hand side of the driveway sits a detached double garage.

DETACHED DOUBLE GARAGE 7.04m (23'1") x 5.89m (19'4")

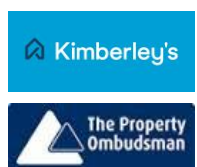
With electric up and over door, lighting and power and personal door to the side.

INTEGRAL GARAGE 6.58m (21'7") x 3.58m (11'9")

With windows overlooking the garden, lighting and power, electric up and over door, personal door to the house.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



GARDENS

This impressive home sits in its own grounds of around an acre or thereabouts and offers extensive lawned areas bordered by light woodland which is a haven for wild life and birds. The front garden offers lawns all well fenced and a large flagstone patio which is an ideal place for enjoying sunshine throughout the day. Red brick pathways lead past well stocked flower borders to the left and right with hit and miss fencing to the left and continuing to a large enclosed secluded stone patio area. From here a pathway leads past extensive fenced and lawned areas to a couple of large level patios. A pathway continues to a locking timber gate and returns to the front driveway.



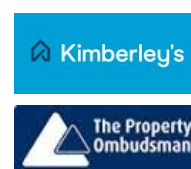
COUNCIL TAX Band G.

SERVICES Mains electricity, water and private drainage, oil-fired under floor heating.

MONEY LAUNDERING

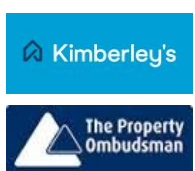
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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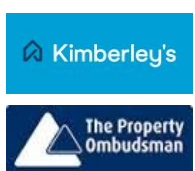


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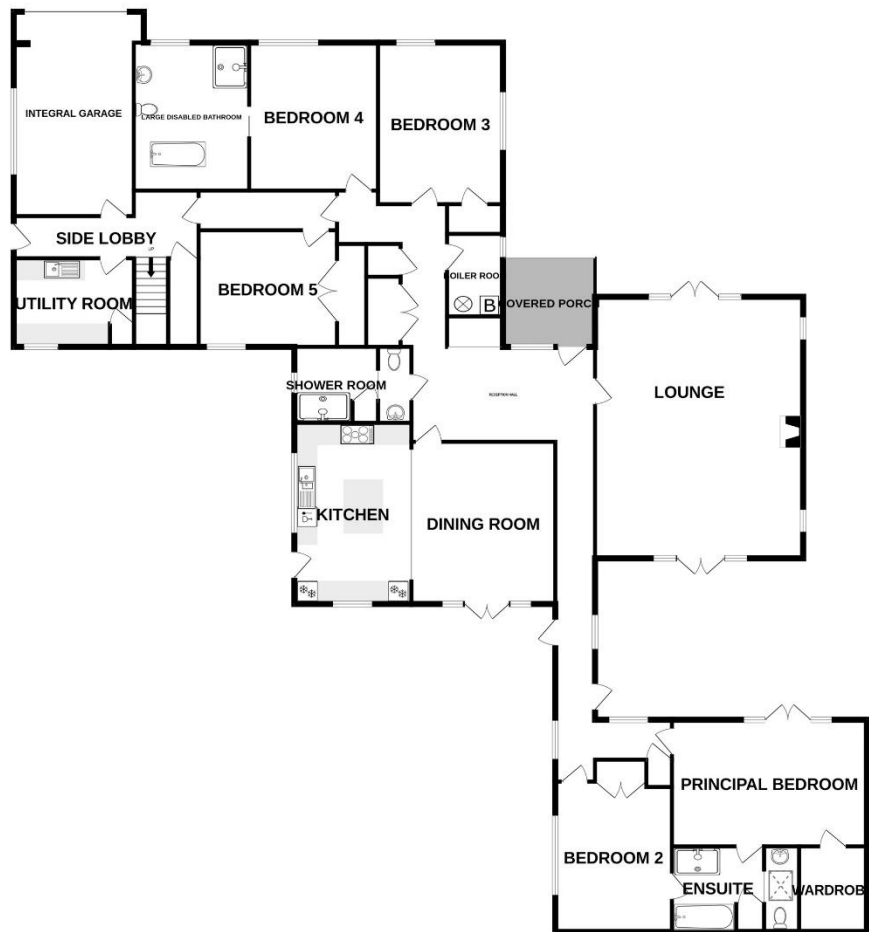




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GROUND FLOOR
3335 sq.ft. (309.8 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 3660 sq.ft. (340.0 sq.m.) approx.

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

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