



Penwarne Road, Nr. Mawnan Smith

A spacious, detached bungalow
Popular residential location in rural hamlet
Three good sized bedrooms (one en-suite), plus large converted attic space
Spacious L-shaped lounge/dining room
UPVC double glazed conservatory overlooking the rear
Fitted kitchen, separate utility & ground floor bathroom
Fitted staircase to large attic space providing ample storage
Electric radiator heating, UPVC double glazing (where stated)
Small front and extensive rear patio & garden backing open fields
Integral garage and driveway parking facilities for multiple vehicles

Guide £450,000 Freehold

ENERGY EFFICIENCY RATING
BAND E

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

01326 311400
www.kimberleys.co.uk

REF: SK7385



An ideal opportunity to acquire this three bedroom detached property, set within a rural hamlet on the outskirts of the popular village of Mawnan Smith and backing open fields to the rear.

The property requires a degree of modernisation but has benefits including; electric radiator heating (new circuit installed circa 2019) and UPVC double glazing (where stated).

Located on the outskirts of Mawnan Smith within the ever popular hamlet of Penwarne Road, this detached property offers spacious accommodation that in brief comprises; entrance porch, entrance hallway, three good sized bedrooms (one en-suite), L-shaped lounge/dining room, fitted kitchen, utility room, bathroom and conservatory on the ground floor. A staircase from the lounge leads to a first-floor landing where you can access the carpeted roof space which leads to extensive storage under the eaves. Outside the property there is a tarmac driveway and an area laid to shingle that provides parking for a number of family sized vehicles. There is a small area of garden to the front that sports a wide selection of mature shrubs and trees, a courtyard directly outside the kitchen door and access to the rear where you will find a wide paved patio area leading to a lawn enclosed by wooden fencing that overlooks the fields beyond.

Penwarne is situated approximately three miles from the harbourside town of Falmouth and a short drive from the sought-after village of Mawnan Smith that offers convenient access to coastal attractions and amenities. The village is home to a picturesque 15th-century church overlooking the beautiful Helford River and lies within easy reach of the renowned sub-tropical gardens at Trebah and Glendurgan. Mawnan Smith provides a strong sense of community with a range of amenities, including a highly regarded primary school, the popular Red Lion pub, and a village convenience store. The surrounding countryside is perfect for walking and exploring, while a short drive leads to the renowned sailing waters of The Helford River.

The area offers safe swimming, sailing and watersports within a timeless natural harbour in which to explore, relax and recharge, much of which is owned and protected by the National Trust. As well as having fine coastal walks and creek paths, the area also enjoys a climate suited to many sub-tropical varieties as the nearby gardens of Glendurgan and Trebah Gardens display so beautifully.

As the vendors sole agents, we highly recommend an early appointment to view.

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

All dimensions approximate.

A short flight of concrete steps takes you to the UPVC obscure glazed door with lead latticework and light panel alongside leading to:

ENTRANCE PORCH 1.42m (4'8") x 1.22m (4'0")

With ceiling light, coat hooks, fitted carpet, wood glazed door with side panel to:

ENTRANCE HALL 4.57m (15'0") x 1.19m (3'11")

A short turning staircase to mezzanine level with balustrade gives access to the two bedrooms, solid door to principal bedroom, glazed door with lead latticework to lounge, night storage heater, ceiling light, fire alarm, fitted carpet.

PRINCIPAL BEDROOM 3.63m (11'11") x 3.10m (10'2")

UPVC double glazed window overlooking the rear patio, garden and fields beyond with brass curtain pole. TV aerial point, night storage heater, pendant light, fitted carpet, frosted glazed door to:

EN-SUITE SHOWER ROOM 3.05m (10'0") x 1.07m (3'6") measured into recess and shower cubicle.

UPVC double glazed window overlooking the side with Venetian blind. Fitted with a white suite comprising; shower cubicle fitted into recess with Mira Sport electric shower, fully tiled walls and shower screen, concealed cistern wc, pedestal wash hand basin with chrome hot and cold taps, flush glass ceiling light, mirrored bathroom cabinet into recess, chrome towel rail, Eterna extractor fan, painted panelled walls with dado rail, ceramic tiled flooring.

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.





BEDROOM TWO 3.33m (10'11") x 3.56m (11'8")

UPVC double glazed window to the side with black curtain pole, part canopied ceiling, wall mounted electric heater, stainless steel spotlights on curved bar, TV aerial point, fitted carpet.



BEDROOM THREE 2.62m (8'7") x 2.44m (8'0")

UPVC double glazed window to the side elevation with brass curtain pole, TV aerial point, wall mounted electric heater, pendant ceiling light, fitted carpet.



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LOUNGE/DINING ROOM

An L-shaped room access from the hallway.

LOUNGE AREA 5.94m (19'6") x 2.84m (9'4") plus bay window 1.14m (3'9") x 0.84m (2'9")

UPVC double glazed bay window with leaded latticework overlooking the front, stone fronted fireplace with display recesses and timber mantle over (could be an open fireplace or house an electric fire), closed tread staircase leading to first floor, wooden beam, two wall lights, wood fully glazed opening doors to conservatory.

DINING AREA 3.89m (12'9") x 1.17m (3'10") plus under stairs recess 1.55m (5'1") x 0.91m (3'0")

UPVC double glazed window overlooking the side courtyard area, electric heater, door to utility area, ceiling light, fire alarm, door to:



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CONSERVATORY 3.17m (10'5") x 2.79m (9'2")

Of block and UPVC double glazed construction, tripolycarbonate roof, fixed glazed panel and sliding door to the rear, ceramic tiled flooring.



KITCHEN 3.86m (12'8") x 2.97m (9'9") into recess plus 1.47m (4'10") x 1.14m (3'9") and bay window measuring 1.14m (3'9") x 0.79m (2'7").

UPVC double glazed window overlooking the side courtyard area, UPVC double glazed bay window with lead latticework overlooking the front, wall mounted electric heater. The kitchen is fitted with a range of dark oak fronted wall and base units including two glass display units and open shelving and wine rack, roll top work surfaces, inset stainless steel sink unit with white mixer tap, space for electric cooker, built-in extractor above, space for dishwasher, space for under counter refrigerator, ceramic tiling to walls, two beams to ceiling, flush ceiling light, pelmet lighting, fitted carpet, inset floor mat, UPVC double glazed door to the side courtyard.



UTILITY AREA 3.17m (10'5") x 2.79m (9'2")

Obscure glazed window to conservatory, cupboard housing tap, roll top work surface, space for washing machine, glass ceiling light, wooden shelf, ceramic tiled flooring, door to:

BATHROOM 2.54m (8'4") x 2.01m (6'7") into recess.

UPVC double glazed window to the rear. Fitted with a white suite comprising; handled and panelled bath with chrome hot and cold taps, wall mounted Gainsborough electric shower, shower curtain and pole and ceramic tiles in shower area, low flush wc, pedestal wash hand basin with chrome hot and cold taps, ceiling light, extractor fan, painted panelled walls with dado rail, glass wall shelf with wall mounted vanity mirror above, chrome towel rails, ceramic tiled flooring.



FROM THE LOUNGE, CLOSED TREAD STAIRCASE LEADING TO:

FIRST FLOOR LANDING/STUDY AREA 3.07m (10'1") x 2.97m (9'9") With limited headroom in parts.

UPVC double glazed window to the side elevation, recess with door housing water tank, stainless steel light fitting, fitted carpet, door to:



LARGE CONVERTED ATTIC SPACE 2.44m (8'0") x 2.13m (7'0")

UPVC double glazed lead latticework effect dormer window overlooking the front elevation, electric heater, TV aerial point, wall mounted spotlights on tracking, fitted carpet, open to:

LARGE CONVERTED ATTIC SPACE 3.15m (10'4") x 2.92m (9'7") into recess and eaves.

With limited headroom in parts, glass ceiling light, shelving into recess, fitted carpet, double louvre doors opening to:



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STORAGE AREAS 4.95m (16'3") x 2.16m (7'1")

Standing room to one end giving access to hanging rails and further raised area providing useful storage that has been plastered and has a strip light.

OUTSIDE

INTEGRAL GARAGE 3.63m (11'11") x 3.51m (11'6")

With power and light and a cold water tap, access to basement storage, UPVC double glazed window overlooking the shingle parking area. The garage is accessed via the driveway to the front of the property.

FRONT GARDENS AND PARKING

To the front of the property there is a small, raised garden sporting a wide variety of mature shrubs and trees. A tarmac driveway extends to the front and side of the property which in turn leads to a shingle area, in all this provides ample parking and turning facilities for a number of family sized vehicles, a caravan, camper van or boat! The tarmac path that leads to the concrete steps also takes you around to the side and a high timber gate that gives access to the side courtyard. From here you can access the block built gardeners storage shed.

REAR GARDENS

Accessed from the side of the property or from the conservatory, there is a concrete path that spans the width of the property. From here steps lead up to a paved patio area where you can relax and entertain your family and friends. Steps with flowerbeds, again spanning with width of the property, lead up to a level lawned area that is enclosed by timber picket fencing and backs open countryside which provides a good degree of privacy and seclusion.

SERVICES Mains water, drainage and electricity.

COUNCIL TAX Band D.

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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