

FOR SALE



Greenfields Close, Mawnan Smith
Guide Price £775,000


MARTIN&CO

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- RECENTLY REFURBISHED
- BRAND NEW KITCHEN
- NEW BATH & SHOWER ROOMS
- NEW OIL FIRED CENTRAL HEATING
- LIGHT AND SPACIOUS ACCOMMODATION

Built in the 1970's by a local builder, this superb family home of over 2000 sq ft (191 sq m) is situated in the heart of Mawnan Smith. Tucked away at the end of a private driveway, shared with just 2 other properties, the property has a spacious driveway, with ample parking for multiple vehicles/ boats etc, and is surrounded by beautifully planted, mature gardens and lawns, truly a gardener's paradise!

The entrance is approached through a pretty courtyard and the front door leads into a stunning light-filled, open-plan kitchen and dining room which has been recently updated with a brand-new kitchen. An incredibly light room, with large, sliding patio doors into the garden on either side, this is a fantastic room for cooking and entertaining family and friends. At the centre there is an island with breakfast bar seating and feature downlights giving a cosy ambience. There are a range of smart fitted shaker-style units including a pullout larder and carousel corner unit, oak worktops, display shelving, an integrated gas hob with a sleek extractor unit, 2 wall-hung double ovens and a granite kitchen sink and a half with draining board and mixer taps.



To one side there are spaces for a fridge freezer, washing machine, dryer and dishwasher. To the rear of the kitchen a single step leads up to a pleasant light-filled dining area with a picture window looking into the garden.

A hall with a built-in coat-cupboard and airing cupboard leads down to the sitting room, two large double bedrooms and a shared, modern shower room.

The south-facing sitting room is exceptionally spacious, with stairs to the first floor at one end and, at the other, an archway through to a semi-circular sunroom with French-windows opening out onto the terrace and garden. A wood-burning stove at the centre and large picture windows with glorious green views make this a beautiful room to relax in.

The downstairs shower room has a corner shower enclosure with a mains-run shower and double shower head. There is a sink with mixer tap inset to a vanity unit and a WC with push button flush. The room is attractively part panelled and has waterproof shower panels in the wet areas.

On the first floor a light-filled landing leads to two large double bedrooms, and a single bedroom or study.

There is a light-filled master bedroom which has stunning far reaching countryside views and built-in wardrobes. There is also a new contemporary-style ensuite bathroom with built-in shower enclosure, free standing bath, vanity unit with inset sink and mixer tap and a close-coupled WC. The room is attractively part panelled and has Karndean flooring.

The second double bedroom again has far-reaching countryside views, built-in wardrobes and an ensuite shower room.



Externally the property is surrounded by beautiful and well-stocked gardens with herbaceous borders, plus mature trees and bushes providing shelter and privacy, truly a gardener's paradise. There are two lawns, an ornamental pond, terrace and bar-be-que area, a garden shed, greenhouse, an extra-large garage, bin storage area and a large, gated driveway for multiple vehicles.

FEATURES

Kitchen installed 2023

Wood laminate floor on ground floor installed in 2024

New carpet in bedrooms installed 2023

Oil boiler installed 2023

New oil fired central heating system installed 2023

Downstairs shower room installed 2024

Ensuite bathroom to principal bedroom installed 2025

Bottled gas for hob in kitchen

Wood burning stove installed 2014

Access to sub-floor via access hatch in hallway

Extra-large garage

UPVC Double Glazing

EPC – E (please note recent improvements would improve this rating)

Council Tax Band D

Freehold



LOCATION

Mawnan Smith is a picturesque Cornish village, with thatched cottages, a village inn and a beautiful fifteenth century church overlooking the mouth of the Helford River. . There is a village school, doctors surgery and a lovely village shop which stocks fresh fish and local produce. Perhaps best known for being located next to two of Cornwall's greatest sub-tropical gardens - Trebah and Glendurgan, which run a number of cultural events throughout the year. There is a wonderful coastline to explore all around the Helford Passage, whether by foot, boat or paddleboard! Just 3 miles away, the historic Port of Falmouth boasts the world's third deepest natural harbour and is renowned for the sailing waters of the Carrick Roads as well as sandy south facing beaches, restaurants, bars, shops and galleries. There is also a golf club.



Approx Gross Internal Area
191 sq m / 2054 sq ft



Ground Floor
Approx 127 sq m / 1370 sq ft

First Floor
Approx 64 sq m / 684 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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