

**FOR SALE**



**Carlidnack Close, Mawnan Smith**  
**Guide Price £550,000**

  
**MARTIN & CO**

# Carlidnack Close

Guide Price £550,000

- FOUR BEDROOMS IN TOTAL
- STUDIO FLAT
- AMPLE DRIVEWAY PARKING
- MEDITERANEAN STYLE GARDEN
- SUMMER HOUSE

A spacious three double bedroom, detached bungalow with a studio flat on the lower level, large driveway, summer house, and low-maintenance Mediterranean style patio garden, ideal for outdoor entertaining.



This discretely positioned property is tucked away in Carlidnack Close, with double gates leading into the large driveway which runs along the side and rear of the property, providing plenty of space for parking cars, vans or even motorhomes.

A few steps lead up to the front door which takes you straight into the spacious, open plan kitchen / diner/ lounge. Windows on 3 sides bring in plenty of natural light and glass patio doors open out onto a balcony which wraps around 2 sides, providing splendid far reaching countryside views.



The kitchen has a range of fitted floor and wall units and includes a wine fridge, gas hob, wall hung double oven, integrated dishwasher and space for a free standing American style fridge freezer. There is a corian sink and a half with draining board, mixer taps, and a mosaic tiled splash-back. The hob has a stainless steel extractor hood and there is a breakfast bar to one side.

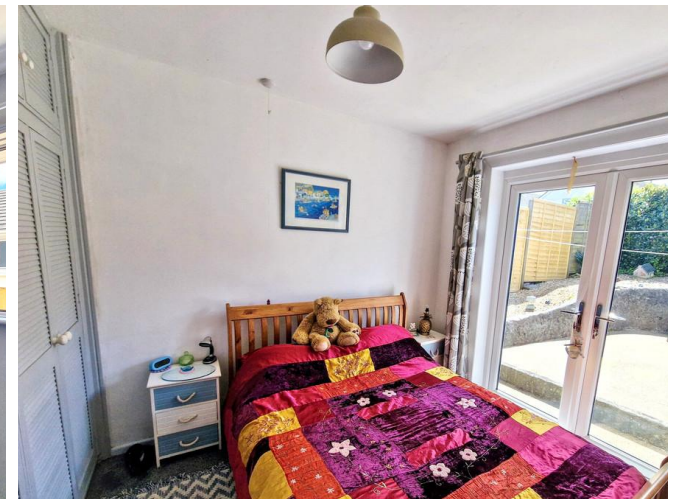
Adjacent to the kitchen is the dining area which leads through to a very spacious lounge with a multi-fuel stove on a tiled hearth at the centre.

On the other side of the dining area, a door leads into the hallway which leads to a utility with back door, a modern family shower room and three double bedrooms, all with fitted wardrobes. One of these bedrooms is currently used as a TV snug.

Two sets of patio doors open from the rooms at the far end onto a sheltered courtyard with a built-in bar-be-que. This courtyard catches the sunshine throughout the afternoon and is an ideal spot to bask in warm weather.

Stairs lead down from the lounge to the lower flat, which comprises a studio with its own shower room. A porch takes you out to the rear courtyard garden, providing the flat with its own entrance if required.

A large wooden summer house is located in the garden, and this has a bike store to one side and a covered seating area on the other. There is also a very pleasant Mediterranean style outdoor seating area with a fire pit at the centre, perfect for summer outdoor entertaining!

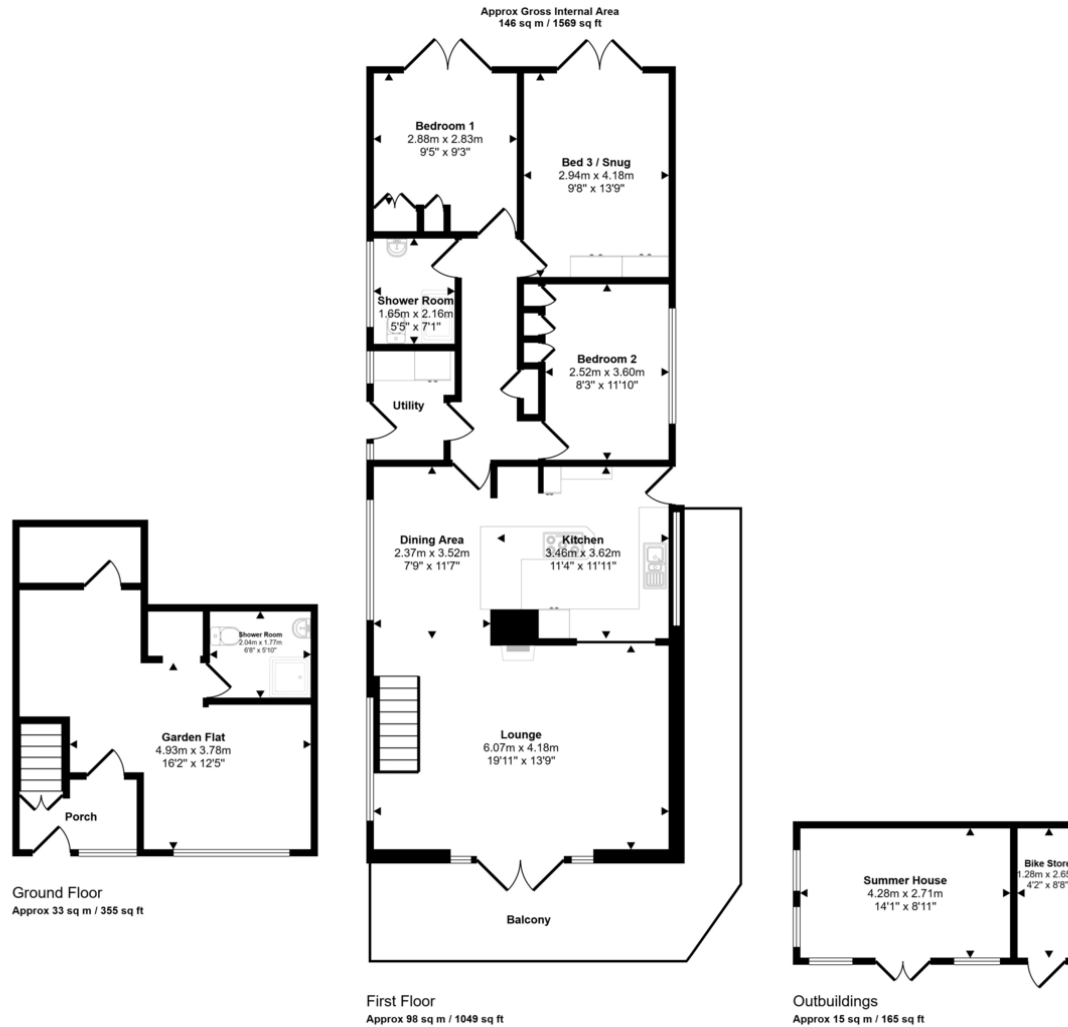


Freehold  
EPC – C  
Council Tax Band D  
Air Source Heat Pump For Central Heating and Hot Water  
Solar Panels  
UPVC Double Glazing  
Off Road Parking  
Summer House & Bike Store  
Studio Flat  
Services - Mains electricity, water, drainage  
Bottled Gas For Kitchen Hob  
Broadband : Superfast Broadband available at this postcode  
Mobile Phone Coverage: O2 / EE / Three / Vodafone - Please contact individual providers for further information.  
Source: Ofcom.org.uk

#### 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.





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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