



Heather & Lay
The local property experts

22 Lowenna Fields, Mawnan Smith, Falmouth, TR11 5GW

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This beautifully designed detached house is located in a modern development within the popular village of Mawnan Smith. The accommodation comprises three generous reception rooms. Four double bedrooms, a master en-suite. Private rear garden, double garage and off-road parking.

FALMOUTH TOWN STATION	4 MILES
PENRYN TOWN	3 MILES
TRURO	10 MILES
NEWQUAY AIRPORT	34 MILES
EXETER AIRPORT	107 MILES

- Detached family home in sought after village location
- Four double bedrooms; master en-suite
- Sitting room with doors to rear garden
- Stylish modern kitchen with built-in AEG appliances; utility room
- Snug/office or childrens' playroom
- Walking distance from amenities and village pub
- Enclosed sunny rear garden
- Double Garage with driveway parking





THE PROPERTY

This beautifully designed detached house (The Thornford) is located in a modern executive development within the popular village of Mawnan Smith. The accommodation comprises a modern kitchen/dining room with doors to the rear garden and linked to the living room. There is a third reception room that could either be a dedicated dining room or study. Four double bedrooms, a master with a shower en suite. Outside is a private rear garden and double garage with additional driveway parking in front. A real must-see!

THE LOCATION

Lowenna Fields, in the village of Mawnan Smith, offers you the perfect place to call home. The homes at Lowenna Fields are not only beautifully positioned for country life but superbly designed for today's lifestyle and offer all the benefits of modern living. Excellent energy efficiency makes the homes economical to run, while the finish ensures that they are easy to maintain too. Now you can worry less about DIY and have more time to enjoy the things you want to do. Lowenna Fields is excellently connected to Falmouth, which is around a five-mile drive and Truro is just 12 miles away. For anyone looking for a family haven, a peaceful retirement place or an inspiring location to work from home, Lowenna Fields offers this with a selection of fabulous homes. The village of Mawnan Smith has a convenience store, a coffee shop and a popular village pub. For families with young children, Mawnan Smith has a pre-school nursery and a C of E Primary School (Ofsted Outstanding). No. 22 is just a 25 minute walk to the Helford river and Maenporth beach.

Falmouth town approximately 4 miles away offers a vast array of bars, restaurants, and pubs to suit all tastes. Famed for its many festivals and regattas, the town also offers a good selection of shops from boutiques to high street retailers. Falmouth Docks are a major contributor to the town's economy and along with Falmouth University (with campuses in Falmouth and Penryn) and Falmouth Marine School, specialising in traditional and modern boat building, marine engineering and environmental science, ensure an all year round and vibrant community. Falmouth is also home to the National Maritime Museum, Cornwall.

Lowenna Fields is well connected via the A39 and A30 main roads. By train, services run from Falmouth Town station to Truro in 25 mins. Truro is on the main line for services between Penzance (41 mins) and London (Paddington, 4hrs 17 mins). The nearest airport is at Newquay (31 miles) or, for international flights, Exeter Airport is around 100 miles. All distances and times are approximate.

ACCOMMODATION COMPRISES (ALL DIMENSIONS ARE APPROXIMATE)

Through the front door the centrally located entrance hall is wide and welcoming with doors off to each room and stairs to the first floor.

ENTRANCE HALLWAY

Stairs to first floor. Space for coats and shoes. Radiator.

SITTING ROOM

The sitting room provides a fantastic space for relaxation and has a feature Bioethanol stove*. UPVC double doors leading out to the patio and garden area with far reaching farmland views.

Door through to the.....

*subject to separate negotiation





KITCHEN/DINING ROOM

The kitchen/dining room features an open-plan, spacious layout that is flooded with natural light from the window to the front and French doors to the rear. Granite kitchen worktops and a breakfast bar, with fitted wall and base units. Built-in AEG appliances include fridge/freezer, wine cooler, double oven, and an electric induction hob with extractor over. Stainless-steel sink, with a chrome swan neck mixer tap. The dining area is perfect for entertaining, offering generous space for a large dining table and chairs, with a doorway through to the sitting room.

UTILITY ROOM

The downstairs WC and utility room is located just off the entrance hallway, with Karndean flooring, white WC and units topped by granite worktop and fitted with a stainless-steel sink and swan neck chrome tap. Built-in space for a washing machine and tumble drier. Radiator.



UPSTAIRS

The first floor landing is large and bright, with doors off to all four bedrooms, family bathroom and airing cupboard. Loft access hatch.

BEDROOM ONE

Very generous master bedroom with two windows facing the front and looking out to the central communal green area. Built-in wardrobes. Radiator. Door to....

EN-SUITE

White WC, pedestal hand wash basin and large shower cubicle with sliding glass door with plumbed shower over. Tiled wet areas. Chrome ladder style heated towel radiator. Extractor fan.

BEDROOM TWO

All four bedrooms are large enough to fit a double bed, and this bedroom has a window to rear with far reaching views towards the sea and surrounding farmland. Radiator.





BEDROOM THREE

A double room with a window facing the front and overlooking the communal green area. Radiator.

BEDROOM FOUR

Another double with window to the rear with the same sea and farmland outlook that bedroom two enjoys. Radiator.

FAMILY BATH/SHOWER ROOM

A real bonus to have both a bath and separate shower cubicle. WC and pedestal hand wash basin. Obscure window to the rear. Tiled wet areas. Chrome ladder style heated towel radiator. Extractor.

OUTSIDE

FRONT GARDEN

Hedge lined garden with driveway parking spaces leading to the double garage. Gate to rear garden.

REAR GARDEN

The rear garden has a good orientation and is a lovely sun trap in the summer. Mainly laid to lawn with a lower patio area, perfect for alfresco dining. High fencing and pedestrian access door into the ...

DOUBLE GARAGE

Electric up-and-over door. Could be used as a storage area or even a home gym. Additional roof storage. LPG central heating boiler.

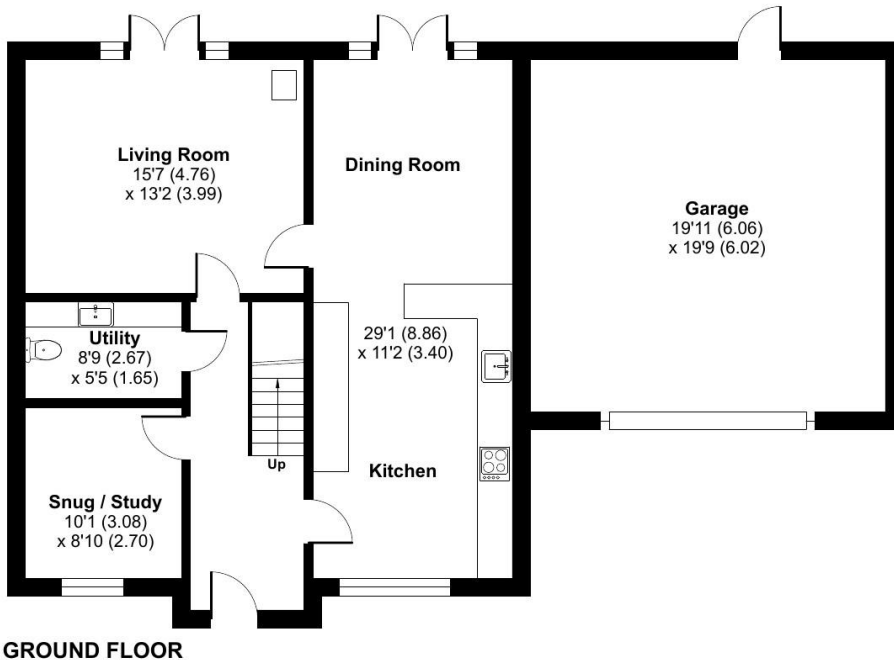
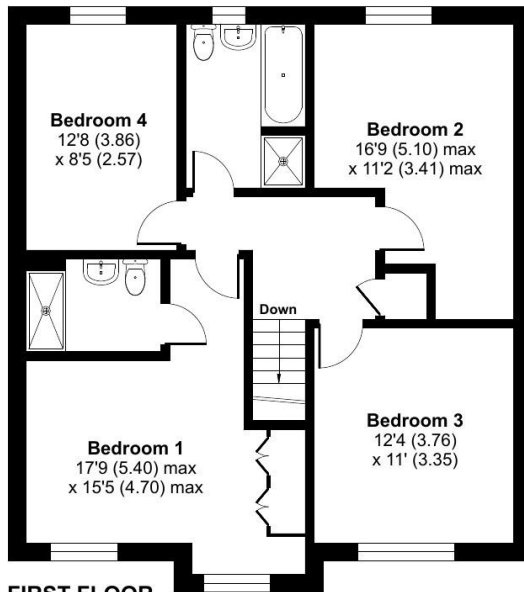
AGENTS NOTE

There is a large grassed communal area at the centre of the development that residents can use and enjoy, and along with the maintenance of the road, each property pays a proportion of the cost, with number 22 paying 'circa £200 per annum'.



Lowenna Fields, Mawnan Smith, Falmouth, TR11

Approximate Area = 1608 sq ft / 149.3 sq m
Garage = 393 sq ft / 36.5 sq m
Total = 2001 sq ft / 185.8 sq m
For identification only - Not to scale



SERVICES:

Mains Electric, water & drainage. LPG gas central heating.

LOCAL AUTHORITY:

Cornwall Council, Truro, TR1 3AY.

Telephone 0300 1234100

COUNCIL TAX: E

EPC: C

VIEWINGS:

Strictly by prior appointment please with Heather & Lay, 3 Church Street, Falmouth. Telephone: 01326 319767

ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

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If asked, we will recommend potential buyers use the services of trusted professionals. Should you decide to use the services of the provider, you should know that Heather & Lay or the individual member of staff may or may not receive a referral fee

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.