



Heather & Lay
The local property experts

15 Castle View Park, Mawnan Smith, TR11 5HB

This outstanding detached, and energy efficient dormer bungalow lies within a gloriously landscaped garden, set on the valley side and just a few minutes' walk from the centre of Mawnan Smith village. Stylish, spacious and particularly light accommodation with top notch presentation and fitments, sure to impress discerning buyers, where all overlooks spectacular rolling countryside to the rear. Village homes of this quality are seldom available.



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|-----------------|----------|
| FALMOUTH | 5 MILES |
| HELSTON | 10 MILES |
| TRURO | 13 MILES |
| NEWQUAY AIRPORT | 30 MILES |

- An exceptional detached dormer bungalow
- Select Close within desired village
- 3 double bedrooms, master with en suite bath/shower rooms
- 22' Sitting room with multifuel stove
- Superb 'SieMatic' kitchen & integrated appliances
- 24' valley view conservatory
- Gloriously landscaped gardens & rolling countryside view
- Energy efficient 4kw PV solar panel system & 7kw EW car charger

THE PROPERTY

This superb, detached dormer bungalow has a depth of quality and appeal we seldom see. Its fastidious owners have 'fine-tuned,' both in and outside, and without expense spared, to create a very special home indeed. To live in Mawnan Smith is a treat in itself but here we have the pick of the crop position, within a much sought-after Close, and an alignment of desirable features which are likely to please the most discerning of buyers.

Built in 1970 by respected local builder and Mawnan Smith resident Mr Ben Spike, Number 15 lies within a generous plot and richly stocked garden which has been so thoughtfully landscaped and established. There is much of interest here, with a clever blending of planting and hard landscaping to create a wonderfully restful and secluded environment with aspect to enjoy summer sunshine for much of the day.

The property is 1739sq ft in size with a delightfully bright and stylish interior where presentation is immaculate, and all is fine quality. There are three double bedrooms; two downstairs and the master room 'upstairs,' enjoying spectacular rolling valley views from its large dormer window. This room has its own en suite bath and shower rooms. Living space is comfortable and sociable with the 22' lounge and the kitchen/breakfast room each accessing the conservatory, which measure a healthy 24', spanning the rear of the property and with the loveliest of views overlooking the garden and valley beyond.

The contemporary 'SieMatic' kitchen is fitted with top notch appliances, Corian worktops and Porcelanosa floor tiling. With rising fuel costs and energy in mind, Number 15 has a 4-kWh PV Solar Panel system which attracts a feed-in tariff of 23p per kWh generated and a new BP Pulse 7kW EV car charger has just been installed. In addition, a new oil-fire boiler is installed and an insulated roof to the conservatory. The garage has remotely controlled opening and there is parking space for three cars on the driveway.

IMPORTANT AGENTS NOTE

Reassuring and of great value to number 15 and indeed all owners of Castle View Park, is the protected ownership of the adjacent meadow field beyond. This field has been bought by seven like-minded co-owners.

THE LOCATION

Castle View Park is a sought-after Close of select homes located a few minutes' walk from Mawnan Smith village centre. It adjoins countryside and an unspoilt valley with lovely rolling meadow, field and wooded views enjoyed from Number 15. Mawnan is a desirable and very popular place to live, situated about 1.5 miles from the Helford River and with areas of coastline and countryside all around, to rival any found in Cornwall.

Mawnan itself has good local amenities which include a well rated primary school, beautiful Norman Church, the 17th century Red Lion pub and a general store. The village square has places to eat and a small selection of shops whilst "The Old Smithy", with resident blacksmith, shows local arts and crafts. Mawnan is home to Trebah Garden, one of the Great Gardens of Cornwall, rated among the 80 finest gardens in the world, and Glendurgan Garden, owned by the National Trust, with its intriguing cherry laurel maze. Falmouth harbour town is about 5 miles away, on a regular bus route, and provides a comprehensive range of shopping, schooling, businesses and leisure facilities.





ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

UPVC double glazed door into.....

ENTRANCE/SUN PORCH 10' 8" x 5' 6" (3.25m x 1.68m)

Quality built UPVC double glazed above a block base wall. Ceramic tile floor. Wide hard wood and obscure double-glazed doors into.....

HALLWAY 10' 7" x 10' 4" (3.23m x 3.15m)

A spacious, welcoming area with engineered oak floor and turning staircase to the first floor. Contemporary solid oak or oak and glazed doors to all rooms and to a deep coat/store cupboard with hanging rail, shelf and wine rack. Radiator. Central heating thermostatic control.

SITTING ROOM 23' 4" x 13' 2" (7.11m x 4.01m)

A superb room looking via picture UPVC double glazed window over the landscaped front garden and to rear, through the conservatory, via wide sliding UPVC double glazed patio doors to glorious valley and wooded countryside views. Stone surround fireplace with 'STOVAX' multifuel stove, slate hearth and hard wood mantle. Two radiators. Wide UPVC double glazed sliding patio doors to.....

CONSERVATORY 24' 10" x 7' 8" (7.57m x 2.34m)

Wonderfully conceived and positioned, year-round 'living' room with cavity block base walls facing East and with the loveliest of views overlooking the garden, meadow and valley beyond to woods and rolling countryside, via an expanse of UPVC double glazed windows. Double glazed replace and insulated apex roof with opening, lights, and a fan. Ceramic tile floor. Two radiators. TV and power points. Doorways to each side, one to a terrace and garden, the other on to a covered veranda, beside the utility room and garage. This room is so nicely conceived and usable with its easy flow to and from the sitting room and the

KITCHEN/BREAKFAST ROOM 12' 3" x 11' 3" (3.73m x 3.43m)

Top notch contemporary 'SieMatic' recently fitted room with considered lighting and flush fronted matt units at base and eye level, Corian worktops, including a peninsula breakfast bar and incorporating a one and a half bowl sink with stainless base, mixer tap and seamless splashback. Appliances are by 'Miele' with a touch control induction hob and wide stainless steel extraction hood. Integrated 'Miele' stainless steel double oven and grill with warming oven. Built-in 'Liebherr' fridge freezer and a 'Siemens' dishwasher. Units are soft closure of course and incorporate deep pan drawers, waste disposal and recycling space, with excellent storage and shelving. Vertical radiator. 'Luxury Vinyl Tile flooring'.





BEDROOM ONE 12' 4" (3.76m) x 9' 10" (3m) increasing to 13' 3" (4.04m) in entrance.

UPVC double glazed window to front. Radiator. Built-in sliding door and mirror fronted wardrobe.

BEDROOM TWO/OFFICE/SECOND SITTING ROOM 11' 10" x 11' 5" (3.61m x 3.48m)

A superb and flexible room, great as a bedroom, sitting room, study or home office, as is required. UPVC double glazed window to rear overlooking the rear garden and glorious valley, wooded and countryside views. Built-in wardrobe/cupboards, chest of drawers and shelving.

SHOWER ROOM/WC 7' 11" x 6' 5" (2.41m x 1.96m)

Superbly refitted quality room; wall and under floor heated 'Porcelanosa' tiling, comprising button flush WC, hand basin with storage beneath and a walk-in shower cubicle with rain and flexible spray. Spotlit ceiling. Ladder style heated towel radiator. Mirror.





FIRST FLOOR

Turning oak tread and carpeted stairs with oak handrail and glass screen up to.....

LANDING

Two Velux double glazed roof windows. Door to en suite master bedroom. Along the landing is a study area and built-in louvre door storage. Door to extensive walk-in roof storage, boarded and with light and full sating height. Pressurised hot water tank.

EXTENSIVE WALK-IN ROOF STORAGE

Boarded and with light and full standing height. 210 litre pressurised hot water tank, primarily heated by solar panels and backed up or supplemented by the oil boiler or electric immersion.

MASTER BEDROOM SUITE 14' 3" x 10' (4.34m x 3.05m)

Breathtakingly good views from this room, via UPVC double glazed windows overlooking the garden and meadow beyond, into and over the valley, woods and rolling countryside with distant view to the Pendennis Castle of 'Castle View Park'. Two radiators. TV and power points. Oak double doors to a lit walk-in wardrobe with hanging rail and shelves. Glazed and oak door to shower room, through to bathroom and WC.

SHOWER ROOM 7' x 6' 3" (2.13m x 1.91m)

UPVC double glazed window to the fantastic valley view. An oversized walk-in boiler fed shower cubicle with overhead rain and flexible spray. Floor and wall tiling. Ladder style heated towel radiator, through to....



BATHROOM 8' x 5' 5" (2.44m x 1.65m)

Continuation of flooring and wall tiling. Quality white suite comprising Button flush WC, around, panel bath with electric shower over and glass screen. Extractor. Velux double glazed roof window. Radiator. 'Vado' waterfall taps on bath and hand basin.

UTILITY ROOM 10' x 5' 6" (3.05m x 1.68m) and 9' (2.74m) ceiling height to house a 'Sheila Maid' airing rack. Base cupboards and one and a half bowl sink and drainer. Space for washing machine and tumble dryer. 'Worcester' oil fired boiler (new in 2025) fuelling radiator central heating and hot water supply. Internal door to.....
Internal door to.....

GARAGE 17' 2" x 10' (5.23m x 3.05m)

Remotely controlled roller door. UPVC double glazed window to side. Electric tripping switches. Solar PV controls and inverter.



OUTSIDE

FRONT

From the Close Road, twin posts to a tarmac drive for three vehicles, leading to the garage. Recently installed Electric 7kw BP 'Pulse' car charging station. The front garden has been landscaped with great care by a local expert, is beautifully enclosed and private with a rich, thoughtful scheme of planting and hard landscaping. Granite steps and pathways meandering past wide beds containing numerous small trees including myrtle, magnolia and acer, and so many shrubs and perennial plants and spring and summer flowering bulbs. There are a number of roses, many fragrant, and climbers to give a wonderfully restful, natural and colourful environment. A clematis climbs the front of the property. Concealed, recent, bunded oil tank. Slate stepping stones lead to a circular terrace made of granite setts. Woodstore. gates to each side.

REAR

There are timber terraces either side of the conservatory, one leading down and into the garden, the other forming a covered veranda with raised brick bed and climbing grape vine, all overlooking the garden and valley. The rear garden is a treat, all so well enclosed, sheltered and interesting with areas of lawn and where everything flourishes. the East facing wall beneath the conservatory is alive with climbers and so so productive with its rambling loganberry trained and growing up a lattice trellis and with jasmine and clematis all around.

This garden is outstanding, offering privacy and seclusion with a glorious aspect and views. All is so beautifully conceived and established, loosely arranged on two terraces, linked by granite steps, where flora, fruit and produce mix harmoniously to create the loveliest of environments. To list a few features: there are fruit cages, raised produce beds, apple, cherry and pear trees, red and blackcurrants and blueberry bushes. Sweet peas grow up trellises. To name a few notable plants and small trees include a fine climbing wisteria, myrtle, pittosporum, rhododendron, camellia, pieris and acer. There is an....

EDEN GREENHOUSE 10' x 8' (3.05m x 2.44m)

On a solid base with opening lights and potting shelf, tap. Power and water.

Water butts are all around, there are several taps outside and much of the garden is irrigated. The lower garden is particularly sheltered and has a lovely circular stone terrace.

TIMBER SHED 8' x 8' (2.44m x 2.44m)



Castle View Park, Mawnan Smith, Falmouth, TR11



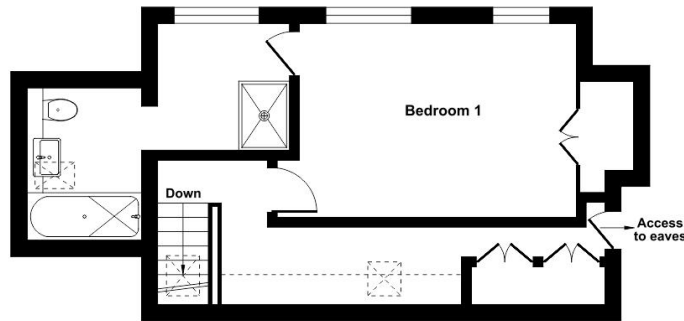
Denotes restricted head height

Approximate Area = 1739 sq ft / 162 sq m (includes garage)

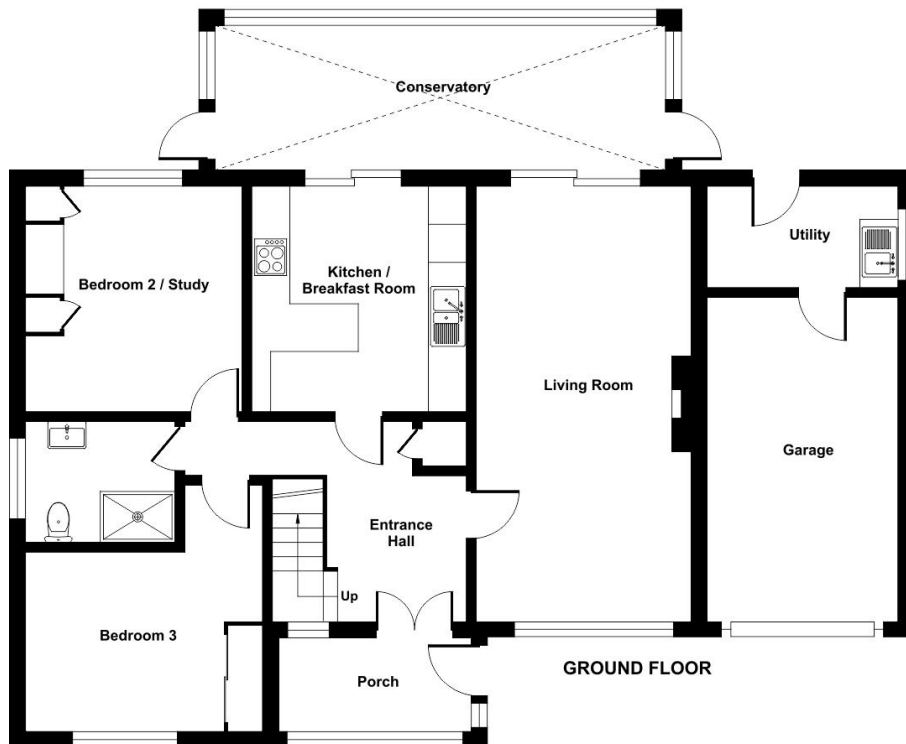
Limited Use Area(s) = 20 sq ft / 2 sq m

Total = 1759 sq ft / 163.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

DIRECTIONS

Taking the coastal road from Falmouth towards Mawnan Smith, as one enters the village the square will be on your right-hand side and at the T junction turn right. Take the first right into Carlidnack road, then the third right into Castle View Park. Continue down the hill bearing left at the bottom where 15 can be found on the right-hand side.

AGENTS NOTE

The property is installed with a 4 kWh PV Solar Panel system which attracts a feed-in tariff of 23p per kWh generated. Since installation in 2014 the income earned has exceeded the cost of electricity purchased from the grid. The panels also heat the hot water. Security installed using cameras.

SERVICES: Mains drainage, water & electricity. Oil fired central heating and hot water.

LOCAL AUTHORITY

Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

TAX BAND - E

EPC RATING - C

VIEWINGS Strictly by prior appointment

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.



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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.