



**13 Carlidnack Close, Mawnan Smith**

Guide Price **£360,000**



**Heather & Lay**  
*The local property experts*



- Semi-detached 1960s bungalow
- Central to village centre & shops
- 2 Double bedrooms
- Kitchen/dining room with Aga
- Sitting room with open fireplace
- Lovely garden with specimen shrubs & small trees
- Huge basement garage & workshop area
- Vacant possession

Council tax : C

EPC: E

Tenure: Freehold

Services: Mains electricity, water & drainage. Oil-fired central heating.

#### THE PROPERTY

This likeable semi-detached, 1960s bungalow will be a great 'find' and opportunity for the right buyer. The lie of the land here allows for comfortable, single storey, two double bedroom living, set above a large and flexible garage and workshop space beneath. Views to the rear are lovely, overlooking the property's garden to rolling countryside beyond. Sliding patio doors from the kitchen/dining room lead out onto a superb balconied terrace spanning the breadth of the property, and enjoying this super outlook. The accommodation is light, bright and perfectly liveable 'as is', although requires some modernisation. The plot and garden here is a particular feature, having been planted and landscaped by its well known local horticulturalist owner. The rear, lower garden is a sheltered treat with its terrace, fine magnolia tree and specimen camellia and azalea. There is much to excite at 13, presenting a great chance in this highly regarded and popular village.







## THE LOCATION

Carlidnack Close adjoins the valley and countryside and is located a few minutes' walk from Mawnan Smith village centre, and about 1.5 miles from Helford Passage and the river. Mawnan itself has good local amenities which include a well rated primary school, beautiful Norman Church, the 17th century Red Lion pub, a doctors' surgery and a general store with Post Office. The village square has a small selection of shops whilst "The Old Smithy", with resident blacksmith, shows local arts and crafts. Areas of coastline and countryside surrounding the village are arguably amongst some of the finest found in Cornwall. Mawnan is also 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 is about four miles away and accessed by a regular bus service.

**ACCOMMODATION IN DETAIL** (ALL MEASUREMENTS ARE APPROXIMATE) Obscure double glazed side door into.....

## KITCHEN & DINING ROOM

15' 3" x 11' 3" (4.65m x 3.43m)

Windows to side and rear and a wide sliding patio door out onto the balconied terrace. A lovely outlook over the rear garden to fields in the distance. at the heart of the kitchen is a bright white oil-fired aga, basic functional kitchen units, work top surface and an inset metal enamelled sink with dual draining board. Four element propane gas fired hob. Radiator. Built-in cupboards. Hot water tank and immersion. Sliding door to inner hallway. Wide opening to.....

## SITTING ROOM

16' 3" x 11' 2" (4.95m x 3.40m)

Window to side and rear. Open fireplace with tile surround and hearth. Timber mantle shelf. Two radiators. Pine panelling.











#### **INNER HALLWAY**

Cupboard. Access to loft. Doors to two bedrooms, separate WC and.....

#### **BATHROOM**

Metal enamel bath with 'Mira' electric shower over. Hand basin. Obscure window. Shelved cupboard. Radiator.

#### **WC**

In white. Obscure window to front. Radiator.

#### **BEDROOM ONE**

11' x 10' (3.35m x 3.05m) to face of wardrobe and cupboard space. Large window to rear overlooking the garden and to rolling countryside. Radiator.

#### **BEDROOM TWO**

10' 6" x 10' (3.2m x 3.05m) to face of built-in wardrobe, cupboard and drawer space. Window to front. Radiator.

#### **FRONT PORCH**

Window and door to front garden.







## OUTSIDE

### FRONT

Twin posts from Carlidnack Close onto a tarmac driveway, about 55' long before turning around to hardstanding and parking space and into the garage. The front garden sets Number 13 nicely back from the Close road and is planted with established shrubs including camellias, azalea and hydrangea. Paved terraces and pathway to the front door. An oil tank sits on a stout raised concrete base.

### REAR

The rear garden is a delightful place with some exceptional camellias, azaleas and a fine magnolia tree set around a large, sheltered paved terrace to enjoy summer sunshine for much of the day. Swathes of primrose, daffodils and a rhubarb patch. Elderly raised timber produce beds. Outside taps and lights.

**BALCONIED TERRACE** Spanning the rear of the property and accessed via sliding patio doors from the kitchen/dining room.

**GARAGE & WORKSHOP** This will be invaluable for some, great as a garage/workshop or gym perhaps. A flexible area of 'T' shape measuring 31' 3" (9.53m) across x 16' (4.88m) deep in the 'garage' area and 11' 5" (3.48m) deep reducing to 8' 5" (2.57m) elsewhere. Block built. Power and light. Oil-fired boiler. Electric Consumer Unit and tripping switches. Electric meter.

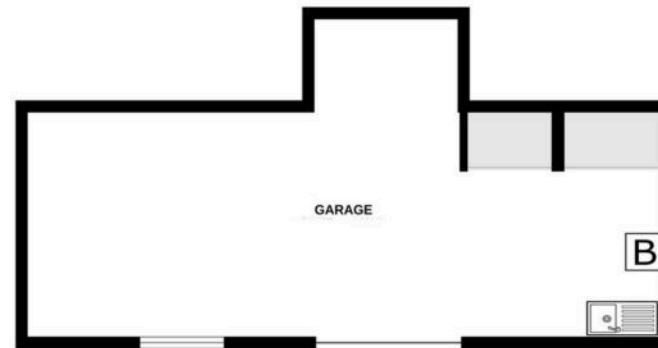
**ALUMINIUM GREENHOUSE** 10' x 10' (3.05m x 3.05m) The owner was a keen horticulturalist and this space has done some considerable 'growing' in its time. Concrete base, shelving and opening vents.

### GARAGE

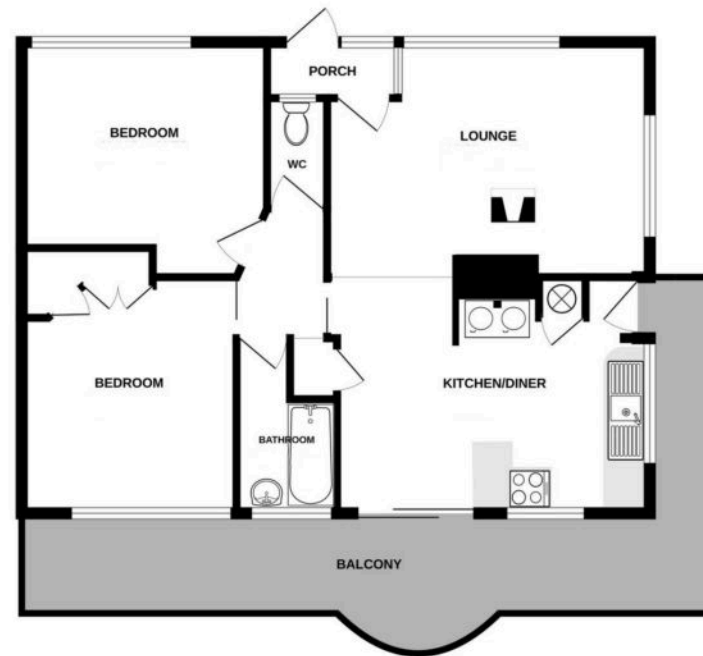
### DRIVEWAY



GARAGE LEVEL  
393 sq.ft. (36.5 sq.m.) approx.



GROUND FLOOR  
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq.ft. (100.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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