



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9104

£695,000

21 Lowenna Fields,
Mawnan Smith, Nr. Falmouth, Cornwall, TR11 5GW

FREEHOLD



Situated in a quiet, no-through close, on the outskirts of the ever popular village of Mawnan Smith, a superb, contemporary 4 double bed roomed, 3 bath/shower roomed detached house within this small, highly regarded development. Close to Falmouth, the sailing waters of the Helford River and a stunning stretch of the south Cornish coastline, tastefully decorated and furnished throughout, plus driveway parking, attached double garage and lovely sunny rear gardens with views across undulating countryside.





SUMMARY OF ACCOMMODATION

Ground Floor: entrance hall, living room, study, full width kitchen/dining room, utility room/wc.

First Floor: landing, principal bedroom with refitted en-suite bath/shower room, further double bedroom with en-suite shower room, 2 further double bedrooms and family bathroom (4 double bedrooms, 3 bath/shower rooms).

Outside: tarmac driveway parking for 2 vehicles, double garage with electric up and over doors. Broad rear garden with paved terrace and level lawn bordered by raised flowerbeds with a gate opening to a lower gravelled terrace.

DESCRIPTION

21 Lowenna Fields represents an incredibly exciting opportunity to acquire a spacious, fantastic contemporary home within this highly regarded, small select development located on the rural fringes of one of the county's most popular villages, close to the thriving harbourside town of Falmouth, world renowned day sailing waters of the Helford river and an iconic stretch of the south Cornish coastline.

Constructed by Taylor Wimpey in 2016, benefitting from the residue of a 10 Year NHBC New Build Warranty, number 21 is built to a stunning, contemporary design with cream

rendered and stone elevations under a natural slate roof, giving the appearance of classical period splendour – with highly efficient mod cons and gas centrally heated accommodation.

The house offers a welcoming, light entrance hallway, with a cosy yet spacious living room, perfect work from home study and broad, full width kitchen/dining room, again beautifully appointed with dove grey fronted units under white Silestone worktops, with a full range of high quality AEG integrated appliances, with a separate utility room/wc, again fitted with dove grey units under white Silestone tops.

On the first floor, offering even more spacious accommodation which extends over the attached double garage, there are four large bedrooms, the principal bedroom having a beautifully and recently reappointed en-suite bath/shower room, bedroom 2 having an equally well appointed en-suite shower room plus a family bathroom, with bedrooms 3 and 4 enjoying an elevated view across the rear garden below and on to farmland beyond.



The small development surrounds a wonderful central communal meadow with number 21 (one of just 21 detached houses) ideally positioned with a fantastic view to the rear.

The rear garden is a combination of level lawn and attractive, low maintenance paved terracing, ideally positioned to catch the best of the morning sunshine, bordered by profusely stocked raised flowerbeds with a gate opening to a lower terrace. Number 21 is located well away from any roads making this an incredibly peaceful and tranquil environment, with only one other house passing the front door.

Lowenna Fields is located within walking distance of the day to day amenities of Mawnan Smith which is a thriving village with an active community spirit and great facilities. It is in an Area of Outstanding Natural Beauty and within walking distance, is the coastline of the Rosemullion headland, one of the most beautiful and picturesque stretches of coastline anywhere in Cornwall with a multitude of hidden coves and beaches within easy route on foot.

LOCATION

Lowenna Fields is situated on the northern outskirts of the highly popular village of Mawnan Smith which offers an excellent range of facilities catering for most day to day needs including a general store, a mobile sub-post office, hairdressers, coffee house, thatched Red

Lion public house, bowling club, village hall, primary school, churches and a strong community spirit.

Nearby is the very well served port town of Falmouth which offers a full range of local and national retailers, commercial and professional services, schooling and a local hospital. The branch railway links Falmouth to the main Penzance to London Paddington line at Truro which is Cornwall's capital city and has three private schools along with an even wider selection of shopping opportunities.

Mawnan Smith is ideally located to both the Helford River and Falmouth Bay making this one of the finest areas in the county for those interested in sailing. The Helford requires little introduction as one of the foremost locations in Cornwall, an area of exceptional beauty with woodland lined creeks perfect for exploring by boat. Both the Helford River and Falmouth have deep water moorings and the area is well served for boatyard facilities, sailing clubs and of course waterside inns, for example the nearby Ferryboat Inn which sits along the creekside at Helford Passage enjoying incredible views across the creek and serving excellent food and drinks all year round. The nearby Rosemullion Head is one of the most beautifully stretches of south Cornish coastline imaginable with a multitude of small coves and beaches perfect for bathing and idyllic coastal walks. There is a golf course close by at Budock Vean and another at Falmouth, highly regarded gardens nearby at Glendurgan and Trebah all helping to make this one of the most desirable areas in the country.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

Composite front door opens into the entrance hallway which in turn serves the living room, study, downstairs wc/utility room with door through to the kitchen/dining room and staircase ascending to the first floor landing.

ENTRANCE HALLWAY. Oak effect porcelain flooring, and hessian matting immediately inside the doorway. Radiator. Nest central heating thermostatic control. Alarm pad.

LIVING ROOM – 15' max. x 11'7" max. A spacious, yet cosy living room with broad uPVC double glazed window to the front overlooking the meadow and immaculate lawned front gardens. Nest wall mounted thermostatic heating control. Radiator.

KITCHEN / DINING ROOM – 26'3" x 12'1" increasing to 14'3". A very spacious, dual aspect room, clearly defined into two distinct areas with a spacious dining area, ample large enough for a dining table and chairs with full



height uPVC double glazed doors with matching side panels to the rear opening onto the east facing rear garden, with a continuation of the wood effect porcelain flooring, warmed by a broad wall mounted radiator.



KITCHEN AREA is set around a large kitchen island with cantilevered Silestone breakfast bar space. The kitchen has been beautifully appointed with a full range of matching fitted wall and base units with dove grey shaker style door and drawer fronts under white square edged Silestone worktops with a range of high quality integrated appliances including two mid height fitted AEG double ovens, five ring AEG gas hob with broad AEG extractor fan over, AEG undercounter wine fridge and concealed built-in Baumatic tumble dryer, undercounter AEG concealed dishwasher and 1½ bowl stainless steel sink with a carved drainer beneath a broad uPVC double glazed window to the rear overlooking the garden and the rolling countryside beyond. Beautifully appointed with a continuation of the porcelain dove grey oak effect tiled floor, with Silestone upstands and a subway style splashback. The whole kitchen/dining room lit by inset LED downlighters and pendants.





From the entrance hallway, access into:-

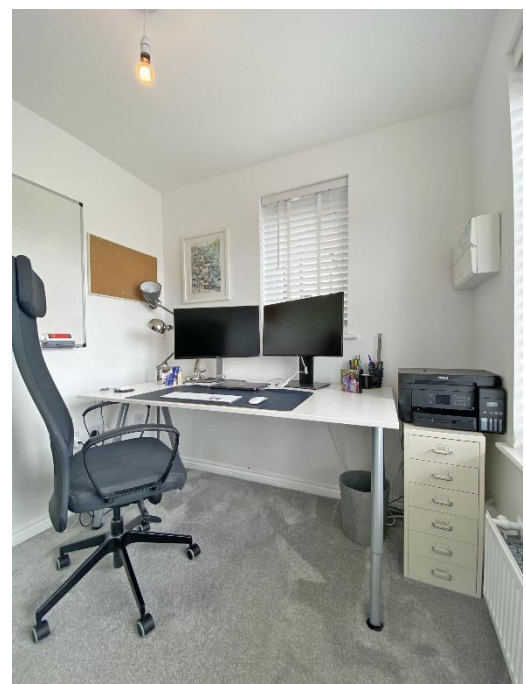
STUDY – 7'6" x 7'2". A very naturally light, dual aspect, work from home space with double glazed window to both side and front elevations. To the front overlooking the picturesque, manicured meadow. Radiator.

UTILITY ROOM / WC – 7'6" x 5'5". A very useful, practical space, fully fitted to match the kitchen with a range of dove grey shaker style fitted wall and base units under square edged white Silestone worktops with a Silestone upstand. With a fitted, concealed undercounter washing machine and further useful storage cupboards plus a low level flush wc. With a continuation of the porcelain tiled flooring. Radiator.

From the entrance hall, stairs ascend to:-

FIRST FLOOR

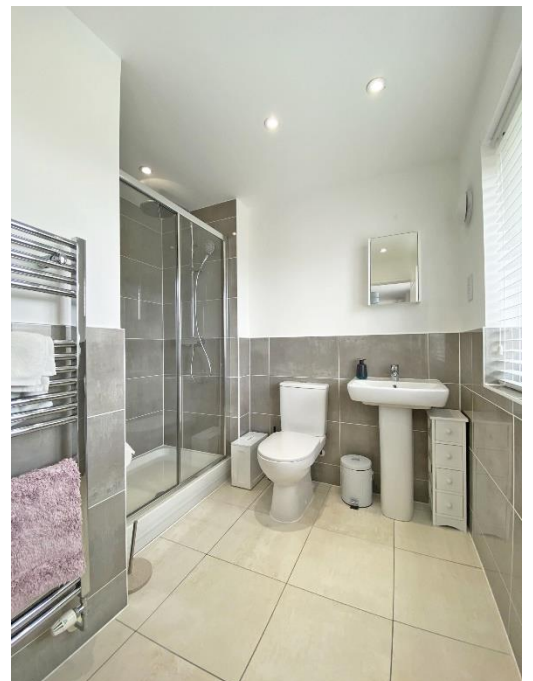
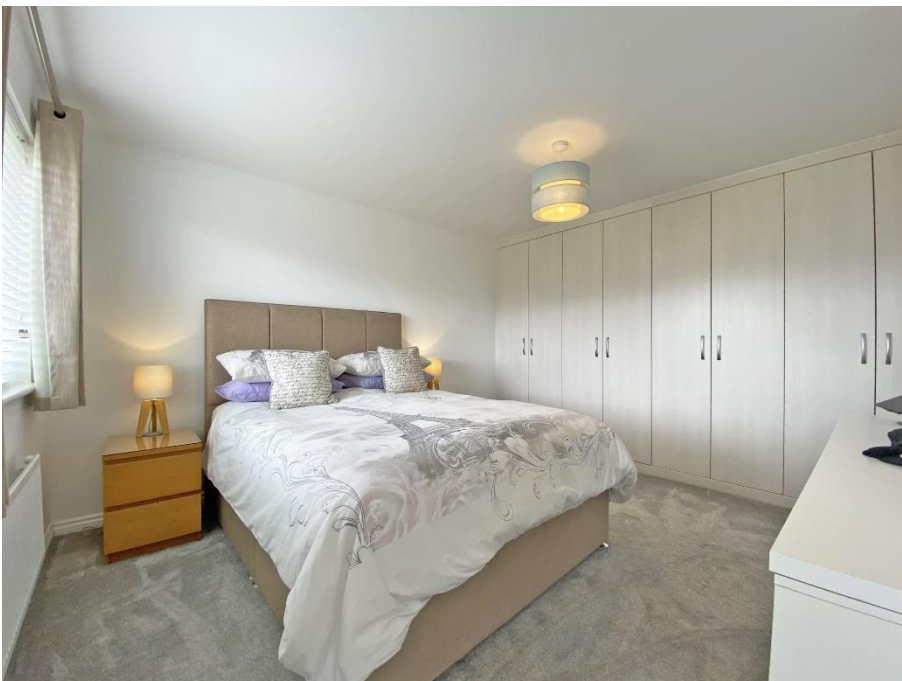
PART GALLERIED LANDING. Which in turn serves all four bedrooms, the family bathroom and a large airing cupboard housing the pressurised hot water cylinder. Radiator.



BEDROOM 1 – 17'11" x 12'5". A very spacious principal bedroom, flooded with light from a high level Velux window and two walk-in dormer style double glazed windows to the front, overlooking the meadow. A beautifully presented bedroom with plentiful space for all furniture plus a wall of fitted full height wardrobes with ample shelved and hanging storage space. Two radiators. Door to:-



EN-SUITE BATHROOM. Beautifully appointed, having been subject to a high quality refit by our clients, flooded with light from a high level Velux window and comprising a freestanding bath, glazed separate walk-in shower enclosure with rainfall shower head and separate handheld attachment, plus a concealed low level flush wc and vanity unit mounted wash hand basin with useful storage cupboards beneath a LED contemporary broad mirror. Lit by a range of inset LED downlighters with an extractor fan and full height ladder style chrome heated towel rail.



BEDROOM 2 – 19'1" x 12'. Another very spacious double bedroom, often considered as the principal bedroom suite with broad uPVC double glazed window and separate full height uPVC double glazed window to the front overlooking the delightful meadow, also with a full wall of fitted full height wardrobes and access to an equally well appointed:-

EN-SUITE SHOWER ROOM. Comprising low level flush wc, pedestal wash hand basin and glazed walk-in shower enclosure with rainfall shower head and separate handheld attachment, lit by a broad obscured double glazed window to the front and a range of inset LED downlighters. Extractor fan. Wall mounted ladder style heated towel rail.

BEDROOM 3 – 13'2" x 11'6". Another very good sized double bedroom, positioned to the rear of the house with a broad uPVC double glazed window overlooking the enclosed rear garden below and unspoilt farmland beyond. Radiator.

BEDROOM 4 – 14'5" x 9'8". A great fourth double bedroom, again positioned to the rear of the house with broad uPVC double glazed window to the rear overlooking the gardens and farmland beyond. Radiator.

FAMILY BATHROOM. Beautifully appointed with a low level flush wc, pedestal wash hand basin and panelled bath with mixer tap and handheld shower attachment. Lit by a range of LED downlighters, extractor fan and warmed by a wall mounted ladder style heated towel rail.

OUTSIDE

To the front, accessed off a quiet no-through tarmac road that only serves one further property beyond, tarmac driveway parking for two vehicles in front of an attached double garage, with a paved pathway to the front door, bordered by manicured level lawned gardens with beautifully tended privet hedging.

ATTACHED DOUBLE GARAGE – 23'3" x 18'1". Two remote operated electric up and over doors, a fantastic storage space, workshop or garaging for two vehicles. The garage also houses the wall mounted combination boiler.

To the rear a low maintenance, very private south east facing level garden comprising a broad, extended paved terrace with raised sleeper beds and contemporary horizontal fenced screening, with a further level area of lawn, again bordered by 6' close board fencing and raised beautifully planted sleeper beds, with a gate opening to a lower, unlandscaped portion of the garden which could be perfectly utilised for further storage, or raised beds. All of which enjoying a wonderful feel of peace and privacy, overlooking the unspoilt farmland beyond. Outside tap, 13-amp exterior sockets.



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR11 5GW.

SERVICES – Mains water, drainage and electricity. Gas on a communal Calor gas feed. Services charges for communal areas are circa £150 per annum, mainly for maintenance of the large central communal meadow. **N.B.** the central meadow is where the communal Calor gas tanks are located and therefore we believe it is safe to assume there is no realistic chance of any further new home development within Lowenna Fields. The management of these communal tanks being serviced and filled is handled by a resident’s management committee, with each individual property being individually metered on their usage.

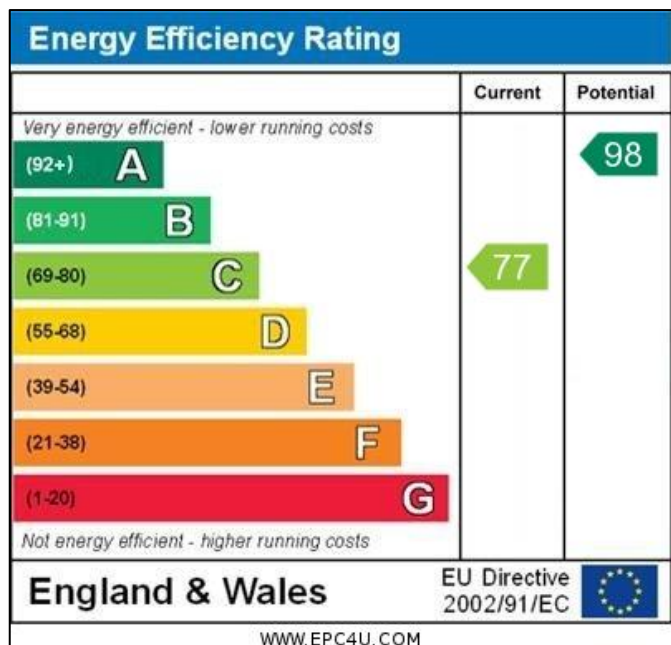
COUNCIL TAX BAND – F (see www.mycounciltax.org.uk).

DIRECTIONS – From A394 follow signs through Mabe Burnhouse and into the countryside beyond passing the Argal Reservoir. At the Lamanva crossroads at north Helford, proceed straight across and follow Penwarne Road towards the village of Mawnan Smith. On the rural fringes of the village, take the first left hand turn into Lowenna Fields and take the right hand fork following the lane round the grass meadow where No. 21 will be the second to last house on the right hand side.

AGENT’S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN
Approved Redress Scheme



Not to scale – for identification purposes only.

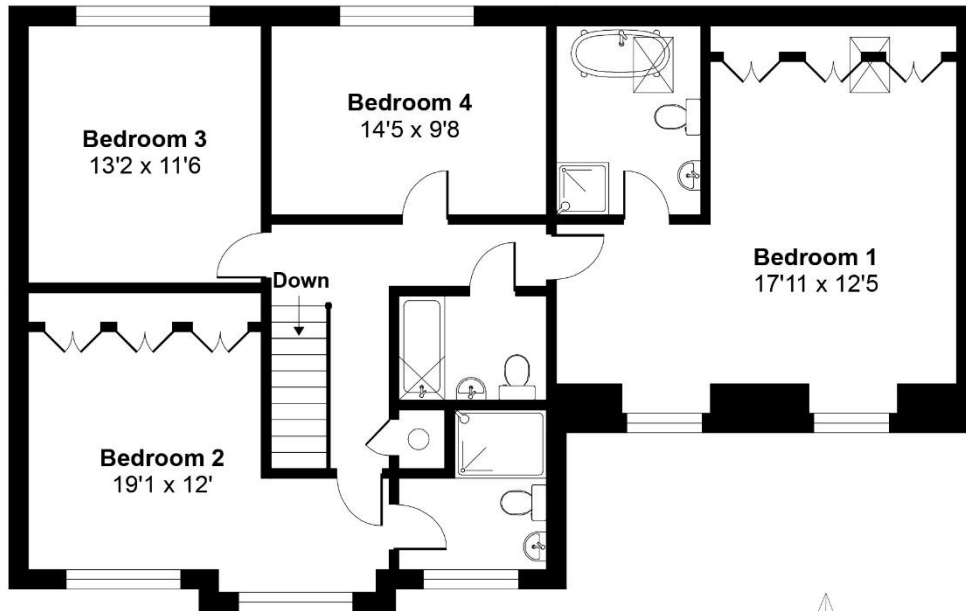
Lowenna Fields, Mawnan Smith, Falmouth

Approximate Area = 1893 sq ft / 175.8 sq m

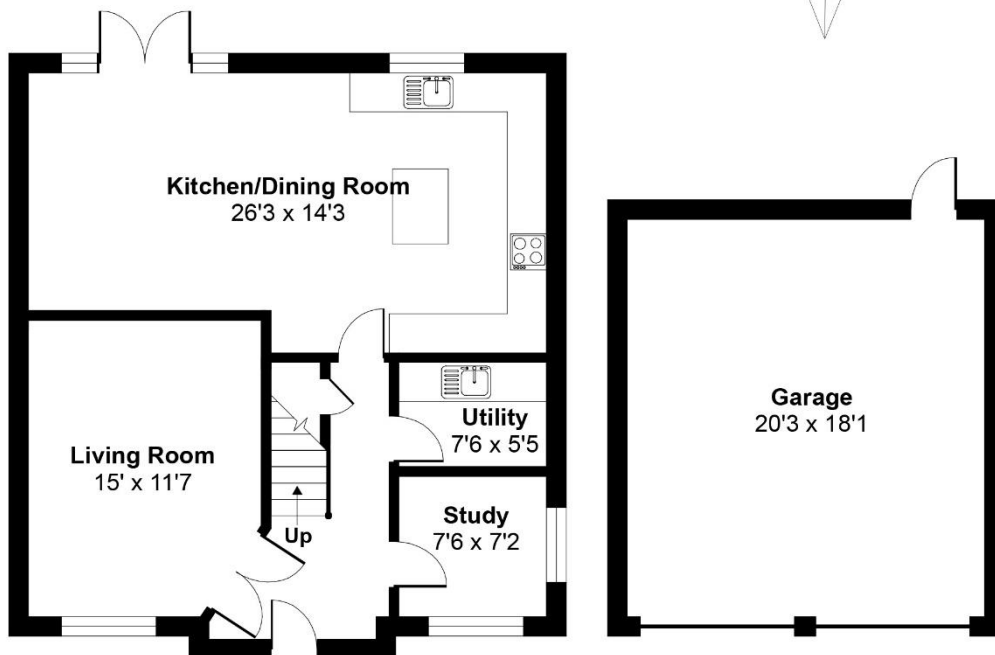
Garage = 369 sq ft / 34.2 sq m

Total = 2262 sq ft / 210 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2022. Produced for Lillcrap & Chilcott. REF: 891699

