Laskowski &Co



Croft Wilkie, Mawnan Smith, Falmouth, TR11 5EN

£650,000

Originally constructed, we understand, circa 1926 as an estate workers cottage for the nearby country estate, this charming and characterful property has since been significantly enhanced and modernised by the present owners, creating a beautifully presented home which effortlessly combines its original charm with a stylish, contemporary interior. Now offering a tasteful, neutral yet modern finish throughout, the accommodation is further complemented by the addition of a conservatory to the front aspect with outlook over the beautifully landscaped and established gardens, bordering open farmland to the side and rear. The property enjoys a wonderful sense of space and privacy, with extensive outside amenities including a large gravelled driveway and forecourt, detached garage, formal front and side gardens, raised sun terrace and a substantial detached block-built outbuilding measuring 10.36m (34'0") x 4.42m (14'6"), offering excellent versatility as a workshop, office, or potentially for ancillary accommodation, subject to any necessary consents. To be sold with the added benefit of no onward chain.

Key Features

- Detached country home
- Characterful interior with split levels
- Exceptionally private with gated driveway
- Ready for immediate occupation!
- 3 double bedrooms, 2 bath/shower rooms
- Delightful landscaped gardens and grounds
- Detached garage and outbuilding offering much versatility
- EPC rating D











THE ACCOMMODATION COMPRISES

ENTRANCE/RECEPTION
A brick-paved threshold with steps leads up to a part glazed uPVC front entrance door opening into a bright and welcoming reception area. Dual broad uPVC windows to the front elevation provide a delightful outlook across the sweeping front lawn and sub-tropical planted borders. The room features neutral-toned tiled flooring, a pitched ceiling with exposed painted beams, pendant light fitting, radiator, and a feature square opening with a polished granite sill providing an open visual link into the kitchen. Steps rise through an archway into the:-

ENTRANCE LOBBY
Featuring stairs rising to the first floor galleried landing with courtesy handrail, an open square-headed opening leading into the kitchen/breakfast room, and a quality oak part-panelled door giving access to the main reception rooms.

KITCHEN/BREAKFAST ROOM
A spacious and exceptionally bright triple-aspect room finished with a continuation of the tiled flooring and painted ceiling beams with inset downlights. The kitchen is appointed with an extensive range of storage cupboards and drawers complemented by high-grade polished granite worksurfaces and an inset stainless steel sink with drainer, mixer tap, and a feature farmhouse-style plate rack above. A central island unit provides additional cabinetry and an extended breakfast bar with matching granite surfaces. Set within a characterful tiled inglenook recess with a distressed oak beam mantel and slate hearth is an electric range cooker featuring a five-ring electric hob, dual ovens, and grill. Integrated Amica dishwasher. TV aerial point, an oak door to the walk-in pantry, and an open walkway through to the rear lobby.

PANTRY
Positioned off the kitchen, this practical walk-in pantry features fitted shelving, ceiling light, uPVC double glazed window to the rear aspect, space and plumbing for washing machine, Honeywell central heating thermostat, floor-standing Worcester oil-fired combination boiler supplying domestic heating and hot water.

REAR LOBBY
Providing level access from the rear driveway and garage, this area features painted wall panelling, continuous tiled flooring, deep recess suitable for housing large freestanding white goods (fridge, freezer, or dryer), glazed uPVC entrance door with adjoining double glazed side window, and oak internal door leading to the:-

CLOAKROOM/WC
Nicely appointed with modern sanitary ware and contemporary full-height wall tiling, comprising a dual-flush low level WC and corner vanity unit with inset square wash hand basin and chrome mixer tap. Pitched and painted clad ceiling, contemporary wall light, radiator, obscure double glazed window to the rear aspect.

DINING ROOM
An elegant, dual-aspect reception space with uPVC double glazed window to the rear aspect and borrowing substantial natural light from surrounding open archways. The focal point of the room is a central dual-aspect open fireplace featuring a granite lintel and raised slate hearth. Two matching brass pendant light fittings on dimmer switches, radiator, two arched openings with steps leading down to the split level living room, and a wide archway opening into the lower conservatory lobby.

LIVING ROOM
Set down a split level from the dining room via two arch-headed openings, this superb, light filled reception room enjoys a triple aspect with four uPVC double glazed windows overlooking the manicured lawns, mature borders, and adjacent countryside. Two chandelier-style pendant lights, radiator, TV aerial point, and the complementary side of the substantial dual-aspect fireplace with a raised slate hearth and granite lintel.

LOWER LOBBY
Accessed via steps from the dining room, this useful transitional space benefits from full height built-in panelled wardrobes with sliding doors offering extensive shelving and storage, Glazed sliding doors leading directly through to the:-

CONSERVATORY
A fabulous, high-quality glazed addition enjoying a triple aspect and pitched glazed roof, capturing 180-degree panoramic views across the landscaped gardens, mature palm trees, and rolling fields beyond. Features include neutral tiled flooring, two radiators, wall lighting, internet connection point, and double glazed French doors opening directly onto the raised timber sun deck.

FIRST FLOOR

GALLERIED LANDING
A U-shaped galleried landing overlooking the stairwell, illuminated by two double glazed windows to the rear elevation. Ceiling light point, radiator, quality solid oak internal doors leading to all three bedrooms and the family shower room.

PRINCIPAL BEDROOM SUITE
An exceptionally generous split level master suite. Upon entry, an initial dressing area offers space for freestanding furniture together with built-in mirror-fronted wardrobes with hanging rail and storage. Ceiling light, double glazed window to the front elevation taking in rolling country views. Steps lead down to the main bedroom area, featuring dual-aspect windows to the front and side elevations framing elevated rural scenery, pendant light, loft access, radiator, TV aerial point, oak door opening into the:-

EN-SUITE BATHROOM
A luxurious, fully tiled en-suite fitted with contemporary wall tiles and wood-effect tiled flooring. The high-specification three-piece suite includes a freestanding claw-foot roll-top bath with central mixer tap and handheld shower attachment, wide vanity unit with storage below and inset ceramic sink with mixer tap, low flush WC. Two obscure double glazed rear windows, chrome heated towel rail, inset ceiling downlights, shaver point, built-in airing cupboard housing the Megaflo-style pressurised hot water cylinder.

BEDROOM TWO
A bright and airy dual-aspect double bedroom with double











glazed windows overlooking the surrounding countryside. Central ceiling light point, radiator, ample space for bedroom furniture and wardrobes.

BEDROOM THREE
A well-proportioned double bedroom featuring wood-effect laminate flooring, broad double glazed window to the rear elevation, contemporary ceiling light, TV aerial point, radiator.

FAMILY SHOWER ROOM
Stylishly appointed with contemporary sanitary ware and fully tiled walls and flooring. TCorner shower enclosure with curved sliding glass doors and mains-fed drench shower with secondary handheld attachment, vanity unit with inset wash hand basin and storage below, a low flush WC. Obscure double glazed rear window, heated towel rail, extractor fan, shaver socket, ceiling lighting.

THE EXTERIOR

DETACHED STUDIO/ANNEXE
A versatile and substantial detached outbuilding presenting immense potential as an annexe, home office, or holiday let (subject to all necessary consents). Glazed double entrance doors with side panels open into the primary studio room, featuring a vaulted ceiling with exposed timbers, contemporary tiled flooring, inset downlights, electric wall heater, tall picture window, consumer unit storage. Existing plumbing/water connections from a prior kitchen installation. A four-panel internal door leads to a second reception/bedroom space featuring matching vaulted beamed ceiling, tall picture windows overlooking the main gardens, continuous tiling, electric heater. A Jack-and-Jill door arrangement connects both areas to the fully fitted wet room, which comprises an electric shower with a glass screen, dual flush WC, vanity wash hand basin, heated towel rail, and extractor fan.

GARDENS AND GROUNDS
The property is approached via a gated entrance onto a sweeping gravel driveway that provides extensive off-road parking and wraps around the rear of the property towards the detached garage and studio annexe. The gardens are a standout feature, meticulously maintained and landscaped with sweeping level lawns that wrap around the front and side elevations, bordered by established hedges, fencing, and mature sub-tropical plantings, including specimen palms. Directly adjoining the conservatory is a broad, raised timber decking area, creating an ideal elevated seating and al fresco dining space overlooking the grounds and adjoining fields.

GARAGE
A detached single garage with pitched roof, sliding up-and-over access door, internal storage space. Oil storage tank.

GENERAL INFORMATION

SERVICES
Mains electricity and water are connected to the property. Private drainage via septic tank. Telephone point (subject to supplier's regulations). Oil fired central heating.

COUNCIL TAX
Band E - Cornwall Council.

TENURE
Freehold.

VIEWING
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

















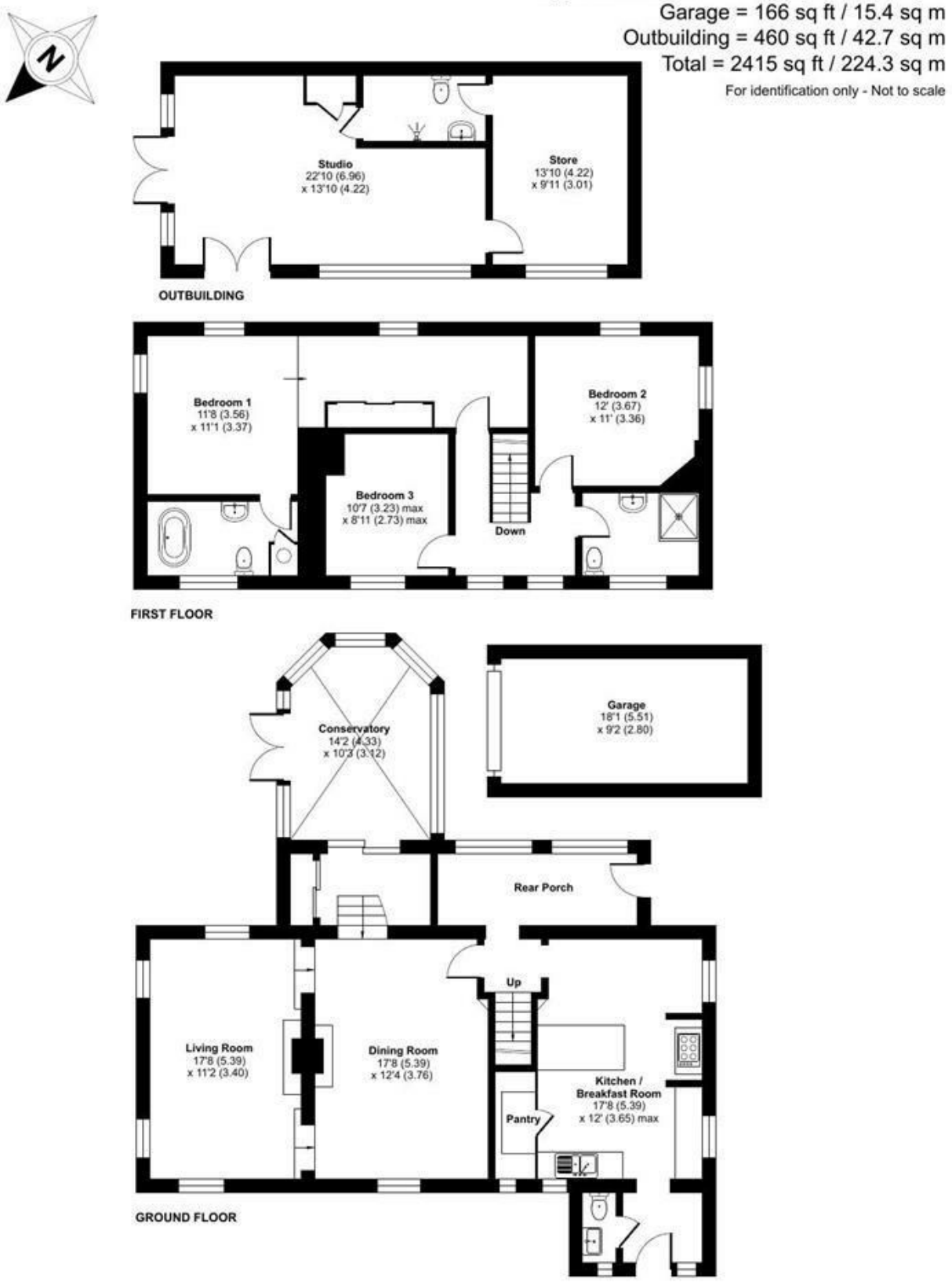




Floor Plan

Mawnan Smith, Falmouth, TR11

Approximate Area = 1789 sq ft / 166.2 sq m
Garage = 166 sq ft / 15.4 sq m
Outbuilding = 460 sq ft / 42.7 sq m
Total = 2415 sq ft / 224.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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