



Heather & Lay
Buy. Sell. Rent.

The Roundfield, Carlidnack Lane, Mawnan Smith, TR11 5HE

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Guide Price £1,350,000

A unique natural setting for this newly renovated four bedroom detached single storey residence with sea views, located on this 2.5 acre site of a former Iron Age fortified settlement, approached over a long private tree-lined driveway and complete with a detached one bedroom annexe/cottage, all accessibly situated close to Falmouth Bay and the Helford River and within the sought after village of Mawnan Smith and just half a mile from its centre. the waterside and village centre.



MAWNAN SMITH	0.5 MILES
FALMOUTH TOWN	4.2 MILES
TRURO	14.1 MILES
HELFDORD RIVER	2.0 MILES
MAENPORTH	WALK 0.5 MILES

- Newly renovated family home
- 4 bedrooms, 2 living rooms
- Unspoilt 2.5-acre heritage site)
- Sea views
- Detached lodge/cottage
- 220 metre private driveway
- Privacy, seclusion, accessibility
- Garages, outbuildings & parking



THE LOCATION

The Roundfield occupies an incredibly special position with no near neighbours, bordered by fields and with views through the valley and out to sea. It is located on the outskirts, about half a mile from the centre of Mawnan Smith village, off desirable Carlidnack Lane where its individual homes are much sought after.

Roundfield is accessed discretely off the Lane, through an iron gate and granite posts, past its own detached 'lodge' and along a tree-lined 220-yard private driveway to the property. This delightful approach draws away from neighbours and into countryside and valley, enabling a natural and uplifting environment one seldom experiences.

This is designated an Area of Outstanding Natural Beauty where nearby footpaths run down through unspoilt countryside to Maenporth Beach and to the South West Coastal Path with access to further sandy beaches at Durgan, Swanpool and Falmouth. It is close to the Helford River, one of the most beautiful estuaries on Cornwall's south coast, providing glorious scenery, sheltered waters and moorings for boats with easy access to the open sea and Falmouth Bay.

Mawnan Smith is a much sought-after village situated about 6 miles south of Falmouth, 15 miles from Truro and 2 miles from glorious coastline and the Helford River. The village has good local facilities which include a primary school, 14th century church, The Red Lion pub as well as a restaurant, cafe and a Spar shop and a small mixture of individual shops, set around 'The Square', whilst "The Old Smithy", with resident blacksmith, shows local arts and crafts. It is a delightful village with an active community and residents of all ages. Falmouth has an excellent and diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington.

Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country. Falmouth is consistently ranked as one of the top five places to live in the UK.

THE PROPERTY

The Roundfield stands on an Iron Age fortified farmstead. Its availability presents a unique chance to own an incredibly private detached four bedroom single storey residence which has been completely renovated over the last 12 months, to include, some reconfiguration, new Kitchen, bathrooms, central heating system, complete re-wire, new roof, windows doors and bi-folds to name a few improvements...

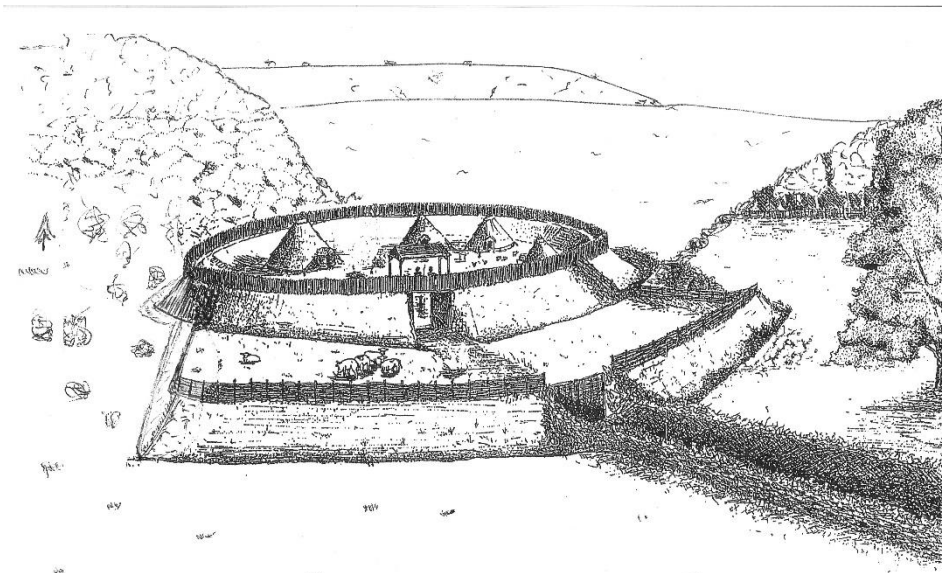
Now stylish and modern, it connects beautifully with the 'Roundfield' and the sea view down the valley via 4 sets of bi-fold doors. Laid out over 2400 square feet, it provides a stunning contemporary family home, with all the creature comforts one comes to expect from a new build: including state of the art kitchen and appliances, porcelain tiled bathrooms and en suites.

The Lodge at the entrance to The Roundfield, has also been renovated and is wonderful for friends/family and or has great potential as an Airbnb business. Along with additional gardens, sheds and two sets of garages, this home needs to be seen to be truly appreciated..



HISTORICAL NOTE

The Roundfield occupies Carlidnack Round - a scheduled ancient monument of National importance, representing one of the few remaining fortified farmsteads not totally destroyed by later farming activities. Once fairly common, these rounds are remnants of the period in the Iron Age from about 400BC to 600AD. While no specific large-scale excavations have taken place at Carlidnack it is likely that its history is broadly similar with so many others in the County a few of which have been excavated. In an article in *Cornish Archaeology* when the replacement property was constructed in 1976, Carlidnack Round was described by a local historian as 'the most perfect in the district', a watching brief was undertaken by the Cornwall Archaeology Society when builders' trenches produced pottery, now deposited at the County Museum in Truro, probably from the first or second century AD. These enclosed settlements housed farming communities, presumably with family ties, who occupied their round houses within the perimeter of the site. The farmers were engaged in growing primarily wheat, barley and oats. Cattle and other livestock would also have been present. Tin smelting and basic iron working were also undertaken in many of these rounds, in the case of Carlidnack some iron slag was discovered during preparatory work in the construction of the present property. Generally, these sites were of some size, Carlidnack is approximately 100 metres in diameter. Originally the surrounding wall would have stood about two metres high topped with a palisade fence, outside there would be a ditch about two metres deep. To construct this work was clearly a great investment in time and energy. It is unlikely there were more than about forty people in this community and why they made this investment is not clear. The original shape of the ground was cunningly used to minimize the work and enhance the size and protection of the Round. On the seaward side the resultant effective wall height might have been as much as five metres. While possibly the original inhabitants had little time to enjoy the view, certainly the location is blessed with an attractive outlook across Falmouth Bay to where St Anthony's lighthouse now stands. In defensive terms it is also well sited. The ground slopes down to Maenporth beach from which two small river valleys form a 'V' shape in which Carlidnack nestles. Silting has made those obstacles less of a protection than once might have been the case - nonetheless it is clear the site had been chosen with some care.



ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Through the front door into the.....

ENTRANCE HALLWAY 11' 8" x 7' 7" (3.58m x 2.33m)

A welcoming light area with plenty of storage. To the right, there is three double bedrooms including the master and family bathroom. To the left, French doors open into the open plan kitchen/diner and another set of French doors lead through into the living room. Straight ahead and in between two cupboard doors is another door to....

CLOAKROOM/WC 8' 5" x 4' 8" (2.58m x 1.43m) Low level, push button flush WC and cabinet-based wash hand basin. Two side aspect obscured UPVC double glazed windows. Radiator. Extractor fan.

KITCHEN/DINER 25' 8" x 20' 11" (7.83m x 6.38m) Incredibly light room with bi-fold doors to the East and the West, two sets at the rear of the property have access straight out onto the terrace with garden and views down the valley and out to the sea. Bi-fold doors to the front bring in afternoon light into the room. Stylish, tall radiators. Quality kitchen units at base and eye level with granite work surfaces and splashback. Along with inset Astini sink with mixer tap. Inset, wide, NEFF induction hob with four burners. Built-in appliances including, dishwasher, NEFF oven with microwave above, tall fridge and under counter freezer. French doors to....

LIVING ROOM 20' 11" x 14' 8" (6.40m x 4.48m) Another bright room with aluminium bi-fold doors with wonderful views across the garden, down the valley and out to the sea beyond. LPG gas fire. Radiators. Sliding patio doors into the

CONSERVATORY

18' 9" x 9' 4" (5.73m x 2.85m) Wonderful UPVC double glazed extension to the property with French doors out into the garden. Wood effect tiled floor.







UTILITY ROOM Space and plumbing for washing machine and tumble dryer. Walk in cupboard with shelving for towels and cleaning supplies. Door to.....

REAR PORCH Cupboard housing newly fitted 'Vaillant' LPG boiler. Further storage cupboard. Glazed UPVC door to rear terrace and door to...

BEDROOM FOUR 15' 10" x 9' 10" (4.83m x 3.02m) Dual aspect room with windows to the side and front. Access to loft space.

EN SUITE Low level flush WC, cabinet based wash hand basin with mirror above. Corner shower cubicle with rainfall and spray attachments. Heated towel rail. Shaver point. Obscure UPVC double glazed window to the front. Extractor fan.

From the main hallway

FAMILY BATHROOM 8' 5" x 7' 3" (2.58m x 2.22m) Side aspect obscure UPVC double glazed window. Porcelain tiling to floor and walls. Low level flush WC, bath with shower attachments, cabinet based wash hand basin with storage beneath. Tall, white heated towel radiator. Shaver point. Double width shower cubicle with rainfall shower and spray attachments.

MASTER BEDROOM 17' 3" x 11' 5" (5.26m x 3.48m) Dual aspect room with side window and front facing bay window looking through the conservatory with views toward the sea beyond. Built-in walk-in wardrobe.

EN SUITE Porcelain tiles to floor and walls. Cabinet based wash hand basin with mirror above. low level flush WC and large shower cubicle with rainfall shower and spray attachments.

BEDROOM TWO 20' 7" x 8' 11" (6.28m x 2.74m) (maximum measurements) Two front aspect UPVC double glazed windows with radiator beneath.

BEDROOM THREE

11' 10" x 11' 2" (3.61m x 3.42m) Front aspect UPVC double glazed window with radiator beneath





OUTSIDE

FRONT

Beside the house is a splayed gravelled parking and turning area with central, featured well and pump. To one side is the....

GARAGE

20' 0" x 15' 10" (6.11m x 4.84m) Electric up and over door. Power and light. Eave storage.



GROUNDS

The 'Roundfield' is mostly laid to lawn with flower borders to the rear. Enclosed and private the grounds are stunning and open yet somehow also cosy and private. Other than a rich abundance of bird life, generally just wonderfully peaceful and quiet. Outside the main 'Roundfield' is a half round that is less protected and has been used for growing all sorts of vegetable and even bee keeping in the past.



THE LODGE

This property is stylishly renovated and reconfigured. Providing the perfect opportunity for a relative to live independently or alternatively, great as an investment or for holiday and or long term letting.

Under cover parking area. UPVC half-glazed door to....

ENTRANCE HALLWAY

Electric radiator. Providing access to shower room, kitchen, up two steps to the lounge/dining room and bedroom.

SHOWER ROOM 8' 10" x 4' 9" (2.70m x 1.45m)

Low level flush WC, pedestal wash hand basin and corner shower cubicle with 'Mira Sport Go' shower. Rear and side aspect obscure UPVC double glazed windows. Heated towel radiator

KITCHEN 8' 9" x 6' 6" (2.69m x 1.99m)

Front aspect UPVC double glazed window. Light brown, high gloss base and eye level units with wood effect work surface with inset sink and drainer with mixer tap. Built-in 'Beco' halogen hob with oven beneath. Glass splashback. Extraction hood. Space for washing machine and under counter fridge.

Up two steps to...

LOUNGE/DINING ROOM 14' 7" x 14' 7" (4.46m x 4.45m)

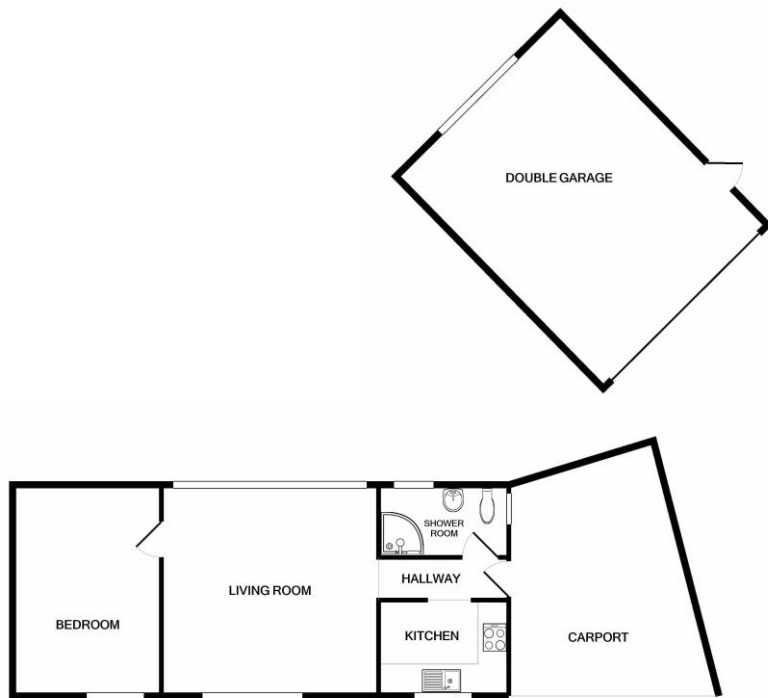
Front aspect UPVC double glazed window with radiator beneath. French UPVC double glazed doors with side panels overlooking the private rear garden of the lodge.

BEDROOM 14' 7" x 9' 8" (4.46m x 2.97m)

Front aspect UPVC double glazed window with radiator beneath. Stylish, white oak finished floor.

DOUBLE GARAGE

By the entrance and just off the lane, there is a timber framed original double garage from when the site was first occupied in the 1920's. This garage has two sets of double opening doors and is ideal for storage of bins and other gardening equipment, it still has the original soil floor inside.



THE LODGE, THE ROUNDFIELD, CARLIDNACK LANE, MAWNAN SMITH, FALMOUTH, CORNWALL, TR11 5HE.
TOTAL APPROX. FLOOR AREA 701 SQ.FT. (65.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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TOTAL APPROX. FLOOR AREA
3134 SQ.FT. (291.1 SQ.M.)



THE ROUND FIELD, CARLIDNACK LANE, MAWNAN SMITH, FALMOUTH, CORNWALL, TR11 5HE.
TOTAL APPROX. FLOOR AREA 2433 SQ.FT. (226.0 SQ.M.)

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ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, 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 agreeing a sale and we will inform you of what we require prior to agreeing a sale.

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.

SERVICES

Mains electricity, water & drainage. LPG central heating.

LOCAL AUTHORITY

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

TAX BAND - F

EPC RATING - E

VIEWINGS Strictly by prior appointment

DIRECTIONS

Enter the village of Mawnan Smith from the Mabe Burnthouse/Argal direction, proceed into the village, past the thirty mile an hour speed limit sign and a garage/shop on your left. Turn left into Carlidnack Road, follow it down for half a mile or so and then turn right into Carlidnack Lane where the entrance to The Roundfield will be found a short way along on the left hand side with metal gate, 'Roundfield' sign and twin granite posts.

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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.