



**8 Langweath Estate, Mawgan, TR12 6AU**

**£279,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



# 8 Langweath Estate

- THE PROPERTY IS SUBJECT TO A 157 LOCAL OCCUPANCY RESTRICTION
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- DECEPTIVELY SPACIOUS
- FIREPLACE AND WOOD BURNING STOVE
- GENEROUS GARAGE WITH OVERHEAD STORAGE
- LARGE ENCLOSED GARDEN TO THE REAR
- WELL APPOINTED FITTED KITCHEN
- FREEHOLD
- COUNCIL TAX B
- EPC B-90

Situated towards the head of a cul-de-sac in the highly regarded village of Mawgan is this deceptively spacious three bedroom semi-detached family home with a garage, off road parking and a large enclosed garden to the rear.

The property is subject to a Local Occupancy Restriction which requires buyers to have lived or worked in Cornwall for the last three years. Further details are available in the Agents Note below.

Of generous proportions, the residence has been tastefully extended during our owners tenure to provide a well appointed fitted kitchen which benefits from a lovely outlook over the lawned garden and rural scene beyond. The lounge enjoys a sunny aspect with a fireplace and wood burning stove providing an inviting focal point. These are complemented by a separate dining room with an attractive decorative fireplace.

On the first floor are two comfortable double bedrooms both with built wardrobes and storage and both enjoying an elevated outlook over the garden, field and countryside beyond. The single bedroom could be utilised as an office or study to suit, whilst just along the landing is a modern shower room with a thermostatic shower.

There is ample off road parking to the front of the residence and a generous garage with overhead storage. The rear lawned garden is neatly enclosed and would seem a perfect space for children to play in. The adjacent patio also enjoys a lovely outlook across the neighbouring field to the countryside beyond.

The residence benefits from oil fired central heating, solar panels and double glazing.

The accommodation in brief comprises an entrance porch, hallway, cloakroom, lounge, dining room and a kitchen on the ground floor. On the first floor, there are three bedrooms and a shower room.











Mawgan is a thriving traditional Cornish village near the beautiful Helford River with a range of amenities to include a village shop, public house/restaurant and a church with nearby playing fields and village hall. The adjacent hamlet of Garras offers a highly rated primary and nursery school whilst secondary schooling, served by bus routes, is available in both Mullion and Helston.

The nearby Trelowarren Estate, offers fantastic facilities to include a quality restaurant, spa with swimming pool and miles of stunning woodland walks. The famous village of Helford with its renowned sailing waters is within a reasonable drive of the property as is the nearest town of Helston with a wide range of supermarkets and amenities. The coast path, beaches, coves and fishing villages of the Lizard Peninsula are accessible from Mawgan.

**THE ACCOMMODATION COMPRISES (measurements approx)**

**UPVC part glazed door to entrance porch**

**ENTRANCE PORCH**

With painted stone floor, obscure glazed window to front aspect and a part glazed UPVC door to the hallway.

**HALLWAY 12'6" in length (3.81m in length)**

With coat hanging rail, vinyl flooring, window to front aspect, opening to staircase, door to cloakroom and lounge.

**LOUNGE 14'3" x 19'6" (inc built-in cupboard) (4.34m x 5.94m (inc built-in cupboard))**

A pleasant room having a sunny outlook with twin windows to the rear garden and countryside beyond. A real feature of the room is the local stone fireplace with slate hearth and mantle, housing a woodburning stove. There is a storage cupboard with shelving, a slate display shelf, alcove and an opening to dining room.

**DINING ROOM 16'9" x 10'0" (inc decorative fireplace) (5.11m x 3.07m (inc decorative fireplace))**

Of generous proportions with a decorative fireplace with painted surround and a polished terracotta tile hearth. There is a window to the front aspect, a spotlighting arrangement and a feature glazed door to the kitchen.

**KITCHEN 13'5 x 9'7**

Comprising a modern fitted kitchen with granite effect working top surfaces incorporating a sink with double drainer and mixer tap over with cupboards and drawers under and matching wall units over. Spaces are provided for a washing machine, fridge freezer and a free standing electric cooker. There is slate effect vinyl flooring, a grey UPVC door (with inset obscure glazed window to rear patio) and a large window with a lovely outlook over the rear garden and rural scene beyond.

**CLOAKROOM**

Having a low-level w.c, a wash hand basin set upon a vanity cupboard, vinyl flooring and obscure glazed window to the front aspect.

**A STAIRCASE TURNS AND RISES TO THE FIRST FLOOR**

**FIRST FLOOR**

**LANDING**

With wooden balustrade, loft hatch to roof space, window to front aspect and doors to the shower room and all three bedrooms.



**BEDROOM ONE 10' 7" x 10' (plus built-in wardrobe)**

Double bedroom with a range of built-in wardrobes with hanging rail, shelves and storage cupboards over and drawers under, door to built in wardrobe with shelving and a window with an outlook to the rear.

**BEDROOM TWO 12'4" x 10'6"**

Double bedroom with built-in wardrobes with shelving and storage cupboards over and window to rear aspect.

**BEDROOM THREE 10' x 6'9"**

With window to front aspect.

**SHOWER ROOM**

Comprising a white wash hand basin set within a vanity unit and a corner shower cubicle with easy clean surfaces housing a thermostatic shower. There is a chrome heated towel rail, attractive vinyl flooring and an obscure glazed window to the front aspect.

**OUTSIDE**

Designed with ease of maintenance in mind, there is a stone chipped area and driveway to the front of the property with parking for a number of vehicles.

The rear garden is neatly enclosed and laid largely to lawn with lovely rural views beyond. There is a large patio area which has a sunny outlook, a side gate and pathway to the front of the property and an oil tank.

**GARAGE 23' x 9'6"**

With electric roller door, solar panel inverter unit, Worcester boiler, overhead storage, electric consumer unit, power and light. There is an obscure glazed window and service door to the rear garden.

**AGENTS NOTE ONE**

The property is to be sold subject to a Local Authority S.157 restriction which, in principle, states that prospective purchasers must have lived or worked in Cornwall for the last three years. Prospective purchasers should satisfy themselves as to whether they are able to fulfil this restriction.

**AGENTS NOTE TWO**

Purchasers should be aware that there is a historical outline planning application that was lodged with Cornwall Council relating to part of the field nearby under the reference PA22/07887. Buyers should make their own enquiries in this regard.

**SERVICES**

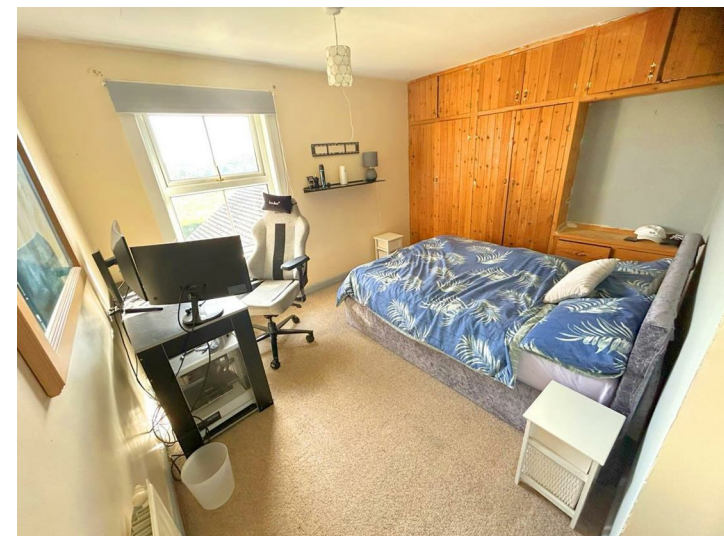
Mains electricity, water and drainage.

**DIRECTIONS**

On leaving Helston proceed along the A3083 towards The Lizard. After passing Culdrose turn left at the roundabout and follow the B3293 heading towards Coverack and St. Keverne. At the next roundabout take the second exit and follow the signpost to Mawgan. After a short distance take the next sharp right which is Lower Lane. Proceed along this road and Langweath Estate will be found on your right hand side. Proceed into the cul-de-sac where Number 8 will be found on your left hand side.

**VIEWING****COUNCIL TAX**

Council Tax Band B







#### MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

#### ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### PROOF OF FINANCE - PURCHASERS

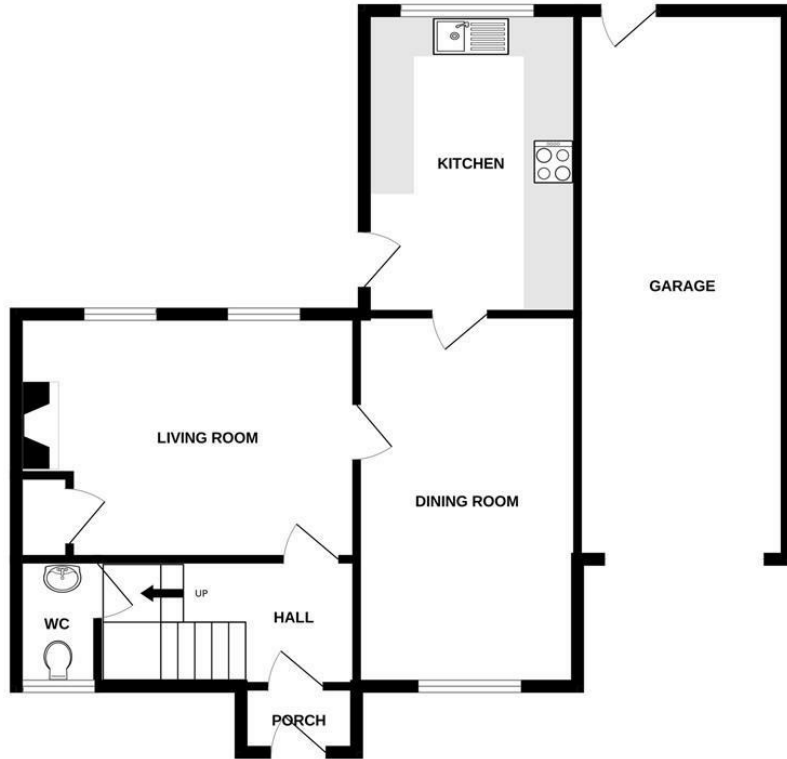
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### DATE DETAILS PREPARED.

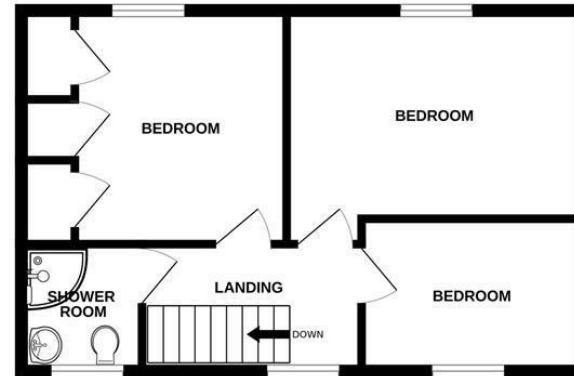
8th April 2025



GROUND FLOOR  
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	90	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 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 a property 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. Lesser 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.





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