

FOR SALE



Mabe-Burnthouse
Guide Price £285,000


MARTIN & CO

Mabe-Burnthouse

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- END TERRACE COTTAGE
- CENTRAL VILLAGE LOCATION
- THREE BEDROOMS
- LARGE GARDEN
- SOLAR PANELS

This charming three bedroom property is situated in the centre of the rural village of Mabe-Burnthouse, one mile west of Penryn. Set back from the road by a large front garden, the cottage has been extended into the roof and has a large garden to the side with a workshop and a summer house.



Situated at the end of a row of character cottages, this charming three bedroom property is situated in the centre of the rural village of Mabe, one mile west of Penryn. Set back from the road by a large front garden, the cottage has been extended into the roof and has two double bedrooms and a third bedroom or dressing room / study . The ground floor has an open plan double reception room a with wood burning stove and wooden floors. This leads through to a fitted kitchen and bathroom. To the side of the property extends an attractive and sizeable cottage garden with mature shrubs. There is a workshop and a summer house in the garden which offer huge amounts of potential for artists, those who work from home, or have a hobby. The property has solar panels to keep the electric bills down.

LOCATION

Mabe-Burnthouse is an established village community adjacent to Penryn and a short drive or bus journey to the larger town of Falmouth which is now a vibrant hub for sporting and cultural pursuits. The village has a convenience store with sub post office, a highly regarded primary school, the New Inn country pub and the Tremough Campus of Falmouth University is only a short walk away. The nearby south Cornish coast offers fabulous sea swimming, paddle boarding and hiking trails just a stone's throw from Mabe-Burnthouse. An Asda supermarket and other stores are located just off the nearby Treliever Roundabout and the A39 connects the village to nearby towns such as Truro, Helston and beyond, with a train station close-by in Penryn.



ACCOMMODATION LIST

FRONT ENTRANCE DOOR TO;

LOUNGE / DINER 19' x 10' 7" (5.79m x 3.23m) A spacious open-plan room, with uPVC window to the front, feature fireplace housing a wood burning stove with shelved alcoves to side, some exposed granite and a slate hearth, beamed ceiling, wood flooring, built-in wall cupboard, open doorway through to kitchen, TV and telephone point and stairs to the first floor.

KITCHEN 11' 1" x 7' 10" (3.38m x 2.39m) uPVC patio doors to the side giving access to the garden. Fitted with base units and drawers with solid wood work surfaces, wall cabinets, tongue and groove paneling to walls, single sink, built-in electric oven and induction hob. Window to side and skylight. Door to;

BATHROOM 11' 1" x 4' 7" (3.38m x 1.4m) Fitted with a paneled bath with mains shower over, wash hand basin WC with small cupboard underneath and part tiled. Velux window in roof, uPVC window to rear. High level cupboard housing hot water tank.

BEDROOM ONE 10' 5" x 7' 10" (3.18m x 2.39m) uPVC window to the front and wood flooring.

BEDROOM TWO 10' 5" x 10' 5" (3.18m x 3.18m) uPVC window to the rear aspect, wood flooring and stairs to;

BEDROOM THREE 10' 5" x 9' 2" (3.18m x 2.79m) Converted loft room with uPVC window to the side and Velux window to the rear, doors to storage cupboards in eaves and wood flooring.

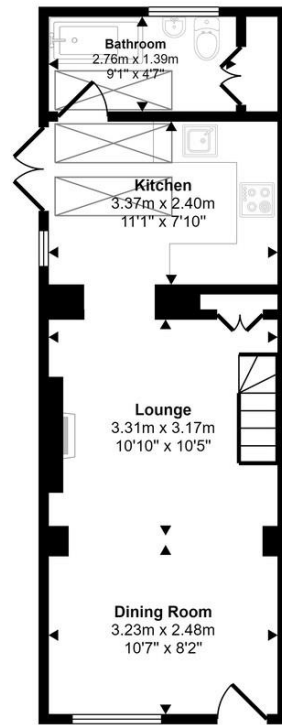
EXTERIOR To the side of the property extends an attractive and sizeable cottage garden with mature shrubs. There is a large workshop and a summer house in the garden which offer huge amounts of potential for artists, those who work from home, or have a hobby.

SERVICES Solar panels, mains water, electric, drainage and sewage.
Electric heating and hot water.

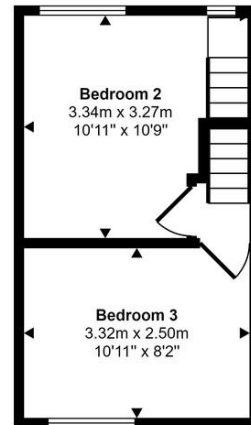
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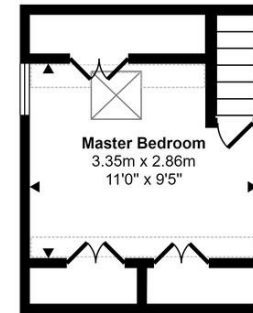
Approx Gross Internal Area
68 sq m / 730 sq ft



Ground Floor
Approx 34 sq m / 365 sq ft



First Floor
Approx 20 sq m / 212 sq ft



Second Floor
Approx 14 sq m / 153 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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