



## Calene, Mabe Burnthouse

Guide Price £400,000



Heather & Lay  
*The local property experts*

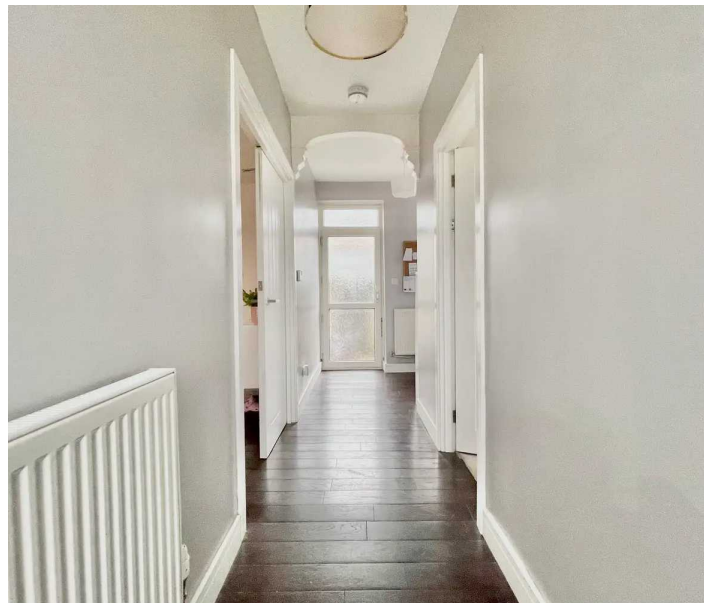
# Calene

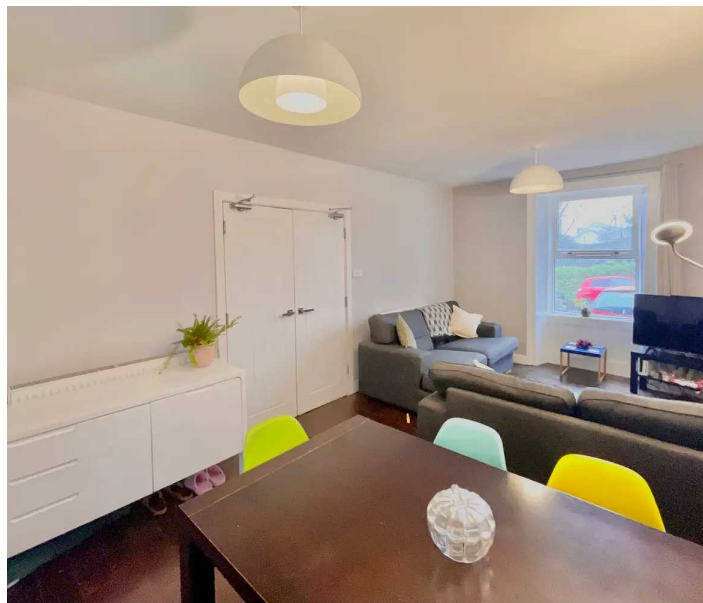
## Mabe Burnthouse, Penryn

- Detached period house
- Student Let Investment 5 bed HMO license & yield figures available for 24/25
- 4 Double bedrooms & 2 reception rooms
- Generous sized accommodation throughout totalling over 1450<sup>2</sup> ft
- Nearby to University of Exeter Penryn Campus, Amenities & transport links
- Gas central heating & double glazing
- Courtyard with outbuildings
- Private off-road parking

### THE LOCATION

Mabe is a popular village with useful everyday facilities, including a Premier shop & Post Office and 'The New Inn Pub & Restaurant'. The village is conveniently located one mile from Falmouth University (Tremough Campus), two miles from Penryn, and three miles from Falmouth Harbour Town and seaside. The village has an active community with an excellent primary school, community centre, regular bus services and a church. Asda supermarket is within easy access of the property on the outskirts of Penryn, as is Argal Reservoir a beautiful spot for walking and enjoying the countryside. Penryn is the next immediate town offering further amenities, a secondary school, B&Q and further commercial premises and independent shops. Falmouth has been shaped and influenced by its strong connection to the sea and harbour, combining a fascinating maritime heritage and modern creativity, Falmouth is building a name for itself as one of the South West's leading cultural and festival destinations. Approximately 8 miles away is Cornwall's leading City of Truro which offers high street shops, a main line railway station connecting to London Paddington and other principal cities.





## THE PROPERTY

**STUDENT LET INVESTMENT 5 BED HMO LICENSED PROPERTY  
- YEILD 8.47% AT £575 PER ROOM BOOKED FOR 2024/2025  
ACADEMIC YEAR. 5 DOUBLE BEDROOMS, WELL PRESENTED &  
WALKABLE DISTANCE TO PENRYN UNI CAMPUS.**

A large, detached period house offering generously sized accommodation throughout, with the added appeal of a well presented and maintained home. The property retains a wealth of character with exposed granite walls, timber beams and wood burnings stoves. Once you enter the property, the interior design strikes a balance between preserving the properties historic charm, whilst incorporating a more contemporary feel. The dual aspect living room features a charming wood burning stove that provides both warmth and a cosy feel of a period home. The sitting/dining room is a wonderful space to enjoy, housing another wood burner and incorporates a connection through to the modern kitchen. The kitchen features plenty of work top surfaces, wall and base units, with integrated appliances and space for white goods. The main feature of the kitchen is the impressive Smeg Range Cooker, and two sky lights - proving ample natural lighting. The gas central heating boiler is located under the stairs in the hallway. The turning staircase is also an impressive feature of this home, which leads to a large landing providing access to three double bedrooms and a modern shower room. Up to the second floor is a further double bedroom and modernised bathroom, offering space and character much like the rest of this fantastic home. To the rear of the property is a courtyard with space for seating and a couple of single storey outbuildings, offering useful storage areas with an electricity supply. To the side is a gate for a pedestrian walkway leading to the front of the property.

## ACCOMMODATION IN DETAIL

**(ALL MEASUREMENTS ARE APPROXIMATE)**

Front garden pathway and driveway leading to the front of the property.



#### ENTRANCE HALLWAY

19' 10" x 3' 5" (6.05m x 1.04m)

A welcoming and bright entrance into the property with a front to rear length hall and double glazed front and rear doors. Internal access to the sitting room/bedroom 5 as well as double doors into the sitting/dining room and a turning staircase leading to the first floor landing. Thermostat, understairs cupboard which houses the gas combination boiler. Engineered oak flooring. Two Radiators.

#### SITTING/DINING ROOM

18' 3" x 10' 3" (5.56m x 3.12m)

Double glazed window to front. A spacious sized living area full of charm and character featuring a wood burning stove with slate hearth, high ceilings and continuation of the engineered oak flooring. Cupboard housing the electric fuse box which has been inspected and next check due in 2026. Radiator.

#### SITTING ROOM/BEDROOM FIVE

12' 9" x 10' 7" (3.89m x 3.23m)

A large dual aspect sitting room with double glazed windows to the front and side, currently used as the 5th bedroom for the student accommodation but would be a lovely snug room as the second reception room in the house. A wood burning stove with a slate hearth perfect for those cosy evenings and fitted cabinets for useful storage. Radiator.

#### KITCHEN

15' 2" x 8' 9" (4.62m x 2.67m)

A stunning and immaculately presented kitchen offering plenty of base and eye level units with an apex ceiling and two sky lights proving plenty of natural light and a welcoming space. A 'Smeg' range cooker with a 5 gas ring hob, splashback and extractor fan over, an integrated dishwasher and space for a fridge, freezer and washing machine. Wooden worktops with matching upstand, one and a half bowl stainless steel sink, fully tiled flooring, exposed granite wall, half glazed wooden internal door accessing the sitting/dining room. Double glazed window and UPVC door leading to the rear courtyard.



## FIRST FLOOR

This stunning property features a beautiful turning staircase with an exposed granite wall and a double glazed window to the rear, leading to a spacious.....

## LANDING

Compliance measures, such as fire extinguishers, fire alarms and fire doors, have been implemented to meet the necessary HMO licence requirements. The first floor provides access to there generously sized bedrooms, a modern shower room and a staircase to the second floor with a double glazed window to the rear. Radiator.

## BEDROOM TWO

12' 8" x 9' 0" (3.86m x 2.74m)

A large dual aspect double bedroom with double glazed windows to the front and side. Radiator.

## BEDROOM THREE

9' 10" x 9' 10" (3.00m x 3.00m)

Double bedroom with a double glazed window to the front. Radiator.

## BEDROOM FOUR

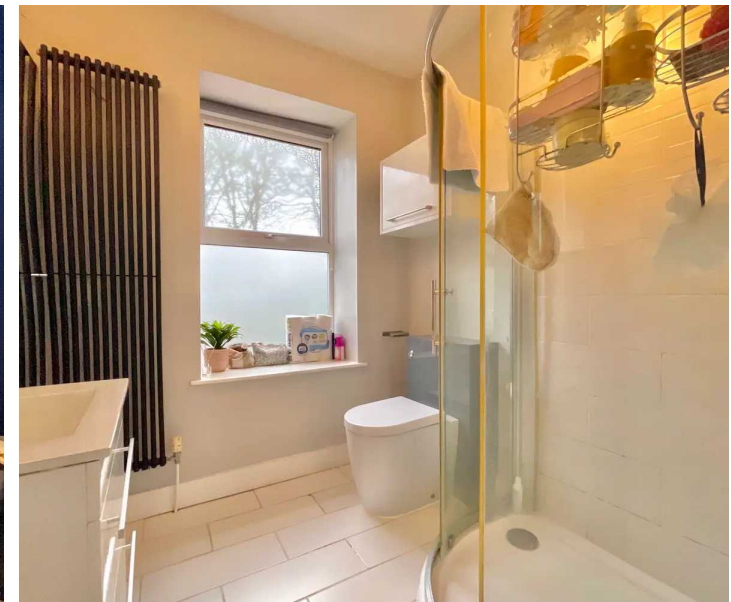
9' 2" x 8' 1" (2.79m x 2.46m)

Double sized room with a double glazed window to the rear. Radiator.

## SHOWER ROOM

7' 0" x 6' 10" (2.13m x 2.08m)

A bright and modern shower room comprising an electric corner shower and fully tiled surround, wash basin and WC. Large obscure double glazed window to the front. Tiled flooring. Extractor fan. Large heated towel radiator.



## SECOND FLOOR

### BEDROOM ONE

11' 8" x 10' 3" (3.56m x 3.12m)

Large double bedroom with vaulted ceilings and timber beams. Eaves storage to either side of the room and skylight situated on the rear roof pitch with a further window to the side offering views across Penryn and the river. Radiator.

### BATHROOM

9' 10" x 7' 11" (3.00m x 2.41m)

A beautifully presented bathroom having been recently updated in recent years featuring a roll top bath, fully tiled flooring, wash basin and WC. Skylight situated on the front roof pitch offering plenty of natural light, eaves storage accessible to either side of the bathroom and a vaulted ceiling with timber beams. Radiator.

### REAR COURTYARD

A hard standing courtyard with access from the entrance hallway and the kitchen. To the rear are a couple of single storey outbuildings providing useful space for storage with electric supply. A side gate offers access to the front of the property with a right of way across the neighbour's driveway.

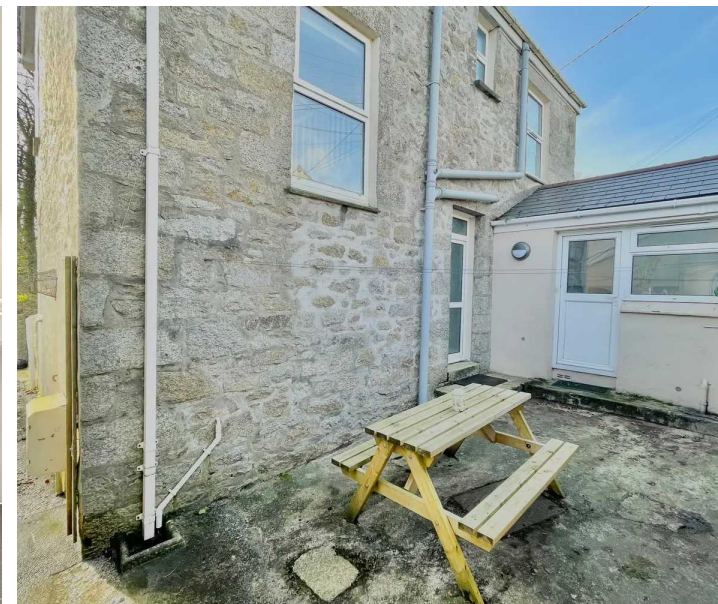
### AGENTS NOTE

Each room within is let for the 2023/24 academic year until end of June 2024. Students are booked for the academic year 2024-2025 and is let through Lang Lewellyn in Penryn. The yield for the upcoming let will be £575 per room excluding bills and a 8.62% yield, £2875 per month (£34,500 per year). If you are interested in the property as an investment of what is already a successful student rental, then please contact Heather & Lay for further information.

EPC - E

Council Tax - C

SERVICES - Mains electricity, gas, water & drainage





GROUND FLOOR  
APPROX. FLOOR  
AREA 694 SQ FT.  
(64.4 SQ M.)

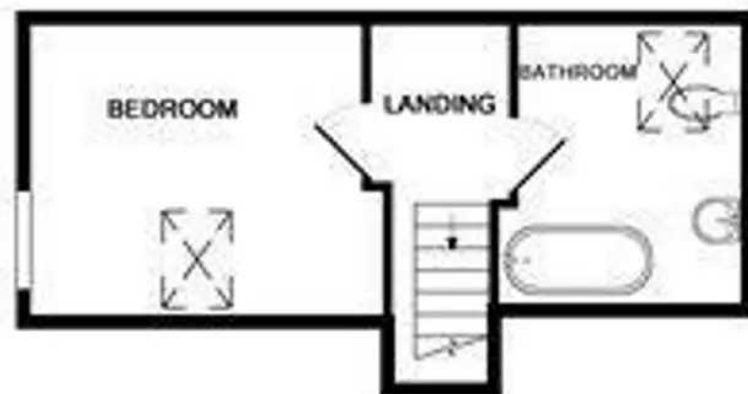
CALENE, ANTRON HILL, MABE BURNTHOUSE, PENRYN, CORNWALL, TR10 9HG  
TOTAL APPROX. FLOOR AREA 1439 SQ.FT. (133.7 SQ.M.)

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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1ST FLOOR  
APPROX. FLOOR  
AREA 487 SQ FT.  
(45.3 SQ M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 258 SQ FT.  
(23.9 SQ M.)



**Heather & Lay**

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