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# The Rookery

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Antron Hill, Mabe  
Burnthouse, Penryn  
TR10 9HH





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A beautifully realised detached contemporary family home, set within large enclosed gardens, in the popular village of Mabe, near Penryn.





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Antron Hill, Mabe Burnthouse, Penryn  
TR10 9HH



Wonderfully stylish, recently refurbished, five bedroomed contemporary family home.



Generous and versatile living accommodation, including a superb open plan kitchen/diner and primary living space.



Mature enclosed gardens, amounting to approximately 0.3 acres, with large southerly-facing sun terrace.



Popular village location within easy walking distance of the local shop, pub and primary school and approximately 2 miles from the bustling maritime communities of Penryn and Falmouth.



## Overview

A superbly well-realised five bedroomed detached house set in large enclosed gardens in the popular village of Mabe, close to Penryn and Falmouth on the south coast of Cornwall. Offering well-proportioned and versatile living accommodation, including a stylish open-plan kitchen/diner and primary living space, the house has been comprehensively refurbished by the current owners over the last two years to produce a wonderfully light and spacious contemporary family home. With ground floor accommodation comprising entrance hall, L-shaped kitchen/diner and living room, separate utility, shower room/WC and two double bedrooms, the property is well-suited for modern family living. Upstairs there are three further good-sized bedrooms, including a spacious master bedroom with bespoke fitted wardrobes and luxurious ensuite bathroom. The property sits in verdant southerly-facing enclosed gardens fringed by well-established trees and shrubs with a fabulous rear sun terrace/external dining area, accessible via a double set of sliding patio doors from the kitchen/diner and living room.

## The Property

From Antron Hill, a gated entrance opens to a large gravelled driveway fringed by well-stocked raised beds and with ample parking space for multiple vehicles. An attractive storm porch with granite upright pillar support leads to the property's main front entrance door. Stepping inside, a central entrance hall with useful built-in cloak/boot storage and staircase to the first floor provides access to all ground floor rooms. Beautiful machine-engineered oak parquet flooring runs throughout the entirety of the ground floor, providing a wonderful sense of flow and continuity to the well-proportioned living accommodation. The two ground floor double bedrooms are served by a shared shower room/WC and, with separate access to the rear, could be easily modified for integrated annexe purposes. At the centrepiece of the property is the fabulous open-plan kitchen/diner and primary living space with its superbly well-appointed contemporary-style kitchen, featuring white quartz work surfaces, bespoke wooden shelving, central island and soft-closing base cupboard and drawer units. This large L-shaped room also makes best advantage of the southerly-facing rear outlook with two sets of sliding patio doors leading to the attractive sun terrace/external dining area and gardens beyond. Proceeding through the property, it becomes evident that real attention to detail has been paid to ensure a dialogue between respective rooms and spaces, with subtle continuities of theme and materials lending a key sense of coherence and identity to the whole. Moving upstairs, the spacious master bedroom benefits from custom-made wardrobes and beautifully appointed ensuite bathroom, with an outlook over the garden and alluring glimpses of Falmouth Bay from the room's two rear windows. An additional ensuite bedroom and study/single bedroom completes the property's generous living accommodation.



## Gardens and Grounds

The Rookery sits in large enclosed gardens amounting to approximately 0.3 acres, fringed by mature beech and oak trees and wooden fencing. An attractive rockery runs around the perimeter of the central formal lawn, with stone steps leading to a secluded lower level garden where there is space for further development, subject to appropriate permissions. The large external sun terrace is contained by raised flowerbeds containing a variety of well-established plants and shrubs and is the perfect spot for enjoying the sunny southerly-facing outlook.

## Situation

The property is situated towards the edge of the small village of Mabe, close to the bustling town of Penryn and less than three miles from the historic maritime centre of Falmouth, with its wide range of shops, restaurants, cafes and other amenities. The village itself offers a number of local facilities, including a convenience store with sub post office, primary school, and public house. At the

foot of Antron Hill, the Kernick Industrial Estate hosts an extensive variety of shops, businesses and services including a B&Q and Asda Superstore. A regular bus service runs from the village to Penryn and Falmouth. There is a secondary school in Falmouth, whilst the highly-regarded Falmouth University and Penryn College both provide excellent facilities for further education.

## Other Information

Tenure: Freehold;

Construction: 1985, traditional concrete cavity block.

Services: Mains electricity, gas, water and drainage. Gas-fired central heating. Superfast Fibre broadband available in the area (max 79-80 Mbps download speed).

Council Tax Band: E

EPC: C - 75





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**VIEWINGS:** Strictly by appointment only with Camel Homes, Perranporth.

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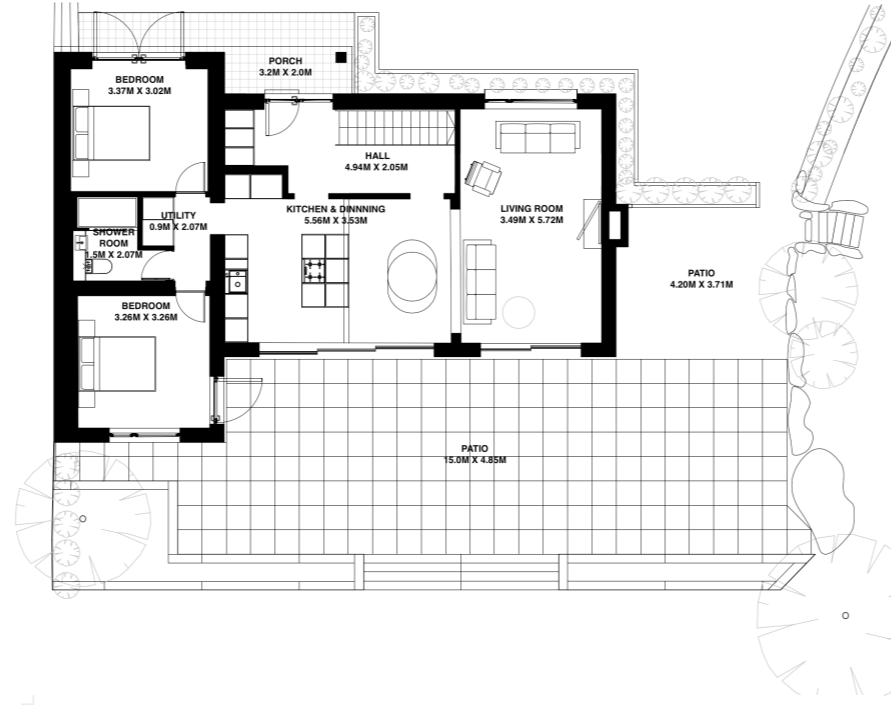
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Directors: Simon Dowling FRICS FNAEA and Tom Dowling

**GROUND FLOOR**  
898 sq.ft. (83.5 sq.m.) approx.



**FIRST FLOOR**  
577 sq.ft. (53.6 sq.m.) approx.

