



TOM WILLS



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PERSONAL PROPERTY AGENTS

2 Rosswithian Barns Rose Valley

Mabe Burnthouse Penryn, TR10 9JF

£695,000



4



2



3



3

2 Rosswithian Barns Rose

Mabe Burnthouse, Penryn, TR10 9JF

Located in a wonderfully quiet 'semi-rural' position, whilst being surprisingly close to local amenities as well as the beautiful Helford River and nearby Falmouth Harbour/Beaches, an impressively and sympathetically modernised barn conversion providing 4 bedroom, 2 bath/shower room, 2/3 reception room accommodation with the additional assets of twin garaging plus overhead storage, parking for multiple vehicles/boats/motorhomes and professionally landscaped rear gardens.

- 4 (possibly 5) bedrooms
- Formerly 2 separate dwellings
- Beautifully modernised
- Quality fittings and materials
- Professionally landscaped garden
- Quiet yet accessible location
- Near to Falmouth and Helford River
- Twin garaging
- Multi-vehicle parking
- Select 'enclave' with 3 other barns





1 & 2 Rosswithian Barns, as the name implies, is a collaboration of 2 converted barns into one substantial and highly appealing dwelling. The two barns were converted into residential accommodation around 20 years ago and then combined by our clients into one dwelling around 6 years ago with much style and thought. High quality materials have been used with exceptional attention to detail. For example, quartz kitchen worktops have been installed along with top-spec 'Neff' ovens, boiling hot water kitchen tap, a wood burning stove and tastefully refitted bathrooms with rainfall shower heads. The attractive stone facade features light grey double glazing and the property also benefits from modern oil fired central heating.

The layout is unique and appealing and features a spacious entrance hall with cloakroom/WC, leading to a stunning kitchen/dining/family room with 2 external doors to the rear garden, a large living room with vaulted ceiling and woodburning stove, a second sitting room (or 5th bedroom), 2 bedrooms positioned on the ground floor with adjacent bathroom and 2 bedrooms on the first floor with adjacent shower room, all nicely appointed and decorated.

The rear garden is beautifully stocked and has been professionally landscaped with two sunny patio areas, an upper garden with mature and well tended borders and further garden space to the side with useful timber store. Further storage is available in the garage, not only at ground floor level, but also in the overhead storage.

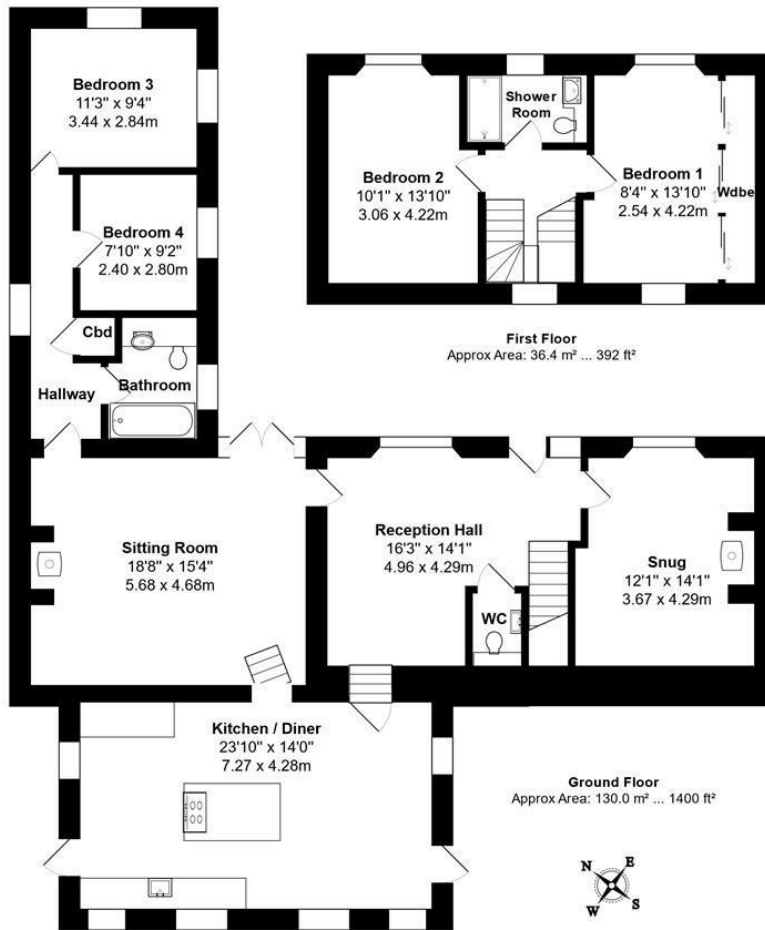
Rosswithian Barns is a small select enclave of 4 stone-built dwellings, centred around a farm-style courtyard with private individual garaging and multi-vehicle parking.

This particular semi-rural position is highly appealing and would particularly appeal to those wanting peaceful living, yet (amazingly) being within just a 5 minute drive of Penryn and 10 minutes of Falmouth. Mawnan Smith, The Helford River and Maenporth Beach/Cove are extremely nearby also, just a 5-10 minute drive in a southerly direction.

ADDITIONAL INFORMATION

Tenure - Freehold. Services - Mains electricity and water (separately metered for each side). Private drainage (septic tank shared with 3 other properties with an annual emptying charge of around £50 per annum per property). Oil fired central heating with a modern (replacement) external boiler.. Council Tax - Band E. EPC - 47 (E). Vacant possession upon completion to coincide with our client's onward purchase (TBC).





2, Rosswithian Barns, Rose Valley, Mabe Burnthouse, TR10 9JF

Total Approx Area: 166.4 m² ... 1791 ft²
 All measurements are approximate and for display purposes only

Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	