



## Hidden Springs, Mabe Burnthouse, Penryn, TR10 9HZ

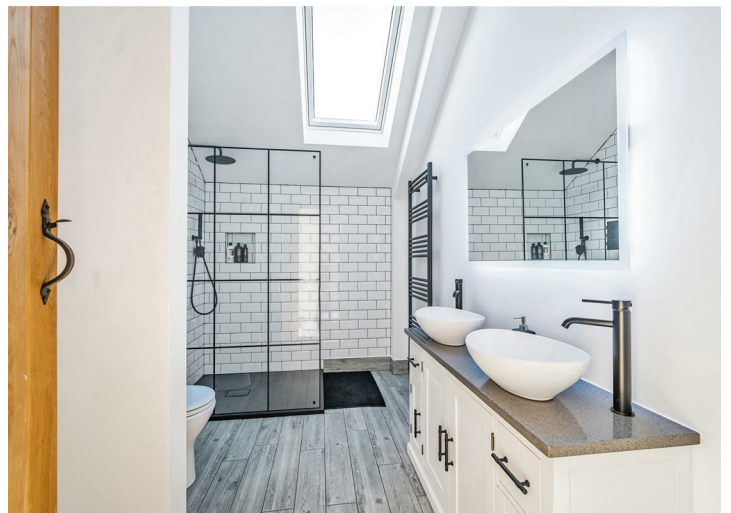
Guide Price £1,150,000

Occupying an attractive semi-rural location, away from busy roads, yet highly convenient for Penryn, Falmouth and the south Cornish coast, a stunning, detached, highly individual modern home constructed to exacting standards to a contemporary, cutting-edge design, set within gardens and grounds of approximately 3.5 acres over which stunning views are enjoyed to miles of surrounding unspoilt countryside and Falmouth Bay. A superb, high-quality home, completed in 2022, for sale with the benefit of immediate vacant possession and no onward chain, NOW BENEFITING FROM PLANNING PERMISSION FOR A LARGE GARAGE/OUTBUILDING.

### Key Features

- Stunning, detached, individual country home
- Contemporary cutting-edge design providing extremely well appointed and versatile accommodation
- 4 double bedrooms including master bedroom suite and ground floor bedroom, ideal for a dependent relative etc
- Gardens and grounds of approximately 3.5 acres including pond and stream
- Quiet semi-rural location, close to Falmouth and the south Cornish coast
- Planning permission for a large garage/outbuilding
- Extensive parking for many vehicles and space for garaging (subject to consents)
- Panoramic, far-reaching views over miles of countryside to Falmouth Bay







## THE PROPERTY

Completed in 2022, 'Hidden Springs' is a detached, individual house built by the present owner to a stunning one-off design with many contemporary, cutting-edge features, successfully combined with the use of high quality traditional materials including slate, stone, oak and timber cladding etc.

Constructed on the site of a former agricultural building, the property enjoys a slightly elevated position with all main rooms enjoying panoramic southerly views over the property's own grounds and, beyond, over miles of countryside to Argal Reservoir, Falmouth Bay and The Lizard peninsula. High quality aluminium double glazing to the many windows and doors is complemented by extremely high levels of insulation which, combined with the ground source heat pump, provides a light, bright, extremely warm yet economic to run home. We also understand permission exists for the installation of solar panelling. Underfloor heating features throughout the ground floor with all rooms individually thermostatically controlled. Electric specification is high throughout with ample power points, satellite/TV sockets, inset downlighting and dimmer switching. There are oak internal doors, deep oak internal sills, which are slate outside to further the low maintenance nature of the exterior.

Immediately entering the property, one is struck by the proportions and superb open-plan design to the ground floor, which is further accentuated by a turning oak staircase with glass balustrading leading to a galleried first floor living area which, in particular, benefits from the panoramic views through floor-to-ceiling glazed screens. Upstairs, tall vaulted ceilings further the sense of space: the master bedroom suite having its own dressing room and shower room, as well as two further double bedrooms and a superbly appointed family shower room. Downstairs, a fourth double bedroom is conveniently situated adjacent to a large bathroom with the arrangement ideal for a dependant relative, visiting friends or, if preferred, continued use of the bedroom as a TV room, gym or office etc.

An immense gravelled forecourt provides private off-road parking for a large number of vehicles and is ideal for those with a caravan and boats etc, with plenty of space for the construction of garaging if required, subject to all necessary additional consents. The garden surrounding the property has been landscaped with gravelled terraces and pathways which have been planted with griselinia hedging and many specimen shrubs and plants including palms, fruit bushes and heathers etc. The gardens then lead directly onto a gently sloping field, at the foot of which, on the western most boundary, the owners have landscaped an attractive pond area fed by a fast flowing stream. The land extends to approximately 3.5 acres or thereabouts, in addition to which we understand the neighbouring farmer may consider the sale of additional land, subject to separate and later negotiation.

## PLANNING PERMISSION

On 24 May 2024 Cornwall Council granted Conditional Planning Permission for the construction of a large detached garage/outbuilding, situated on the eastern side of the house, close to the entrance. Copies of this planning permission are attached, further details of which can be obtained from Cornwall Council's online planning register.

## THE LOCATION

'Hidden Springs' is located on Trenoweth Lane, just outside the western outskirts of the village of Mabe Burnthouse whose day to day amenities include a public house, village stores, junior school and regular bus service. Mabe Church is less than one mile distant as is Argal Reservoir, around which there is a picturesque circular walk together with café. The university campus at Tremough is easily cycled to being just one and a half miles away, and beyond which is the well served town of Penryn with regular rail service to Truro City (approximately ten miles). Falmouth is just four miles distant and is widely regarded as south Cornwall's most sought after town by virtue of its beaches, sub-tropical gardens, leisure facilities, shops, restaurants sailing facilities and picturesque coast line walks along the beautiful South West Coastal Path. 'Hidden Springs' is therefore perfectly situated to enjoy all the features this highly sought after has to offer.

## THE ACCOMODATION COMPRISES:

(All dimensions being approximate)

### ENTRANCE LOBBY

Front door with glazed panel providing direct easy access from the extensive front forecourt. Tall glazed screen overlooking the garden area and to countryside beyond, built-in bench seat, shoe and clothes storage, opening into the:-

### TRIPLE ASPECT KITCHEN, DINING & LIVING ROOM

A magnificent, light, spacious and adaptable room with double casement doors and tall screen to the front elevation overlooking the grounds, to countryside beyond and with Falmouth Bay in the distance. Two windows to the side elevation with views to the pond, stream, and surrounding farmland, and further double casement doors overlooking and opening onto the rear gardens. Oak turning staircase with glazed balustrading leaning to the galleried first floor living area. Kitchen area with comprehensive range of fitted units with polished quartz worksurfaces. Dresser unit with integral fridge and freezer cabinet. Broad range cooker recess with Rangemaster illuminated extractor canopy over and broad worksurfaces to either side with deep cupboards below. Central island unit with inset sink unit with tap providing boiling and filtered water. Integrated dishwasher, recess for bar stools. Solid oak stable type door opening into the:-

### UTILITY ROOM

Further stable door to the exterior, electrical trip switching, polished quartz worksurface with space and plumbing below for automatic washing machine and tumble dryer. Space for American fridge/freezer, opening into the boiler cupboard with Valliant pressurised hot water system, underfloor heating and computerised control panels. Extractor fan.

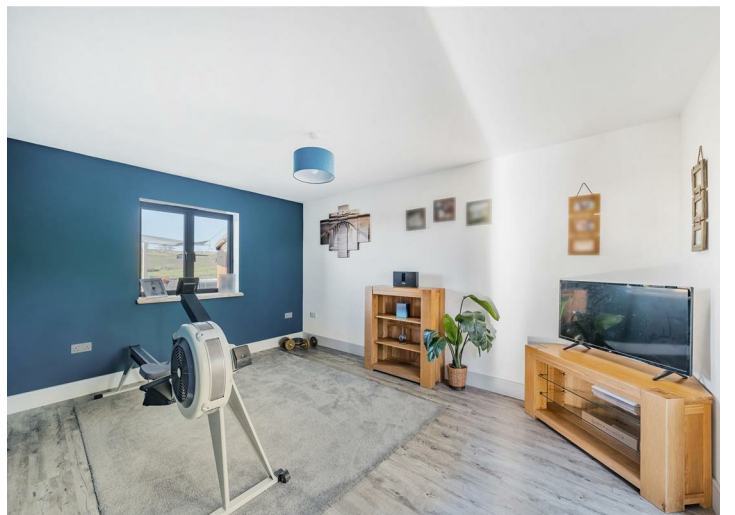
### LOUNGE

Another very well proportioned, light, triple aspect room with large glazed screen to the front elevation with views to miles of countryside and Falmouth Bay. Further windows with deep oak sills to the side and rear elevations. Glass fronted log burner with glass hearth and fitted window seat with log store below.

### INNER LOBBY

Opening from the kitchen/dining room, tall glazed screen with deep sill to the side elevation with solid oak doors to the ground floor bedroom/study and bathroom which, combined, are ideal for a dependant relative or visiting friends etc.







## **BEDROOM FOUR/STUDY/TV ROOM**

An extremely adaptable double aspect room with double casement doors opening onto the side gardens and deep silled window overlooking the grounds to miles of surrounding countryside.

## **BATHROOM/WC**

Attractively appointed with a contemporary white suite including freestanding bath with mixer tap and shower attachment. Low flush WC and twin circular wash hand basins both with individual mixer taps set on oak shelving with storage below. Obscure glazed windows to side elevation, one wall in timber panelling, extractor fan.

## **FIRST FLOOR**

### **LIVING/TV AREA**

A stunning and highly versatile area with tall vaulted ceiling and two inset, motorised, automatic Velux windows to the rear elevation. To the front there is a tall floor-to-ceiling screen, facing south, which enjoys the panoramic view to Argal Reservoir and beyond, over miles of surrounding countryside to Falmouth Bay. Glazed balustrading overlooking the living area below. Tall contemporary radiator, sliding oak doors to a concealed study area with display recesses to either side.

### **STUDY RECESS**

Another adaptable area with wall light points and radiator, currently used for storage.

### **MASTER BEDROOM SUITE**

Tall vaulted ceiling, double casement doors with Juliette balcony overlooking the grounds to surrounding rolling countryside. Dresser recess, tall contemporary radiator, bedside light points, high level storage. Window to the front elevation, currently concealed, providing additional ventilation.

### **DRESSING ROOM**

Again, benefiting from the tall vaulted ceiling and high level storage, together with fitted furniture providing ample hanging, shelving and drawer space. Door to:-

### **EN-SUITE SHOWER ROOM/WC**

Contemporary white suite comprising a low flush WC, circular wash hand basin with mixer tap and cupboard below, walk-in mains powered fully-tiled shower cubicle with twin head shower.

### **BEDROOM TWO**

Tall vaulted ceiling, motorised automatic Velux window to the rear elevation and further Velux to the front enjoying the magnificent, far reaching, panoramic views. Built-in shelving brackets together with access to the front facing Velux for fire escape purposes. Tall radiator.

### **INNER LANDING**

Wall light points, further solid oak doors to the family shower room and bedroom three.

### **BEDROOM THREE**

Again, featuring the tall vaulted ceiling, deep silled window to the rear elevation overlooking the grounds and surrounding farmland. Tall contemporary radiator.

## **SHOWER ROOM/WC**

Again, most attractively appointed with a contemporary white suite comprising a low flush WC and walk-in fully tiled shower cubicle with glazed screen and twin head shower. Twin circular wash hand basins with individual mixer taps set on a polished granite work surface with cupboards below. Velux window, extractor fan, storage recess.

## **THE EXTERIOR**

### **DETACHED GARAGE/OUTBUILDING**

Planning permission was granted for the construction of this building on 24 May 2024, Cornwall Council Application Number: PA24/02882. Details attached.

### **FRONT FORECOURT**

An extensive gravelled area, well enclosed with gated entrance. Pathway with external lighting to the front entrance door.

### **GARDEN AREA**

Gravelled for ease of maintenance, attractively landscaped with granite edged beds and pond with waterfall. Sun decking with doors from the accommodation, Griselinia hedging, beds with palms, grasses, shrubs and fruit trees etc, out of ground swimming pool, and hot tub. Side garden with firepit, storage shed, stable door to the utility room and further courtesy lighting.

### **REAR GARDEN**

Pathway continuing around the house, lawned area stretching to the stone rear boundary, further casement doors to the accommodation, courtesy lighting and external power points.

### **THE PADDOCK**

Lies to the western side of the property and gently slopes to the far boundary. All sides are well enclosed by hedging and, at the western boundary, there is a pretty water garden with stream fed pond and rockery edged pathways. Former well. Glazed store.

Along the northern boundary, a gateway currently remains open as the neighbouring farmer cuts this field and, we understand, may be prepared to sell further land in the future if required, subject to separate negotiation. From the 'top' northernmost corner there is a raised but level area which, in particular, enjoys the panoramic 180 degree views over the properties own land in the foreground to surrounding farmland, Mabe Church, Argal Reservoir, miles of surrounding countryside, Falmouth Bay and Lizard Peninsular in the distance - a picture-book position from which to enjoy the lovely views and surroundings, with sunshine from dawn until dusk.

## **GENERAL INFORMATION**

### **AGENT'S NOTE**

We understand there is a Listed Goose House situated in the hedge on the eastern boundary.

The neighbouring farmer may consider the sale of additional land, subject to separate and later negotiation.







## SERVICES

Mains electricity and water are connected to the property. In addition, there is a former well at the foot of the paddock (not tested). Private septic tank drainage. Ground source heat pump providing domestic hot water and central heating.

## COUNCIL TAX

Band F - Cornwall Council.

## TENURE

Freehold.

## POSSESSION

Immediate vacant possession upon completion of the purchase - the vendors offering the additional benefit of no onward chain.

## VIEWINGS

Strictly and only by appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

## DIRECTIONAL NOTE

On the A39 Truro to Falmouth Road, follow the signs at the foot of Antron Hill, opposite Asda and B&Q, to the village of Mabe Burnthose. In the centre of the village, turn left at the crossroads by The New Inn and proceed in a southerly direction out of the village along Church Road in the direction of Argal Reservoir. Having left the village, approximately .4 of a mile from The New Inn, turn right signposted to Trenoweth. Within .2 of a mile, the road bends sharply to the right onto Trenoweth Lane and the entrance to 'Hidden Springs' will be found immediately on the left.



# Cornwall Council

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**Application number:** PA24/02882

**Agent:**

**Applicant:**

**Town And Country Planning Act 1990 (As Amended)  
Town And Country Planning (Development Management Procedure) (England)  
Order 2015**

**Grant of Conditional Planning Permission**

**CORNWALL COUNCIL**, being the Local Planning Authority, **HEREBY GRANTS CONDITIONAL PERMISSION**, subject to the conditions set out on the attached schedule, for the development proposed in the following application received on 9 April 2024 and accompanying plan(s):

**Description of Development:** Construction of a garage.

**Location of Development:** Hidden Springs Trenoweth Lane Mabe Burnthouse  
Cornwall TR10 9HZ

**Parish:** Mabe

**YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.**

**DATED: 24 May 2024**



**CONDITIONS:**

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The proposed garage shall be used only for purposes incidental to the enjoyment of the dwellinghouse known as 'Hidden Springs' and for no other purpose.

Reason: To safeguard the amenities of the area and to enable the Local Planning Authority to retain effective control of the use of the building in accordance with Policy 12 of the Cornwall Local Plan 2010-2030 and paragraph 135 of the National Planning Policy Framework 2023.

**DATED: 24 May 2024**



**PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:**

Site/location Plan MAN2-P100 received 09/04/24  
Existing MAN2-P101 received 09/04/24  
Existing MAN2-P105 received 09/04/24  
Proposed MAN2-P110 received 09/04/24  
Proposed MAN2-P111 received 09/04/24  
Proposed MAN2-P115 received 09/04/24

**ANY ADDITIONAL INFORMATION:**

- The applicant is advised of comments from South West Water who draw attention to restrictions to development within 3 metres of the water main:

Should the development encroach on the 3 metre easement, the water main will need to be diverted at the expense of the applicant. The applicant/agent is advised to contact the Developer Services Planning Team to discuss the matter further.

If further assistance is required to establish the exact location of the water main, the applicant/agent should call South West Water Services helpline on 0344 346 2020.

- Please note that the proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) because it is less than 100m<sup>2</sup> of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.
- The applicant is advised of comments from South West Water who draw attention to the hierarchy of drainage options for the prospective surface run-off discharge. The Run-off Destination Hierarchy is as follows:
  1. Water re-use (smart water butts, rainwater harvesting, grey flushing toilets)
  2. Discharge into the ground (infiltration); or where not reasonably practicable,
  3. Discharge to a surface waterbody; or where not reasonably practicable,
  4. Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable,
  5. Discharge to a combined sewer. (Subject to Sewerage Undertaker carrying out capacity evaluation)

**DATED: 24 May 2024**

**SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA24/02882**

In dealing with this application, the local planning authority have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising during the processing of this planning application in accordance with the National Planning Policy Framework. Actions taken may include but are not limited to:

Provision of pre-application advice through extensive guidance available on the Council's website

Discussions/negotiations ongoing with LPA throughout determination of planning application as necessary

Discussion regarding drafting of planning conditions as necessary

Dedicated phone number of the case officer for the applicant/agent

Close liaison with the Town and Parish Councils in accordance with the protocol

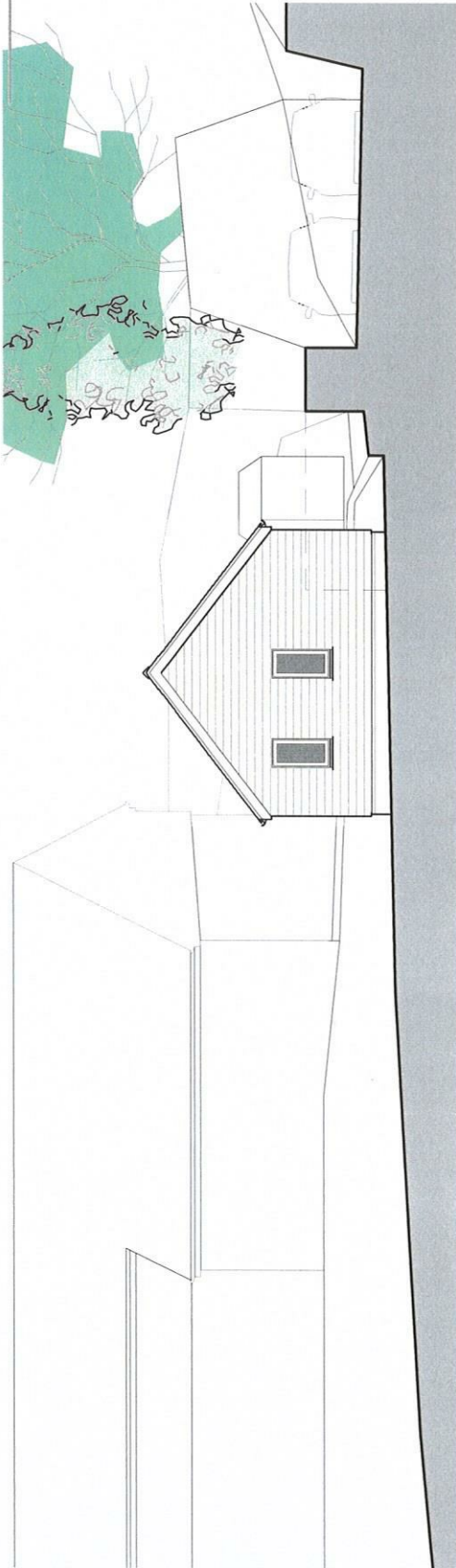
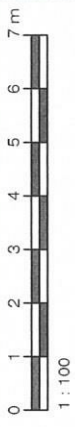
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**DATED: 24 May 2024**

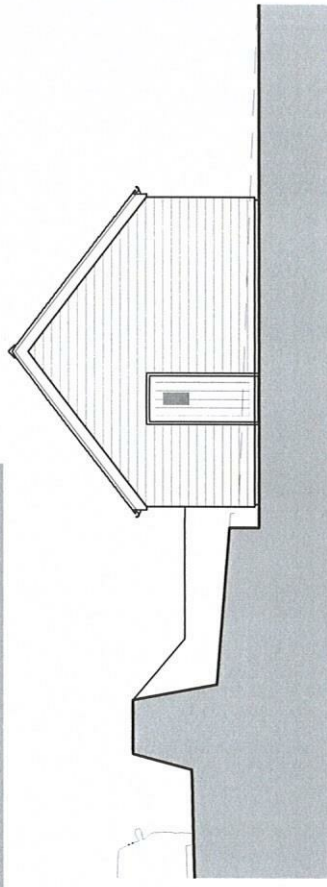


**PLANNING ISSUE**

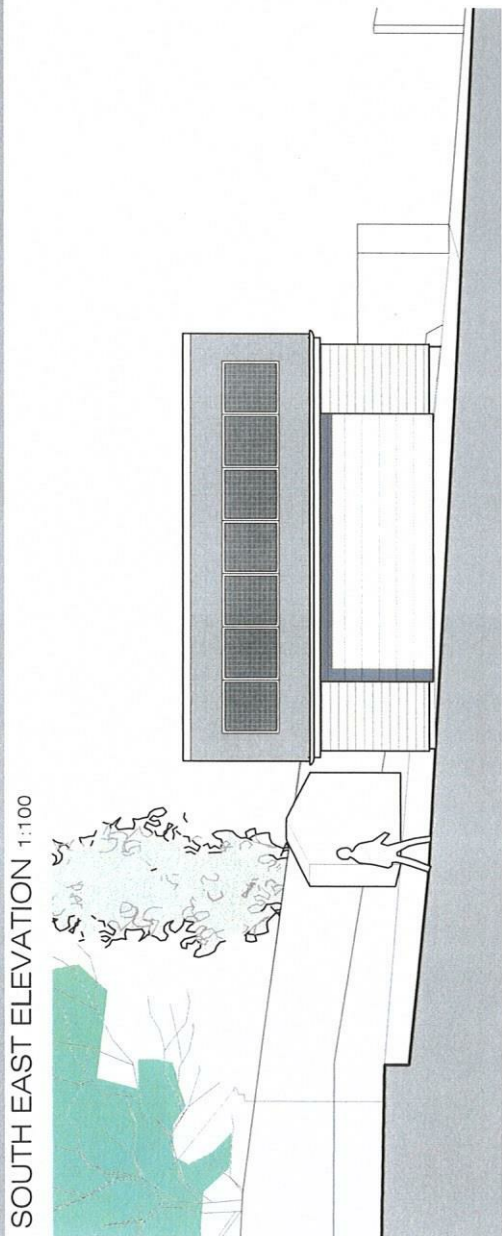
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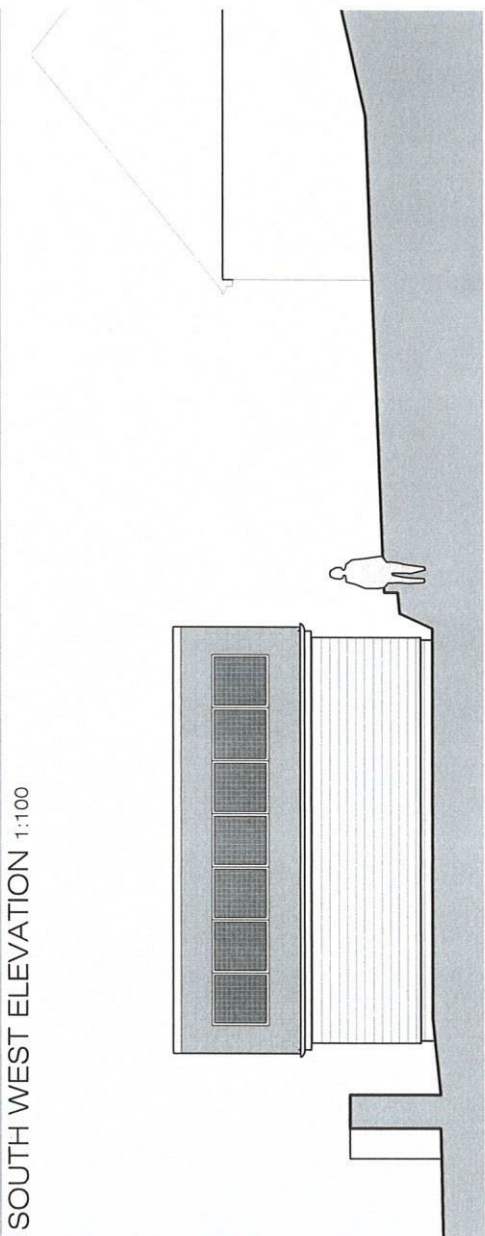
SOUTH EAST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



SOUTH WEST ELEVATION 1:100



NORTH EAST ELEVATION 1:100

CLIENT:	CONSTRUCTION OF A GARAGE
PROJECT:	HIDDEN SPRINGS, TRENOWETH LANE, MABE BURNTHOUSE, PENRYN, TR10 9HZ.
ADDRESS:	PROPOSED ELEVATIONS
DRAWING:	1:100 @ A3
SCALE:	MAR 2024
DATE:	DRAWING NO: MAN2-P115

- PROPOSED MATERIALS:**  
(GENERALLY TO MATCH HOST DWELLING)
- TIMBER CLADDING
  - NATURAL SLATE ROOF
  - UPVC FASCIAS & SOFFITS
  - UPVC/ ALUMINIUM RAINWATER GOODS
  - ALUMINIUM WINDOWS & DOORS



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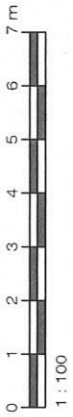




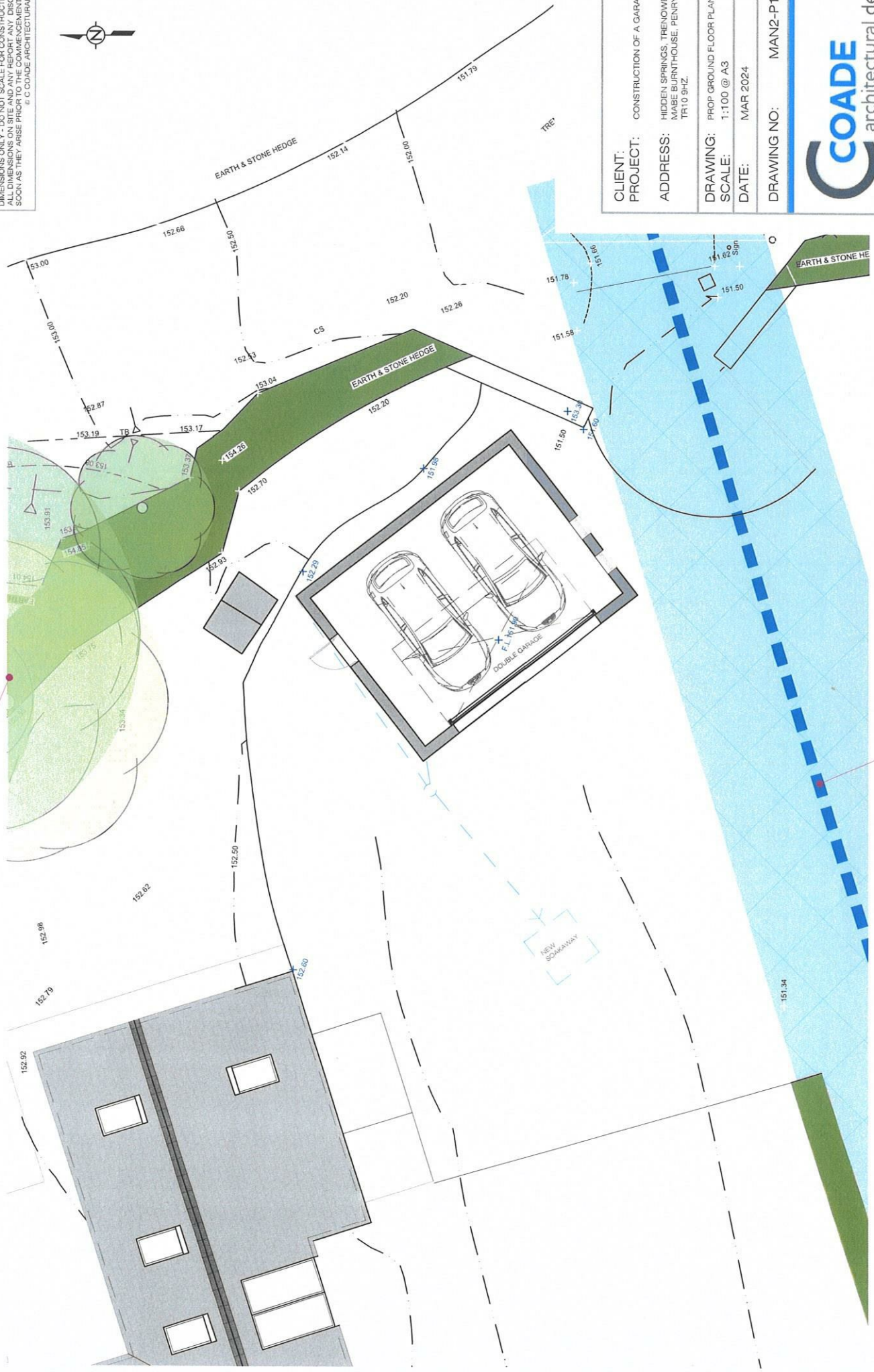


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POSITION OF EXTG GOOSE HOUSE



PROPOSED GROUND FLOOR PLAN 1:100

SWW MAIN DASHED WITH 3M EXCLUSION ZONE HATCHED

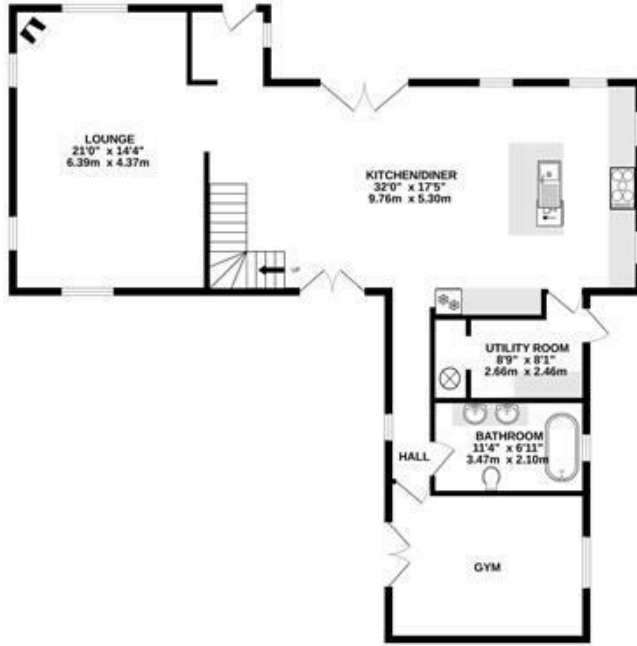
<b>CLIENT:</b>	CONSTRUCTION OF A GARAGE
<b>PROJECT:</b>	HIDDEN SPRINGS, TRENOWETH LANE, MABE BURNTHOUSE, PENYRN, TR10 9HZ.
<b>ADDRESS:</b>	
<b>DRAWING:</b>	PROP GROUND FLOOR PLAN
<b>SCALE:</b>	1:100 @ A3
<b>DATE:</b>	MAR 2024
<b>DRAWING NO:</b>	MAN2-PT11



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# Floor Plan

GROUND FLOOR  
1195 sq.ft. (111.0 sq.m.) approx.



1ST FLOOR  
1189 sq.ft. (110.5 sq.m.) approx.



TOTAL FLOOR AREA : 2384 sq.ft. (221.4 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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