



## Rosemullion, Church Road, Mabe Burnthouse, Penryn, TR10 9HW

Guide Price £850,000

Ready to purchase! One of two highly individual, exceptionally spacious and stylishly appointed new homes, constructed by an accomplished local developer, providing 5 double bedroom accommodation, arranged over ground and first floor levels, with the addition of an impressive dual aspect kitchen/living/dining room, vast principal bedroom suite, plentiful driveway parking, deep single garage, enclosed garage and southerly facing sun terrace, together with EV charging point and air source heating. Viewing highly recommended!

### Key Features

- Individual, detached new home
- 5 double bedrooms with principal suite
- Exceptional dual aspect kitchen/living/dining room
- Surplus driveway parking, garage and EV charging point
- Expansive internal proportions
- 3 beautifully appointed bath/shower rooms
- South facing sun terrace and enclosed rear garden
- EPC rating B







## THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

A tarmacadam driveway passes the sister build for 'Rosemullion', leading to a timber five bar gate opening onto a broad stone shingle driveway with raised entrance patio, exterior courtesy lighting, and part-glazed front entrance door with side panel leading into the:-

### RECEPTION

A welcoming and bright reception area with part-glazed oak casement doors leading into the exceptional kitchen/living/dining area, together with part-glazed oak door leading into the formal living room and oak door to cloakroom/WC. Turning staircase rising to first floor level with half height cupboard. Inset downlights, oak-effect Chevron flooring, radiator, wall-mounted consumer unit.

### CLOAKROOM/WC

Low flush WC with concealed cistern, vanity unit with dual drawers, inset sink and mixer tap. Recessed casement window with deep sill. Inset downlights, extractor fan, continuation of oak-effect Chevron flooring.

### LIVING ROOM

Superbly proportioned and incredibly bright with glazed sliding doors offering immediate access onto a raised rear terrace with garden beyond. Far-reaching views to the rear of neighbouring rooftops, together with the bay in the distance. Inset downlights, TV aerial point, vertical wall heater.

### OPEN-PLAN KITCHEN/LIVING/DINING AREA

An inspired room, exceptionally deep and providing tremendous space, dual aspect with two sets of sliding doors to the side and rear aspects, allowing immediate access onto the sun terrace and rear garden. Suited perfectly for those purchasers wishing to entertain guests, accommodate larger extended families and ideal for social gatherings.

### KITCHEN AREA

A high quality fitted kitchen comprising a comprehensive array of units set both above and below an oak worksurface with inset one and a half bowl sink with drainer and mixer tap, together with Lamona integrated appliances including electric oven and grill, five ring induction hob with glass splashback and inset extractor, wine cooler, built-in dishwasher and tall fridge/freezer unit. Extended counter providing breakfast bar with two hanging lights over. Inset downlights, broad casement windows to side elevation, oak-effect Chevron flooring. Part-glazed and oak door leading into the utility. Open to the:-

### LIVING/DINING AREA

Without doubt, a wonderful space in which to entertain, with two sets of sliding doors to both the side and rear, with access immediately provided onto the raised sun terrace and garden. Exquisite in summer months and providing extended outdoor/indoor space within warmer months. Views to the far side provide an evergreen backdrop with a snapshot of the open bay in the distance. Continuation of inset downlights, oak-effect Chevron flooring. TV aerial point, two vertical radiators.

## UTILITY

A broad oak worksurface with cupboard units under and space designated for a washing machine and/or dryer (plumbing required). Dual aspect with casement windows to side elevation and clear glazed rear access door. Inset sink with drainer and mixer tap. Inset downlights, radiator, continuation of oak-effect Chevron flooring.

## FIRST FLOOR

A turning staircase rises to the first floor, with double height Velux window pouring light over the stairwell.

## LANDING

Part-galleried to the stairwell below, with oak doors leading to all rooms, together with walk-in airing cupboard housing Vaillant hot water tank and heating system. Inset downlights, loft hatch, radiator. Broad casement windows to front elevation.

## PRINCIPAL BEDROOM SUITE

An exceptionally deep, bright and expansive room providing views over the neighbouring countryside, together with two sets of Velux windows. Inset downlights, radiator, TV aerial point. Oak door leading to a deep walk-in dressing area with inset downlights, radiator and obscure casement window, together with further oak door leading into the:-

## EN-SUITE SHOWER ROOM

Beautifully appointed with low flush WC, floating vanity unit with two sets of drawers and inset sink with mixer tap. Double width walk-in shower cubicle with glazed side panel, wall-mounted controls, oversized showerhead and ancillary hand held shower attachment. Contemporary tiling to wet areas and floor. Obscure casement window, LED backlit mirror, extractor fan, inset downlights, heated towel rail. Velux window.

## GUEST BEDROOM SUITE

A spacious guest bedroom with casement window providing a far-reaching outlook towards rolling fields and the bay in the distance. Inset downlights, radiator, TV aerial point. Oak door leading into the:-

## EN-SUITE SHOWER ROOM

Once again, of excellent quality, comprising low flush WC, floating vanity unit with two drawers and inset sink with mixer tap. Shower cubicle with glazed sliding door and mains-powered shower with dual shower head. Tiling to wet areas and floor. Extractor fan, LED backlit mirror, ceiling lights, heated towel rail. Velux window providing much natural light.

## BEDROOM THREE

A double room with casement windows to the front elevation, radiator, TV aerial point, inset downlights.

## FAMILY BATH/SHOWER ROOM

A deep family bathroom with broad walk-in shower with two glazed side panels, wall-mounted controls and oversized shower head with ancillary hand held attachment. Further white sanitary ware with low flush WC, wall-mounted two drawer vanity unit, inset sink with mixer tap, and deep bath with wall-mounted mixer tap. Broad Velux window providing much natural light. Tiling to wet areas and floor. Inset downlights, extractor fan, heated towel rail, LED backlit mirror.

## BEDROOM FOUR

Once again, a double bedroom with casement windows to the side elevation, TV aerial point, radiator. Inset downlights.

## BEDROOM FIVE

A mirror to bedroom four, with the addition of a Velux window at ceiling height.

## THE EXTERIOR

### SIDE SUN TERRACE AND REAR GARDEN

Beautifully accompanying the ground floor living spaces, a broad and deep sun terrace exists to the side of the property, enclosed via a retaining wall and a mature side boundary. An excellent sun trap and level area, suitable for outside furniture flowing round into a rear raised patio with lawned and enclosed garden below. Side and rear patio lit via contemporary exterior lighting. Opening to the far side of the garden, leading into the:-

### DRIVEWAY AND FRONTAGE

Laid to stone shingle, offering plentiful parking, with granite gabion retaining wall to one side and planted borders edged with landscaping timber. EV charging point, contemporary exterior lighting, Vaillant Air Source heating unit. Side pathways lead around to the sunny side terrace and rear garden with access provided to the:-

### SINGLE GARAGE

A deep single garage with up-and-over door, strip lighting and rear double glazed casement windows. Power points. Glazed side access door.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water, and drainage are connected to the property. Air Source central heating.

### COUNCIL TAX

Band F - Cornwall Council.

### AGENT'S NOTE

There is 10 year warranty provided via Compariqo.

### TENURE

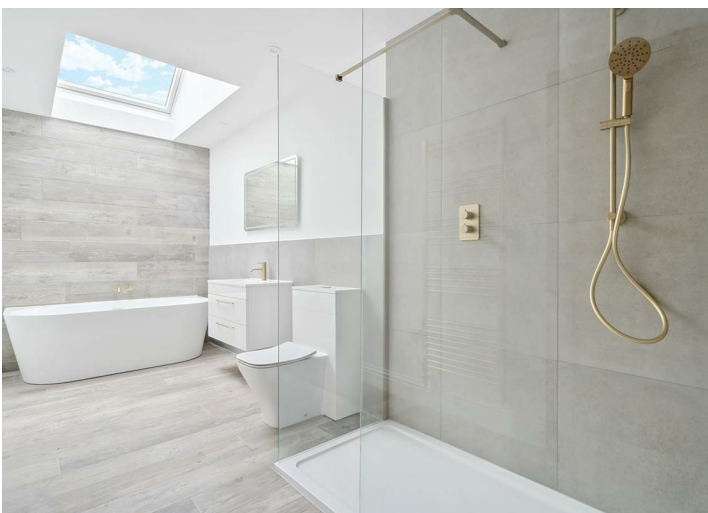
Freehold.

### VIEWING

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







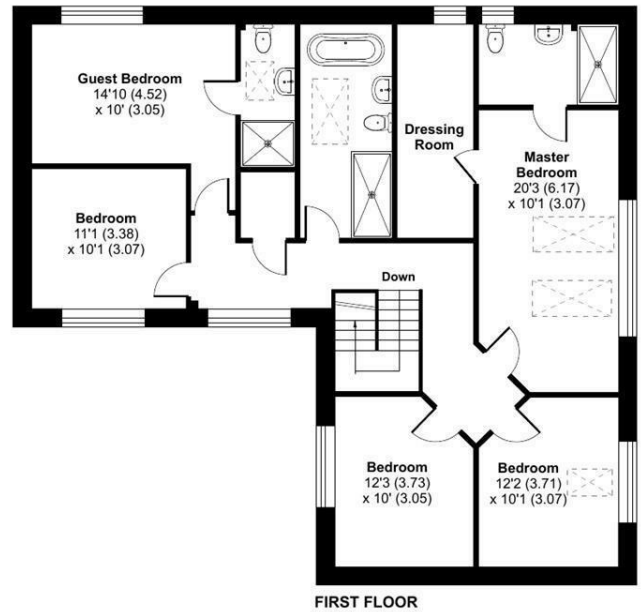
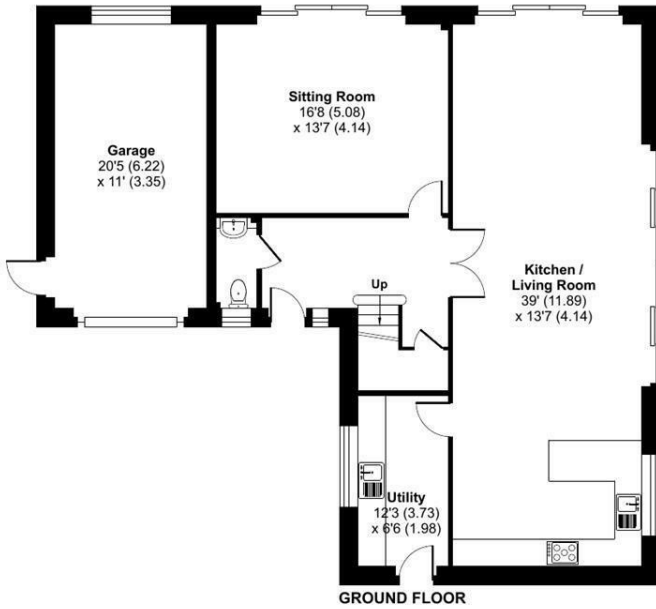


# Floor Plan

## Church Road, Mabe Burnthouse, Penryn, TR10 9HW

Main House = 2487 sq ft / 231 sq m  
Total = 2712 sq ft / 251.9 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Shore Partnership Limited. REF: 1095658