



3 Roswithian Barns, Rose Valley, Mabe Burnthouse, Penryn, TR10 9JF

Asking Price £399,500

Occupying a delightful, unspoilt, semi-rural setting, close to Mabe Parish Church and Argal Reservoir, within a few minutes' drive of Mawnan Smith, the Helford River, port of Falmouth and south Cornish coastline, a charming, semi-detached, 2-storey converted barn, in a small, select, courtyard of just 3 similar properties, providing charming, versatile and well appointed 2 bedroom accommodation, with garage, parking and attractive, well enclosed rear courtyard garden.

Key Features

- Tastefully converted
- Deceptively spacious proportions
- Far-reaching views
- Garage and parking
- Oozing charm and character
- 2 double bedrooms
- Beautiful mature, private courtyard garden
- EPC rating F



THE LOCATION

Rosswithian Barns is a small complex of just five tastefully converted stone and slate outbuildings, adjacent to unspoilt countryside, off a quiet rural road, close to Mabe Parish Church and the western banks of Argal Reservoir. The village of Mabe Burnthouse is approximately one mile distant where there is a village stores, hairdressers, public house, junior school and regular bus service. Mawnan Smith is approximately four miles distant, beyond which lies the beautiful sailing waters of the tree-lined Helford River, and the breath-taking clifftop walks and sandy coves along the South West Coast Path.

The rapidly expanding university town of Penryn, and campus, are within an approximate five minute drive; the port of Falmouth is approximately five miles distant, and the cathedral city of Truro, the county's legal, administrative, retailing and commercial centre, is approximately ten miles, with main-line rail link to London.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Accessed via a double glazed timber door into the entrance hall with radiator, timber flooring and providing access into the living room and bathroom. Stairs to first floor with useful under-stair cupboard with wooden flooring and radiator. Accenta security alarm keypad.

CLOAKROOM/WC

Tiled flooring and walls, radiator. Low level button flush WC, ceramic wash basin with chrome taps. Extractor.

LIVING ROOM

Continuation of timber flooring. Radiator, feature exposed beamed ceiling, part exposed stone walls. Double glazed window and double glazed door leading onto the front patio area. Feature stone fireplace with inset log-burner, timber mantel and slate hearth. Open Reach FTTP connection (fibre to the premises). Steps up to:-

KITCHEN

A double aspect room with tiled flooring, modern units, granite worktops, tiled splashback, inset stainless steel sink with mixer tap. Integrated Hotpoint oven with four-ring induction hob and built-in Hotpoint over-head extractor unit. Worcester boiler. Bosch dishwasher, integrated fridge/freezer. Radiator, double glazed windows and door leading to rear courtyard garden. Loft hatch access, fuse box, TV aerial points.

FIRST FLOOR

LANDING

Radiator, continuation of timber flooring. Double glazed window to rear elevation enjoying pleasant views over the courtyard garden. Airing cupboard with useful storage space.

FAMILY BATHROOM

A large bathroom with continuation of timber flooring, tiled walls, frosted double glazed windows, heated towel rail, extractor. Ceramic wash basin with chrome taps, low level flush WC, bath with over-head mains-powered shower and glazed shower screen with integrated wall mounted handle.

PRINCIPAL BEDROOM

A broad double aspect main bedroom with timber flooring, radiator, double glazed window to rear. Double glazed door to front elevation leading onto a small balcony with balustrade and boasting elevated views over miles of surrounding countryside. Ample space for a double bed and accompanying furniture.

BEDROOM TWO

A second double bedroom with space for double bed and accompanying furniture. Continuation of timber flooring, radiator, loft hatch access and double glazed window to front elevation, again enjoying magnificent elevated and far-reaching views.

THE EXTERIOR

The property enjoys an attractive setting in a small, select courtyard of attractively converted stone outbuildings with pitched roofs of natural slate. A gravelled courtyard leads to the entrance and side access gate to Number 3. There is a block of stone garages, again under a roof of natural slate, with Number 3 benefiting from the ownership of one garage.

PRIVATE GARDEN

A beautiful two tiered garden, bordered by stone walls and fencing and boasting an array of mature shrubs and trees, offering 'low maintenance' with paving and pebbles. There is a gate to the side of the garden providing rear access.

GARAGE

Metal up-and-over door, cold water tap, courtesy door to the rear providing easy access across the courtyard to the entrance to Number 3, extensive and part boarded over-head storage space, light and power connected.

PARKING

Opposite the up-and-over door to the garage of Number 3, is a private allocated parking space, in addition to which, close to the entrance to the complex, there is ample additional visitors parking.

GENERAL INFORMATION

SERVICES

Mains electricity and water are connected to the property. Private septic tank drainage system, shared by the five owners at Rosswithian Barns. Telephone points (subject to supplier's regulations). Oil fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

VIEWING

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

DIRECTIONAL NOTE

On the Truro to Falmouth road, A390, take the third exit at Treliever Roundabout signposted to Mabe and Mawnan Smith. Continue into the centre of Mabe, passing directly

'across' the crossroads, following the signs to Mawnan Smith, passing the public house on the left-hand side. Within approximately half a mile, the road bears sharply to the left, at which point continue straight on, following the signposts to Mabe Parish Church. Rosswithian Barns will then be found along this quiet country road, on the left-hand side, within approximately three quarters of a mile, before the church.





Floor Plan

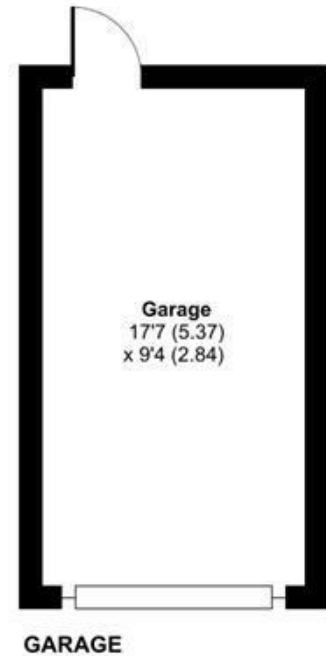
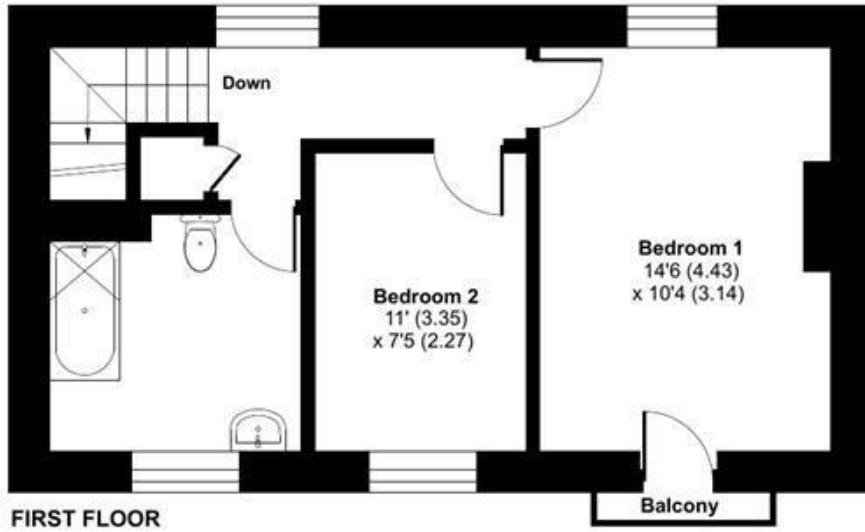
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Approximate Area = 977 sq ft / 90.7 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 1141 sq ft / 105.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntc.com 2024. Produced for Laskowski & Company. REF: 1142008