



Mabe

A compact detached barn conversion
Set in a picturesque rural location
Considered ideal as a home or investment
Independent electric heating, Double glazing
A wealth of natural wood and stonework
Open plan living room and kitchen
Double bedroom and en-suite shower room/wc
Enclosed porch and useful mezzanine level
Wild gardens with lawn, decking and timber shed
Parking for two vehicles (to front and rear)



Guide £210,000 Freehold

**ENERGY EFFICIENCY RATING
BAND E**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK7004



If you are looking for something a little bit quirky and maybe a little 'off the wall' then this delightful, compact, one bedroom, detached barn conversion is certainly worth a moment of your time and consideration.

This delightful barn is set in a picturesque rural setting at Church Road on the outskirts of Mabe and offers you the chance to embrace a country lifestyle that gives you privacy plus peace and seclusion.

The barn was converted back in 2004 with full residential planning permission and has been used as a long term let, Airbnb and is now a permanent home to our client. The barn has attractive stone and timber elevations under a pitched slate roof that is complemented by sealed unit casement doors to the front and rear and skylight windows providing plenty of natural light. Features include independent electric heating, a wealth of natural woodwork including flooring and exposed A-frame timbers and painted random stonework too.

The village of Mabe is about a mile away and this has good everyday facilities including a convenience store with sub post office, the New Inn public house, a lively village community hall and infant/junior school plus the Argal Water Park with childrens adventure playground, the Good Vibes Cafe and a lovely walk around the lake. For fresh water anglers, the reservoir provides a picturesque setting to enjoy your hobby. Penryn and the university plus the harbourside town of Falmouth are easily reached by road. The safe and sheltered sailing waters of the Helford River and gardens namely Trebah, Glendurgan and Carwinnion can be found at Mawnan Smith along with Budock Vean Golf Club. The rugged coastline has plenty of beautiful walks and beaches at Maenporth and Grebe.

As our clients' sole agents, we highly recommend an immediate viewing to secure this property.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

A pathway alongside the barn leads around to a wide timber decked area.

BROAD UPVC DOUBLE GLAZED SLIDING PATIO DOOR WITH FIXED SIDE PANEL LEADING TO:

ENTRANCE PORCH

With plumbing for washing machine, vinyl flooring, sealed unit double glazed and painted French doors leading to:

OPEN PLAN LIVING ROOM/KITCHEN 5.79m (19'0") x 4.22m (13'10") an average width of an irregular shaped walls.

With single drainer stainless steel sink unit with chrome mixer tap set in a work surface with double base cupboard below, plumbing for dishwasher, four-ring LPG gas hob and single fan assisted oven, nest of drawers to one side, space for tallboy refrigerator/freezer, built-in sink unit with tiled splash back, attractive pitched roof with exposed A-frame roof timbers and three double glazed Velux windows providing plenty of natural light, solid wood flooring, painted rough cast walling, two uplighters, bulkhead lights, Dimplex electric heater, open tread pine ladder to suspended mezzanine level which provides useful storage, spotlighting, door to:



DOUBLE BEDROOM 3.38m (11'1") x 3.15m (10'4")

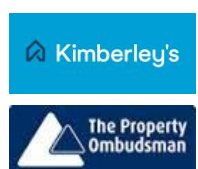
Again, with rough cast walling to one side, exposed A-frame timbers, suspended cupboard, sealed unit French doors leading to the outside, doorway to:



EN-SUITE SHOWER ROOM

With a white suite comprising; large fully tiled shower cubicle, thermostatically controlled electric shower, pedestal wash basin with tiled splash back and hot and cold taps, fitted mirror and shaver light, painted rough cast walling, low flush wc, mirrored bathroom cabinet, Dimplex downflow electric heater.

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



OUTSIDE

The front of the barn is approached through a driveway, a gravelled parking area alongside the barn and small patio area outside the French doors. A pathway continues past the barn to the rear where you will find raised timber decking, well stocked flowerbeds and a stepping stone pathway down into the lawned garden with timber garden shed on the left and well established mixed hedge borders along the roadside. At the far end of the garden there is a second parking space.

SERVICES

Mains water and electricity shared septic tank drainage.

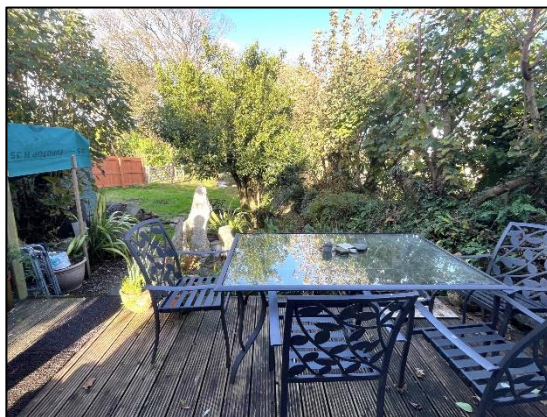
BROADBAND

Super fast broadband is connected to the barn.

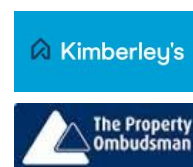
COUNCIL TAX Band A.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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