



Mabe

A delightful granite residence
Fabulous country, reservoir and coastline views
Ideal as a home or investment
Plenty of character features
Oil central heating, UPVC double glazing
Two receptions, both with fireplaces
Freestanding kitchen, garden room
Main bedroom with cloaks/wc and balcony
Two further bedrooms, ground floor bathroom
Detached garage, tandem parking, secluded patio



Guide £315,000 Freehold

**ENERGY EFFICIENCY RATING
BAND F**

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

**01326 311400
www.kimberleys.co.uk**

REF: SK7185



An ideal opportunity to own this delightful granite built end-of-terrace home with three bedrooms and set in an elevated location on the road leading from Mabe to Mawnan Smith and enjoying fabulous panoramic views from the rear across fields to College and Argal Reservoirs, surrounding countryside and the English Channel on the horizon.

The house is well presented by our clients and packed with features including oil-fired central heating by radiators, focal point fireplaces in the main reception rooms, double glazed windows, doors and porch, wealth of natural wooden internal doors (some with brass furniture) and slate flooring to the kitchen area.

The accommodation in sequence includes an entrance porch, small reception hall, sitting room to the front, a parlour/dining room to the left hand side, a freestanding kitchen which leads to a garden room and a ground floor bathroom/wc combined. The first floor offers three bedrooms, one with en-suite wc and large balcony enjoying views across College Reservoir, the countryside and coast. Outside has a re-built detached garage, a herringbone brick driveway with tandem parking for a number of vehicles and a secluded patio with country views.

The village of Mabe is well served by a good range of local amenities including a well stocked convenience store with off licence and sub post office, hairdressers, a village hall, recently refurbished public house under new management, a community hall, village school and Argal Water Park.

The property is being sold with 'no onward chain' by our motivated clients.

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:

UPVC DOUBLE GLAZED FRONT DOOR WITH LEADED LIGHT INSERTS LEADING TO:

TRIPLE ASPECT ENTRANCE PORCH

Having a painted wood and glazed front door with leaded light inserts to:

ENTRANCE HALL

With ceramic tiled flooring, staircase to first floor, a pair of feature stripped pine internal doors with brass furniture, stained glass and leaded light inserts leading to both reception rooms.

SITTING ROOM 4.17m (13'8") x 3.23m (10'7")

A cosy and bright sitting room which enjoys the afternoon sun through to the evening through dual aspect recessed double glazed windows overlooking

the front and side aspect, a focal point exposed granite wall, corner off-centre focal point granite fireplace with open grate and polished granite hearth, central ceiling light, broadband and telephone point, TV aerial point, double radiator, dimmer switch lighting.



PARLOUR/DINING ROOM 4.27m (14'0") x 2.74m (9'0") plus 1.07m (3'6") x 0.61m (2'0")

Another cosy room full of character which has a feature stripped pine fireplace, cast iron grate and slate hearth, adjacent fireside storage cupboards with stripped pine doors, deep recessed double glazed window overlooking the side aspect, radiator, stripped pine door leading to a deep under stairs storage cupboard, feature exposed and sealed granite wall and walkway leading through to:



KITCHEN 4.27m (14'0") x 2.29m (7'6")

An interesting kitchen which offers two stripped wood freestanding dresser units with storage under, 1 1/2 bowl single drainer stainless steel sink unit with cupboard under and set in a roll top work surface with space on either side and plumbing for a washing machine and dishwasher, built-in wicker bread baskets, freestanding electric range style cooker with ceramic tiled backing, UPVC double glazed window to the side aspect with exposed granite wall and twin stripped pine and glazed opening doors leading to the sun room, grey slate flooring.



RECEPTION ROOM 3.02m (9'11") x 2.95m (9'8")

A lovely cosy reception area, especially in the mornings where you gain sunshine through to the middle of the day, enjoying a light dual aspect with double glazed sliding patio doors with matching side panel enjoying fabulous views over countryside to College Reservoir, surrounding countryside and coastline on the horizon, frosted double glazed window to the side, radiator, door to:



BATHROOM 1.78m (5'10") x 1.68m (5'6") plus 0.86m (2'10") x 0.76m (2'6")

Approached through a pine internal door and having a white suite comprising panelled bath with chrome hot and cold taps, Mira electric shower, fully tiled surround and screen, pedestal wash basin with tiled splash back, fitted glass shelf and mirror over, further wall tiling, chrome heated towel rail, low flush wc, recessed frosted double glazed window, spotlights, ceramic tiled flooring.

STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

Having a radiator, recessed fixed double glazed panel overlooking the side, access to loft space.

BEDROOM TWO 4.22m (13'10") x 3.23m (10'7") A light dual aspect bedroom with double glazed windows overlooking the side aspect, matching window to the front with a pleasant outlook across fields, pine window sills, dado and picture rail, radiator, stripped pine internal door.



BEDROOM THREE 3.20m (10'6") x 2.46m (8'1") plus 1.07m (3'6") x 0.91m (3'0")

A good sized single bedroom having a recessed double glazed window overlooking the side aspect, deep recess for shelving, radiator, stripped pine internal door.



BEDROOM ONE 3.48m (11'5") x 3.15m (10'4")

With a single fitted wardrobe cupboard, adjacent airing cupboard with lagged copper cylinder and immersion, double radiator, deep recessed double glazed door with matching side panel and steps leading to:



LARGE BALCONY 4.90m (16'1") x 2.95m (9'8") With wrought iron safety rails, non-slip surface and amazing views across College Reservoir to miles of open countryside to the East, Argal Reservoir to the right hand side and the English Channel on the horizon.



EN-SUITE CLOAKROOM

With white suite comprising low flush wc, corner wash hand basin set on a vanity unit with tiled splash back over.

OUTSIDE

DETACHED GARAGE 4.65m (15'3") x 2.97m (9'9")

Re-built during our clients ownership and with up and over door, light and power. To the left hand side of the garage there is a secluded gravelled patio area with good country views. On the far side of the garage there is a pathway leading to the rear with outside cold water supply on the right and oil tank to the left. At the rear of the property there is gateway leading to a communal walkway giving access to the far end of the terrace.

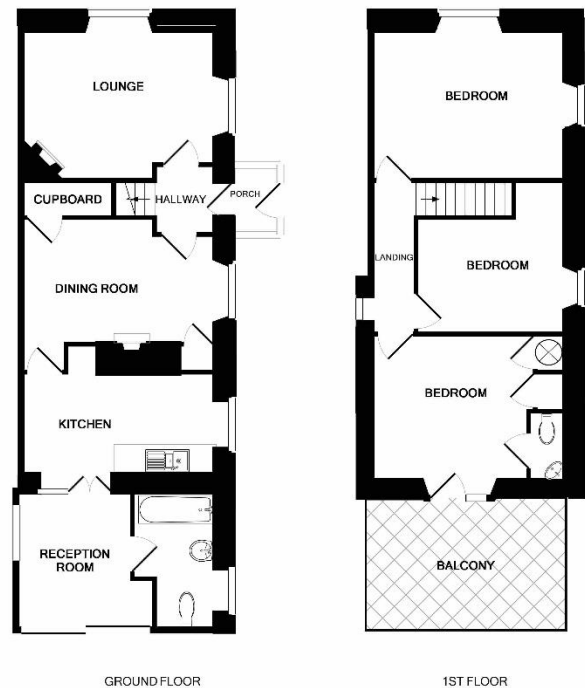
COUNCIL TAX Band C.

SERVICES

Oil central heating, mains water, electricity and drainage.

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 costality or efficiency can be given.
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